

Mixed-Use Investment

209-223 S Lincolnway, North Aurora, IL 60506



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Dolan & Murphy, Inc. in compliance with all applicable fair housing and equal opportunity laws. * Brokers have ownership interest in this property *

Exclusively Presented By:



Brian K. Dolan
Broker
Mobile: 630-774-8524
bdolan@dolanmurphy.com



Ryan J Dolan
Broker
Mobile: 630-774-8522
rjdolan@dolanmurphy.com



Dolan & Murphy, Inc.
765 Orchard Avenue
Aurora, IL 60506
Office: 630-801-8800
www.dolanmurphy.com

Executive Summary

Dolan & Murphy, Inc. has been retained to exclusively offer for sale Lincolnway Commercial Center, a 39,500 SF retail center with seven buildings on-site located at 209 - 223 S Lincolnway in North Aurora IL. The property sits on a 3.74-acre lot and is located one block north of the I-88/Route 31 interchange in North Aurora IL. Strong demographics with nearly 30,000 households within three miles of the property.

- 1.85 Acre commercial/multifamily land site fronting Route 31/Lincolnway for \$300,000
- Many stable tenants
- Property consists of six individual commercial buildings, with one building having two residential apartment units. Additionally, there is one warehouse building on the site.
- Many national restaurants in a 1-mile radius as well as a large hospital campus a 1/2 mile south
- Brokers have ownership interest in this property



Mixed-Use Investment

209-223 S Lincolnway, North Aurora, IL 60542

Investment Summary

Price:	\$2,420,000 (Exclusive of land Parcels)
Cap Rate:	7.25%
NOI:	\$175,325
Lease Type:	MG
GLA:	39,500 SF
Site Area:	3.74 Acres
Property Type:	Commercial, Warehouse, Multifamily, Development Land

Highlights

- 39,500 +/- multi-tenant commercial property
- 6 individual commercial buildings, 1 industrial building, 2 apartments, and 2 garages
- Well maintained with some recent improvements
- 19,400 vehicles pass the center per day



Property Information



County:	Kane
Ownership:	Fee Simple
Zoning:	B-3, Central Business District
Year Built:	1961
Number of Units:	9
Occupancy:	Multi-Tenant
Parking Spaces:	Ample
Signage:	Façade & Monument
Tax Parcel ID:	15-04-476-002, 15-04-476-003, 15-04-476-004, 15-04-476-005, 15-04-476-007, 15-04-476-008

