



Offering Memorandum

2241-2311 Maple Ave.
Downers Grove, IL 60515

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Executive Summary

Colliers is thrilled to introduce this exceptional real estate investment opportunity in the heart of a well-established and highly sought-after neighborhood. Sitting at 2241 – 2311 Maple Avenue in Downers Grove, IL, this strip center boasts a rich history of success and is home to prominent anchors such as J. C. Licht, Just Tires/Goodyear, Anytime Fitness, Dairy Queen, and other reputable businesses.

Positioned at the Southwest corner of Maple and Belmont Avenues just east of I-355, this property capitalizes on Downers Grove's mature and affluent community. The property's location benefits from local commuter patterns in addition to the Belmont train station, I-355 & I-88. In addition, the property sits just south of the 300-acre Ellsworth Industrial Park which boasts more than 130 tenants. The area is renowned for its prosperity, with a substantial and well-to-do population. The property enjoys the benefits of a robust demographic profile, with over 92,000 residents residing within a three-mile radius and an impressive average household income exceeding \$132,000.

This exceptional strip center is now available for acquisition at a competitive price of \$5,838,116 offering a compelling 7.75% cap rate. With its proven track record, prime location, and strong market fundamentals, this investment opportunity represents a solid and stable addition to any portfolio in an immensely desirable neighborhood. Don't miss out on the chance to become a part of this thriving community and seize this prime investment offering.

Property Detail Profile



Strategic Location

- › Stabilized asset with low turnover
- › Many rents at below-market rates
- › The vast majority of the tenants are service oriented, and therefore, are critical to the community.
- › Significant capital improvements have been made limiting the need for future capital investments.



Strong Investment Fundamentals

- › Just east of I-355
- › At the corner with nearby retailers including 7-11, BP Gas Station, and well-known local businesses including Angelo's Food & Produce Market and Sharko's BBQ.
- › Surrounded by residential housing.
- › Affluent community with strong demographics
- › Multiple access points to the property



Offering Highlights



Property Address:

2241-2311 Maple Ave
Downers Grove, IL



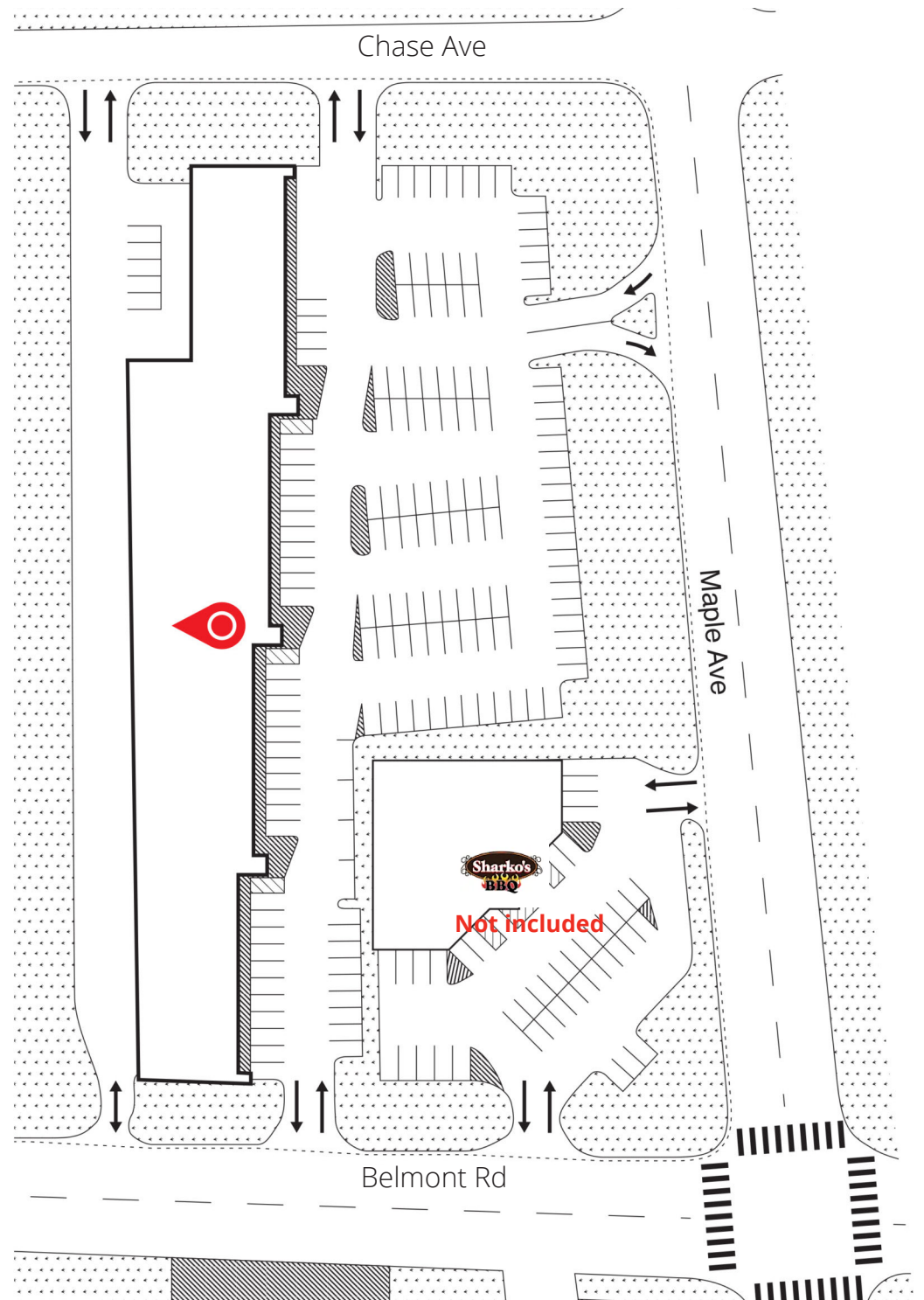
Offering Price
\$5,838,116

NOI
\$452,454

Cap Rate
7.75%

Building
31,203 SF

Tenants
10



Location Overview

Downers Grove is a vibrant village located in DuPage County, Illinois, United States. Situated about 22 miles west of downtown Chicago, it is a suburban community that offers a perfect blend of small-town charm and urban amenities. With a population of approximately 50,000 residents, Downers Grove maintains a close-knit community atmosphere while providing easy access to the bustling city of Chicago.

