

59TH ST

BELMONT

LISLE TOWNSHIP RE-PURPOSE OPPORTUNITY

5901 BELMONT ROAD
DOWNS GROVE, IL 60516

Albert M. Lindeman
Senior Vice President
312.756.7352
lindemana@svn.com

Daniel Vanchieri
Advisor
312.756.7337
daniel.vanchieri@svn.com

Disclaimer



The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

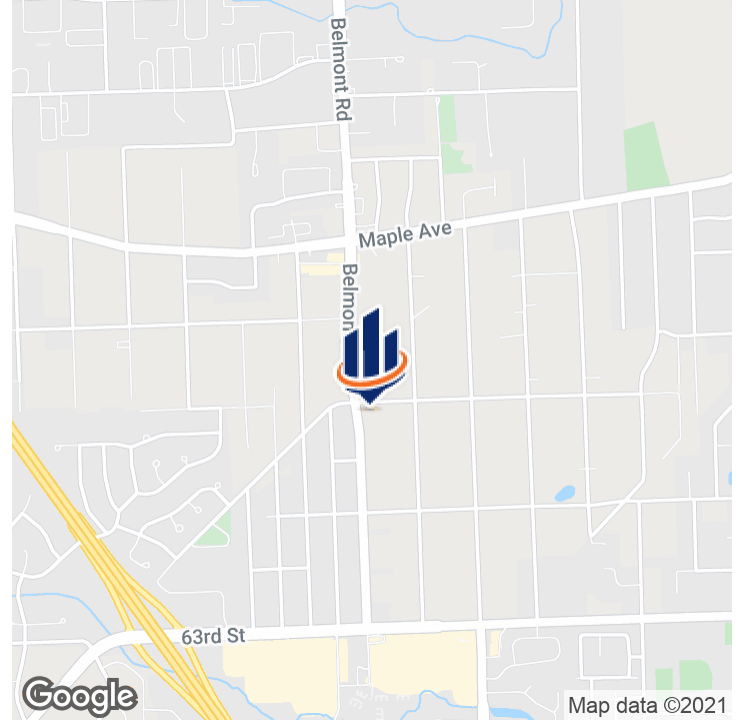
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Property Summary



OFFERING SUMMARY

Sale Price:	\$975,000
Building Size:	10,771 SF
Lot Size:	1.6 Acres
Price / SF:	\$90.52
Year Built:	1969
Renovated:	1980
Market:	West Suburban
Traffic Count:	17,700
APN:	08-13-408-001 08-13-408-002 08-13-408,005 08-13-408-006

