



Offering Memorandum

19102 - 19140 88th Ave
Mokena, IL

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Executive Summary

Colliers Net Lease Investment Group is pleased to present to qualified investors the opportunity to acquire a 100% fee interest in the Chicago MSA with an address of 19102 – 19140 88th Avenue, Mokena, IL. The 92.7% leased 16,482 square foot strip contains food and service tenants. Five of the 6 tenants have been at the site since 2015. The Vet is an original tenant from 2003. The traffic counts are 21,000 and 4,800 for W. 191st Street and 88th Avenue, respectively. The site boasts 60,460 people within a 3-mile radius of the site.

The property is offered at \$3,209,800 which corresponds to a 7.50% cap rate.



Property Detail Profile

Strategic Location

- › Just south of I-80 and east of Harlem Ave
- › Less than 3 miles west of Hollywood Casino Amphitheater and Odyssey Fun World, an indoor-outdoor amusement park
- › Adjacent to Velocity All Sports Athletic Training Complex and Crash Champions Collision Center



Strong Investment Fundamentals

- › At or below market rents
- › 5 of the 6 tenants have been at the site since 2015.
- › The strip is filled with service-necessary tenants.
- › Newer construction
- › Value add through leased up of vacant space



Offering Highlights



Property Address:

19102-19140 88th Ave,
Mokena, IL



Offering Price
\$3,209,800

Year 1 NOI
(as of 9/1/23)
\$240,735

Cap Rate
7.50%

Building
16,482 SF





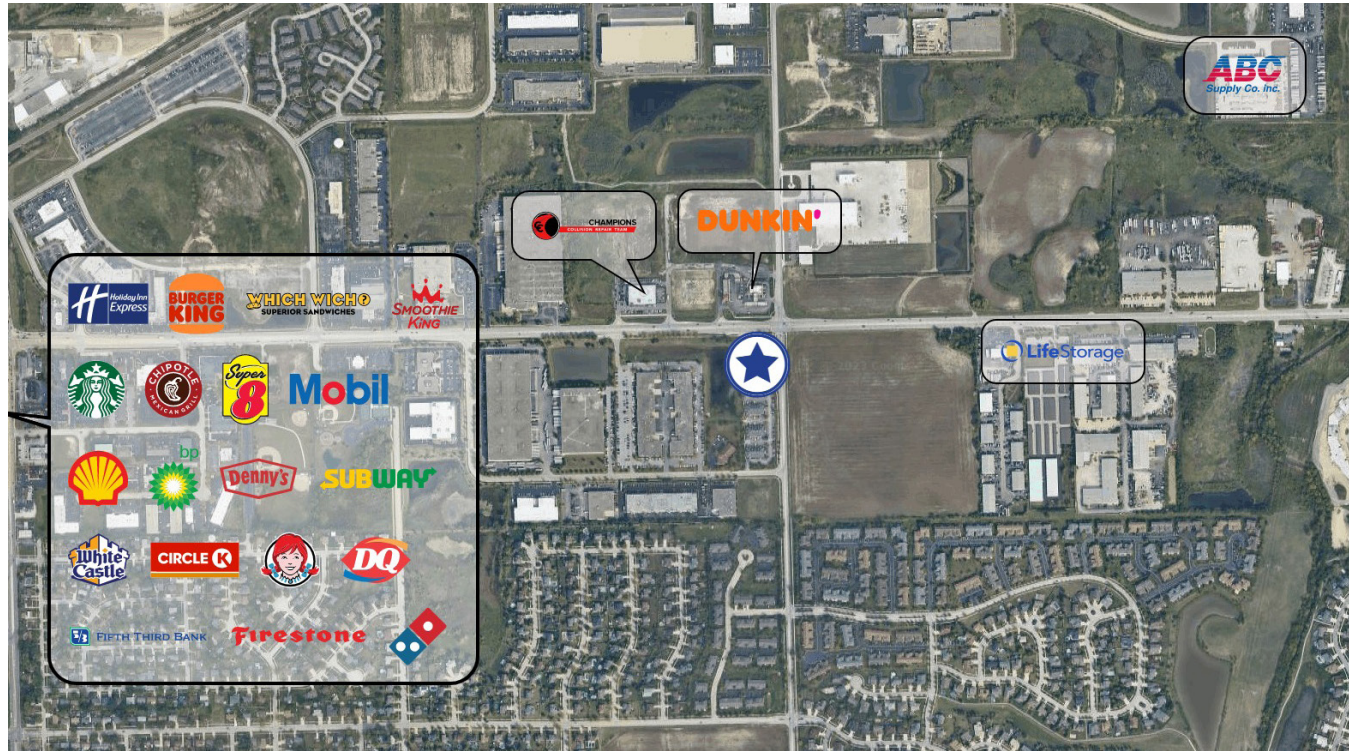
Location Overview

Mokena, Illinois is a charming village located in Will County, approximately 30 miles southwest of downtown Chicago. With a population of around 20,000 residents, Mokena offers a peaceful suburban lifestyle while still maintaining easy access to the amenities and opportunities of a larger city.

Known for its friendly community and strong sense of civic pride, Mokena boasts a welcoming atmosphere that attracts families, professionals, and retirees alike. The village is characterized by well-maintained neighborhoods, lush green spaces, and a range of recreational activities that make it an ideal place to live and visit.

Mokena's downtown area, centered around Front Street, exudes a small-town charm with its historic buildings, quaint shops, and local businesses. Residents can find a variety of dining options, ranging from cozy cafes to family-owned restaurants serving delicious cuisine. The village also hosts seasonal events, farmers' markets, and festivals, fostering a sense of community engagement and entertainment.

In summary, Mokena, Illinois is a picturesque suburban village offering a peaceful and family-friendly lifestyle. With its strong sense of community, ample recreational opportunities, and proximity to Chicago, Mokena provides residents with the best of both worlds—access to big-city amenities while enjoying the comforts of a close-knit community.



Interstate Highways

Interstate 

Interstate 



Airport

O'Hare International

50 min / 44 miles

Midway

45 min / 36 miles



Downtown Area

Naperville

38 min / 28 miles

Chicago

50 min / 35 miles

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 19102-19140 88th Ave, Mokena, IL. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 19102-19140 88th Ave, Mokena, IL. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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