Additional Photos



211 S Lincolnway - Happenstance Vintage



215 S Lincolnway - Alliance Associates Realtors



217 S Lincolnway - Floereria Pacheco

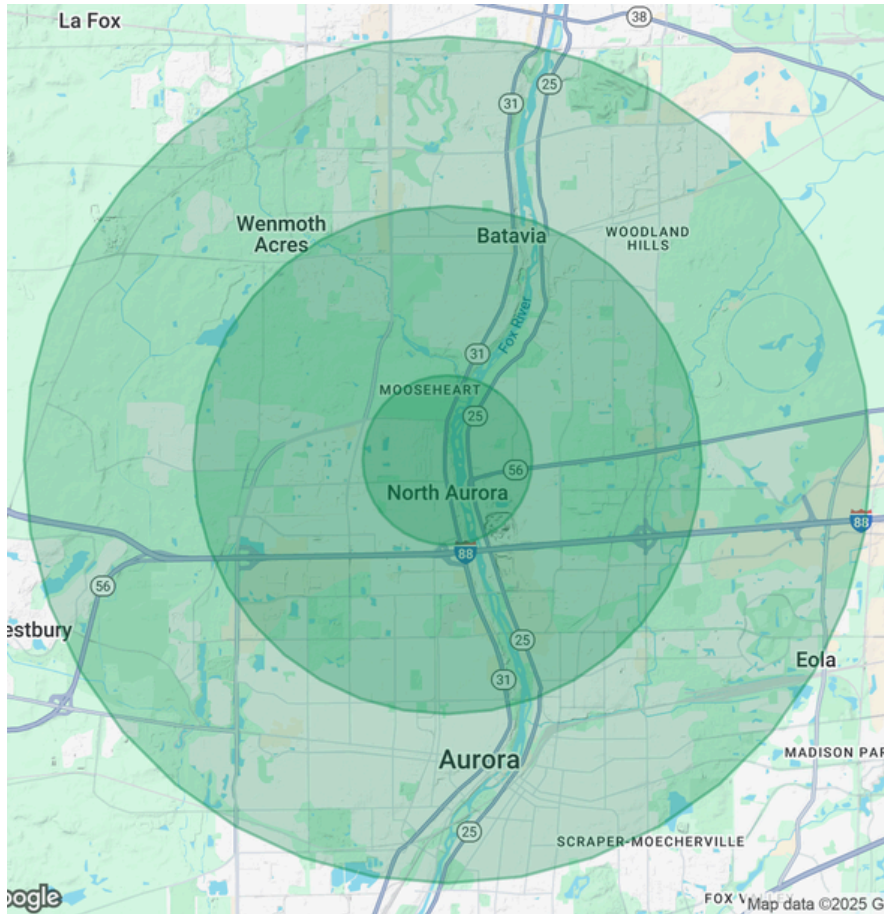


221 S Lincolnway - Midwest Occupational Health Management Services



223 S Lincolnway - Xplore Tumbling and Gymnastics

Demographics



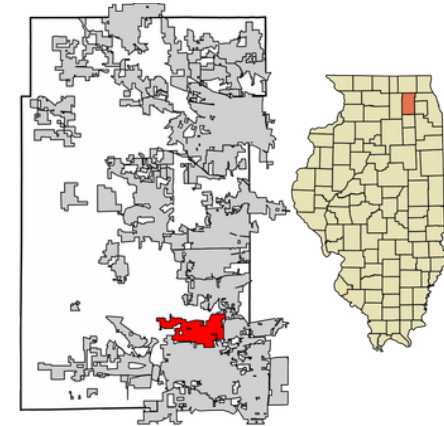
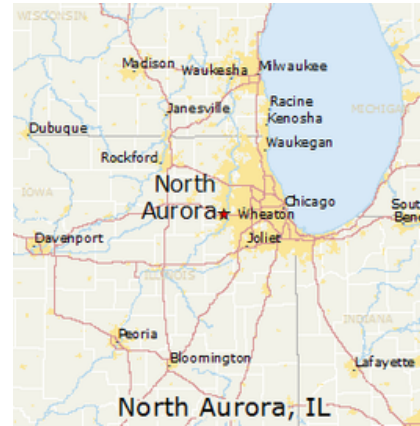
Population	1 Mile	3 Miles	5 Miles
Total Population	6,228	61,293	170,075
Average Age	42	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,379	22,123	59,127
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$120,326	\$125,809	\$128,757
Average Household Value	\$314,017	\$318,059	\$312,711

North Aurora, IL



VILLAGE OF
**NORTH
AURORA**
Crossroads on the Fox.



North Aurora is a growing community with character and history. Located near the heart of Chicago's western suburbs, North Aurora is situated along the Fox River and in between much larger cities such as Aurora to the South and Batavia to the North. North Aurora is approximately 35 miles west of the City of Chicago and Midway or O'Hare airports. North Aurora has access to many major roads that allow for easy travel in town and to Chicago.

North Aurora provides you with the best of both worlds, big city advantages nearby and small city values with a superior quality of life. North Aurora is centrally located to a variety of opportunities and public transportation. North Aurora has much to offer a growing family with an excellent school system and plenty to choose from.

The top three segments that make up the consumer trade area within a 3-mile radius of the property are:

1. Professional Pride - well-educated professionals, who maintain upscale suburban lifestyles, includes goal-oriented couples.
2. Enterprising Professionals - well-educated and climbing the ladder in STEM occupations, who supplement income with high-risk investments.
3. Boomburbs - well-educated young professionals with families that have opted to trade up to the newest housing in the suburbs