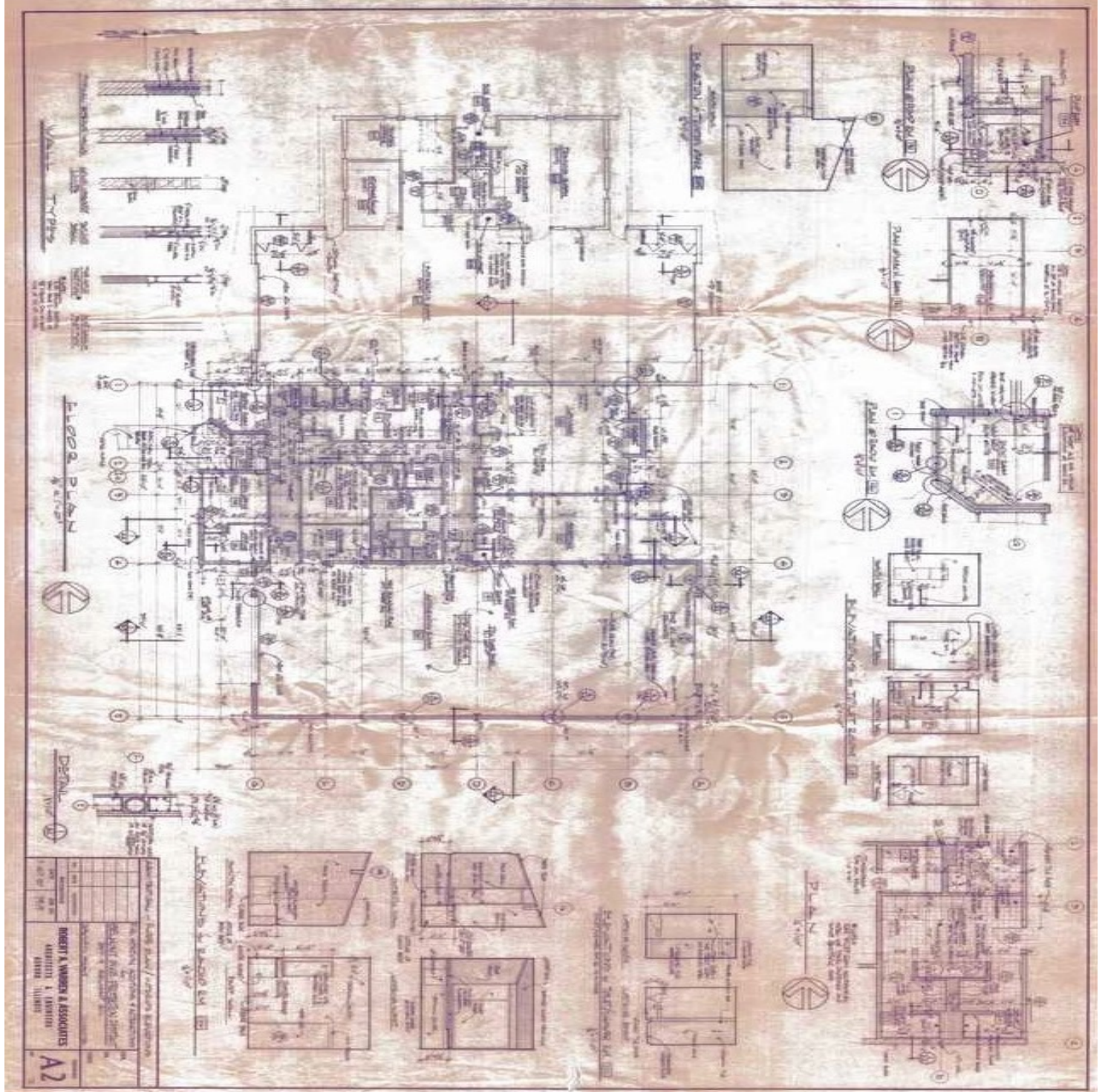
PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present this unique opportunity to develop or re-purpose the former Darien -Woodridge Fire Station. This property is located in Lisle Township in unincorporated area of DuPage County, on the fully signalized southeast corner of Belmont and 59th Street, within minutes of I-355. This 10,771 SF building sits on 1.59 acres [69,217 SF] of land. Wonderful potential to develop medical offices, school, senior living or day care centers, multifamily, with proper zoning changes.

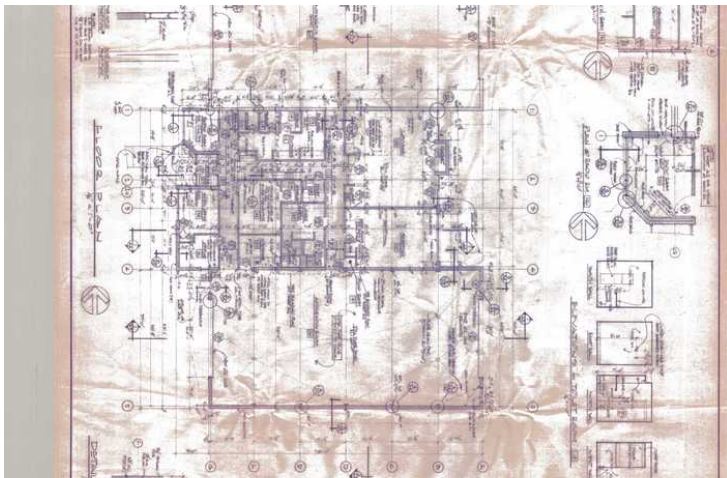
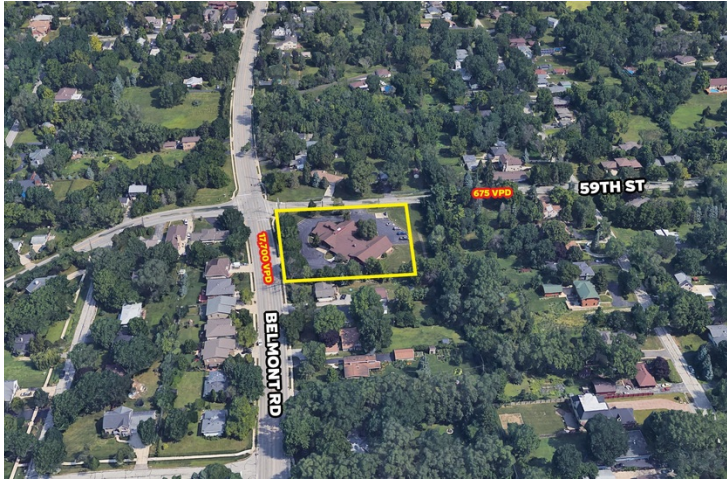
PROPERTY HIGHLIGHTS

