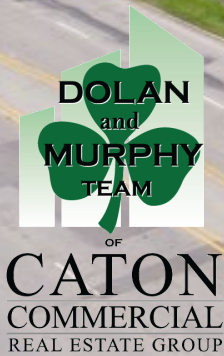


Retail Property For Sale



MIXED-USE MULTI-PROPERTY INVESTMENT

209 - 223 S LINCOLNWAY, NORTH AURORA, IL 60542

DOLAN & MURPHY TEAM OF CATON COMMERCIAL REAL ESTATE // 765 ORCHARD AVENUE, AURORA, IL 60506 // CATONCOMMERCIAL.COM

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MIXED-USE MULTI-PROPERTY INVESTMENT



OFFERING SUMMARY

Sale Price:	\$2,420,000
Building Size:	39,500 SF
Lot Size:	3.74 Acres
Number of Units:	9
Price / SF:	\$61.27
Cap Rate:	7.42%
NOI:	\$179,482

PROPERTY OVERVIEW

The Dolan and Murphy Team of Caton Commercial Real Estate Group has been retained to exclusively offer for sale Lincolnway Commercial Center, a 39,500 SF commercial center with seven buildings on-site. 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.

PROPERTY HIGHLIGHTS

- Many stable tenants
- Additional buildable lots can be purchased separately or as a package
- Property consists of six individual commercial buildings, with one building having two residential apartment units. Additionally, there is one warehouse building on the site.
- Additional lots have commercial, multifamily residential potential with great Fox River views.
- Many national restaurants in a 1-mile radius as well as a large hospital campus 1/2 mile south.

MIXED-USE MULTI-PROPERTY INVESTMENT



211 S Lincolnway - Vintage Market



215 S Lincolnway - Alliance Associates Realtors



217 S Lincolnway - Wild Rose

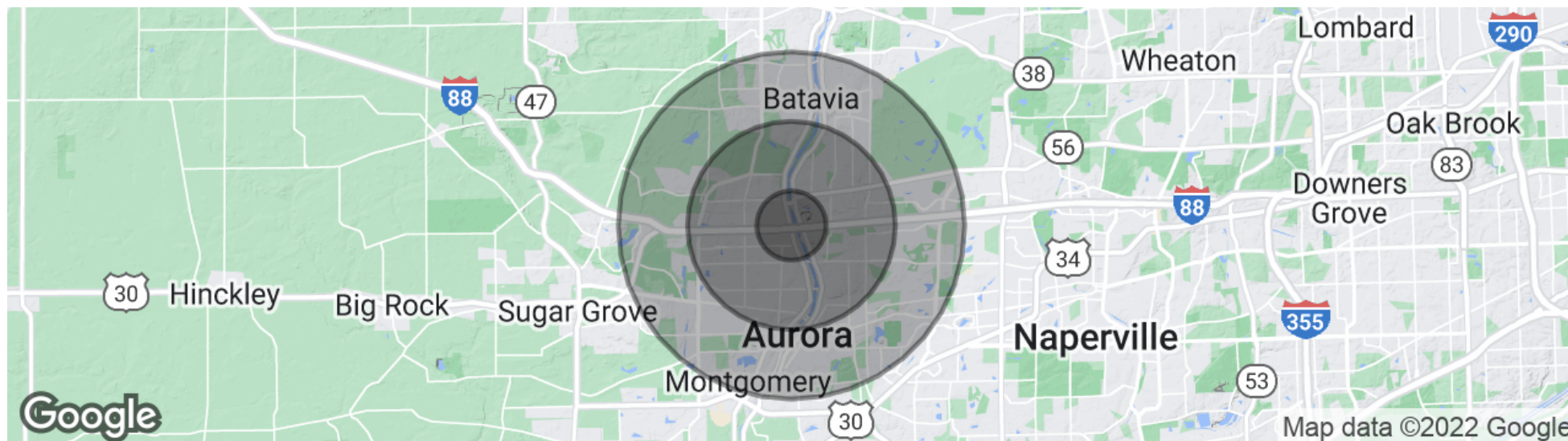


221 S Lincolnway - Midwest Occupational Health Management



223 S Lincolnway - Xplore Tumbling and Gymnastics

MIXED-USE MULTI-PROPERTY INVESTMENT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,001	85,513	230,692
Average age	35.2	32.8	33.0
Average age (Male)	34.0	32.6	32.5
Average age (Female)	35.3	32.8	33.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,610	28,825	75,932
# of persons per HH	2.7	3.0	3.0
Average HH income	\$60,127	\$67,799	\$73,015
Average house value	\$204,013	\$252,209	\$268,003

* Demographic data derived from 2010 US Census