- Prime Lisle Township, DuPage County
- Corner location at fully signalized intersection, with 17,700 cars per day traffic count
- Quality construction building with approximate 20' clear ceiling
- Easy access to highway and Interstate system

Floor Plan



Additional Photos



Location Overview



LISLE TOWNSHIP

Lisle Township is one of nine Townships in DuPage County. The Township serves a total population of 119,628 (2016 est.) and includes nearly all of Lisle and portions of Naperville, Woodridge, Downers Grove, and Bolingbrook.

VILLAGE OF DOWNERS GROVE

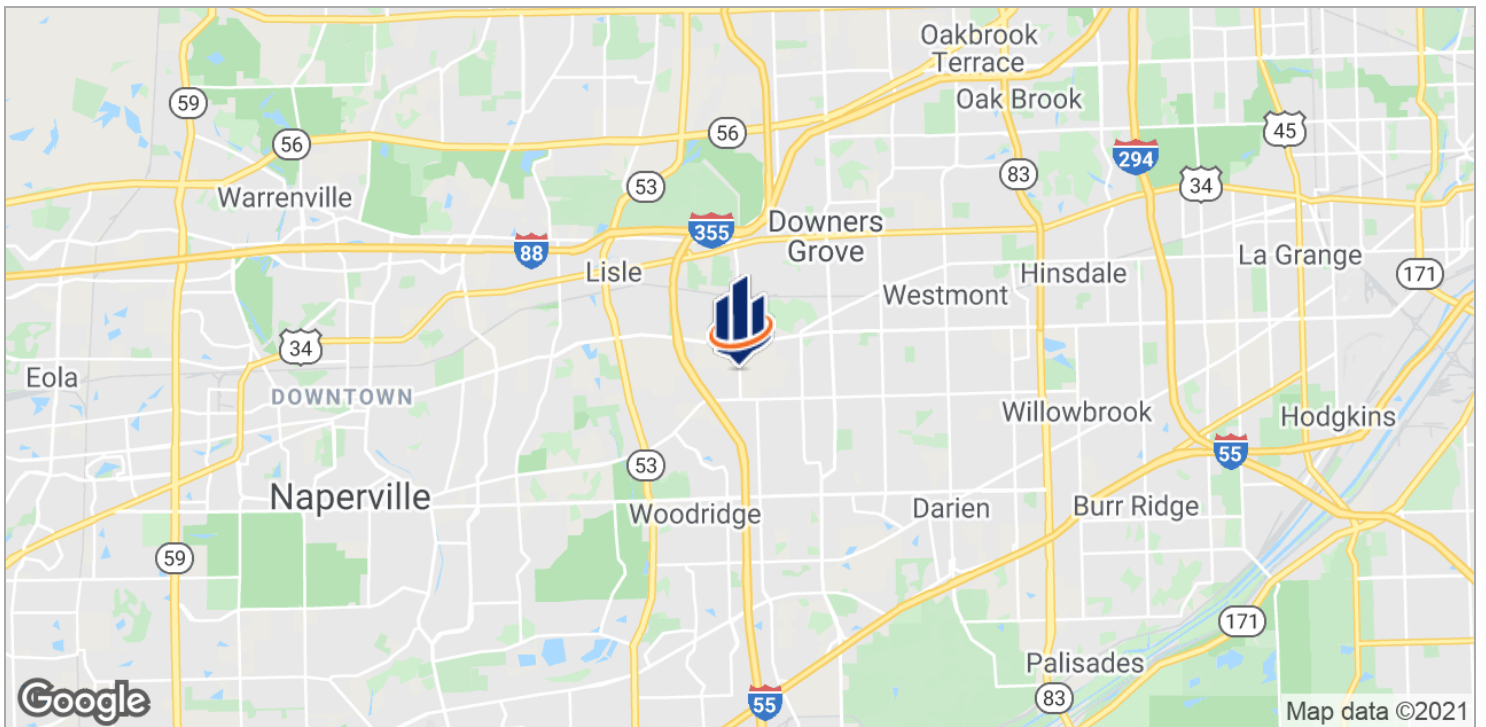
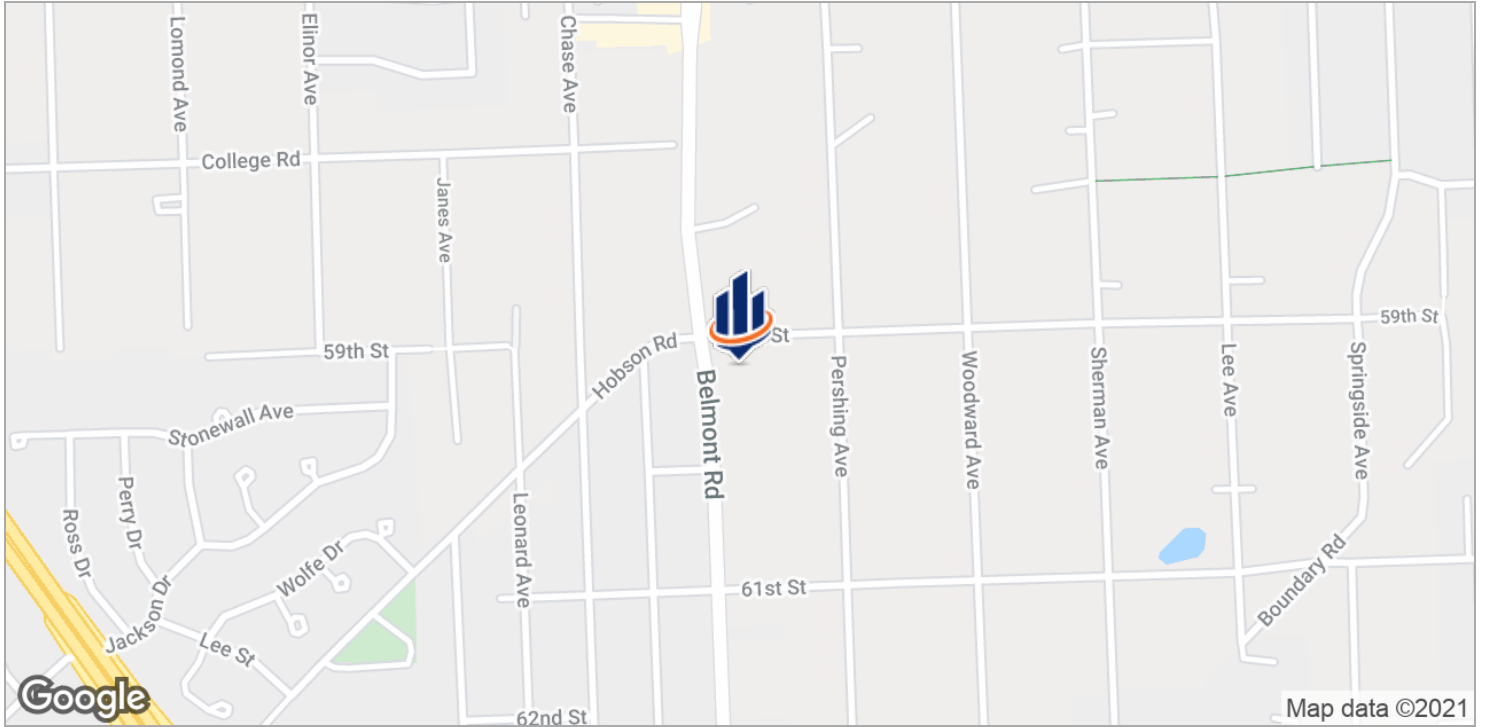
Downers Grove, Illinois is located in the heart of DuPage County, just 22 miles west of Chicago. Since its founding in 1832, Downers Grove has been a destination for those who want to raise a family, and for those who want to build a business. It is a proud community of 49,000 who have made Downers Grove their home. It is also home to thousands of businesses who benefit from the strategic location and business-friendly environment. Downers Grove is a premier location for business. They are home to many corporate and regional headquarters. In addition to Class A office parks, Downers Grove has sites for commercial and industrial tenants and opportunities for redevelopment projects.

Downers Grove is located in the heart of the I-88 and I-355 corridors. O'Hare and Midway Airports are less than thirty minutes away. The community is served by three Metra stations, including one in our vibrant downtown. Downers Grove has seven hotels, including two full service hotels. Downers Grove is also home to Advocate Good Samaritan Hospital, which has the only Level One trauma center in DuPage County.

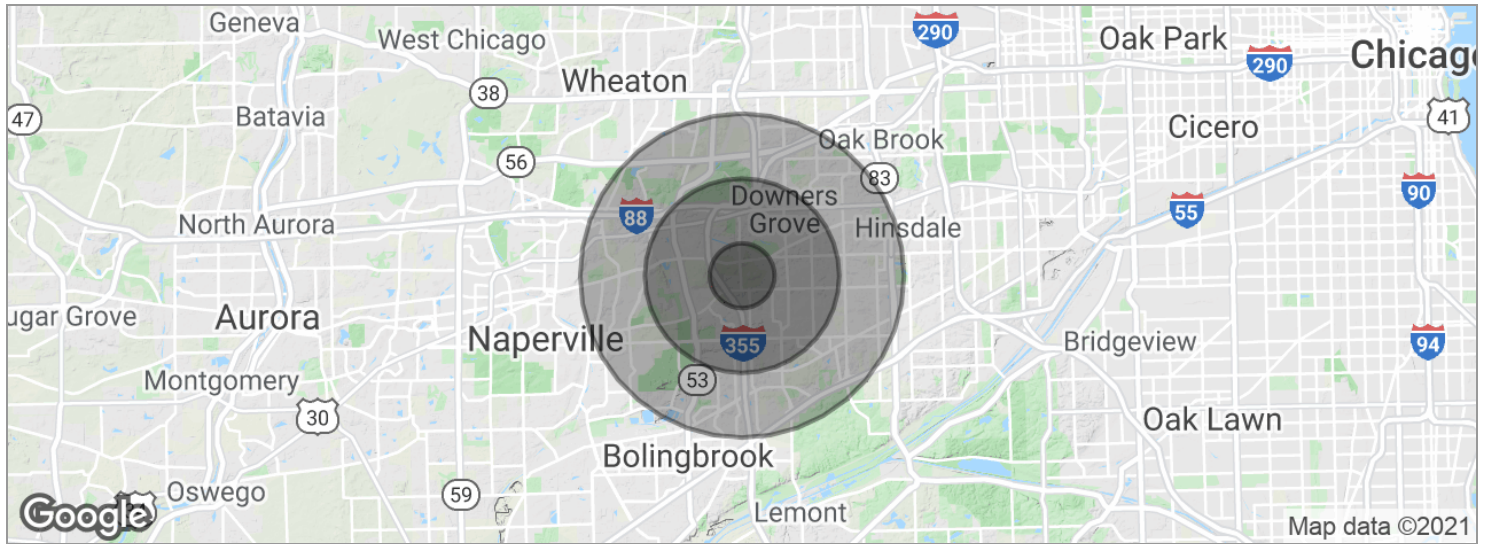
The Village of Downers Police and Fire Departments, as well as the Emergency Management Team, ensure that the community is safe and well prepared. And the same is true for the Public Works Department, which maintains the streets and infrastructure. The community is served by two award winning school districts: Community High School District 99 and Downers Grove District 58. There are 11 elementary schools, two middle schools and two high schools. And Downers Grove is home to the main campus of Northwestern University. The Downers Grove Park District manages 49 park sites on over 600 acres. In addition, the park district operates the Downers Grove Golf Club and the Downers Grove Recreation Center, and holds events and programs throughout the year. Lyman Woods has over 70 acres complete with hiking trails.



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,268	97,986	250,235
Median age	40.7	40.0	39.8
Median age [Male]	40.2	39.0	38.3
Median age [Female]	41.3	40.9	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,161	39,323	98,698
# of persons per HH	2.5	2.5	2.5
Average HH income	\$101,036	\$97,649	\$98,214
Average house value	\$337,138	\$350,216	\$377,787

** Demographic data derived from 2010 US Census*

Advisor Bio 1



ALBERT M. LINDEMAN

Senior Vice President

lindemana@svn.com

Direct: 312.756.7352 | **Cell:** 847.421.1066

PROFESSIONAL BACKGROUND

Albert M. Lindeman serves as a Senior Vice President at SVN | Chicago Commercial. During his 47 years of real estate experience, He is licensed broker in Colorado and Illinois. With an emphasis on building long term values for clients, Al has built an array of valuable business, real estate, banking, and community relationships that benefit his clients. He also Previously served as Office Product Council Co-Chair and a member of the Retail Industrial, Medical, and Capital Markets Product Councils.

Lindeman earned a Masters of Business Administration from Lake Forest Graduate School of Management and holds a Bachelor of Science Degree in Management from DePaul University. He currently resides in The Village of Castle Pines with his wife Dolly and has three children and four grandchildren. He enjoys playing golf, family events, travel, and participating in community events.

Specialties

Office

Medical Office

Investment Sales

Land

Corporate Lease Back

Retail

Tenant Representation

Asset Recovery [SVNART]

Corporate Real Estate

EDUCATION

BSM Management DePaul University

MBA Lake Forest Graduate School of Business

SVN | Chicago Commercial

940 West Adams Street, Suite 200

Chicago, IL 60607

312.676.1866

Advisor Bio 2



DANIEL VANCHIERI

Advisor

daniel.vanchieri@svn.com

Direct: 312.756.7337 | **Cell:** 630.567.3705

PROFESSIONAL BACKGROUND

Daniel Vanchieri has been active in the financial and real estate industry for more than 20 years. As an advisor for SVN and a licensed real estate broker, his focus is primarily on the sale of industrial properties in the Chicagoland and surrounding areas; specializing in properties ranging from the 5,000 to 100,000 square feet.

Daniel is enthusiastic in helping owner/users maximize their true objectives. He is always putting the client's interests above his own, insuring strong, long term relationships with the people with whom he works. Daniel understands that his business hinges on his reputation and doing what is best for his clients. His background is diverse with many years of experience in construction, property management, and operations.

As a successful trader for 18 years at the Chicago Board of Trade, Daniel developed his acute skills as a negotiator and deal maker. Through the many successful opportunities he created for both buyers and sellers, he proved his attention to detail to be unparalleled. As a result, he has a unique understanding on a variety of issues that owners/users face.

Daniel is a graduate of DePaul University with a degree in finance and on a personal note, Daniel keeps very active with his wife and four children. He was a founding member and treasurer of Cass 63 Foundation for Educational Excellence. In addition, he was on the parish counsel at Our Lady of Mount Carmel Church, serving as Director of Finance and Chairman of the Building Committee

SVN | Chicago Commercial

940 West Adams Street, Suite 200

Chicago, IL 60607

312.676.1866