The downtown area of Downers Grove serves as the heart of the community, offering a charming and pedestrian-friendly environment. It is home to a vibrant mix of locally owned businesses, boutique shops, restaurants, cafes, and entertainment venues. Residents and visitors alike can enjoy strolling along the streets, exploring unique shops, and dining at diverse eateries.

Transportation options in Downers Grove are plentiful. The village is well-connected to the Chicago metropolitan area via major highways, including Interstates 88 and 355. Commuters can easily access downtown Chicago via the Metra BNSF Railway, which has a station in the village. Additionally, O'Hare International Airport is approximately 30 miles away, providing convenient air travel options.

In summary, Downers Grove offers a desirable suburban lifestyle with a strong sense of community, excellent schools, a charming downtown area, and ample recreational opportunities. Its proximity to Chicago and access to transportation make it an ideal location for those seeking a balance between suburban tranquility and urban conveniences.



Interstate Highways

Interstate 

Interstate 



Airport

O'Hare International

30 min / 22 miles

Midway

37 min / 26 miles



Downtown Area

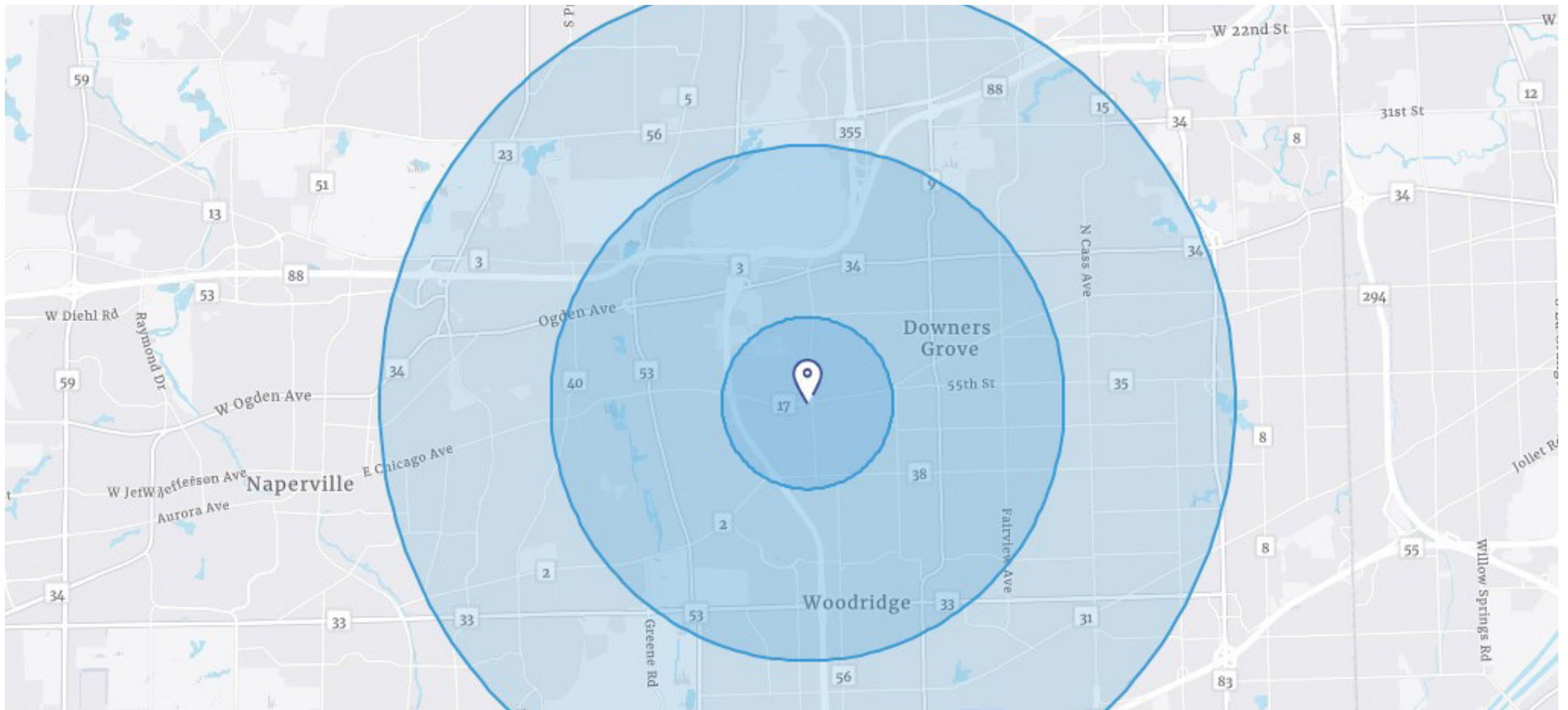
Naperville

17 min / 6 miles

Chicago

40 min / 33 miles

Demographics



1 mile

 **9,003**
people

 **9,897**
daytime pop

 **\$132,441**
average HHI

3 mile

 **92,154**
people

 **91,397**
daytime pop

 **\$132,488**
average HHI

5 mile

 **256,308**
people

 **273,171**
daytime pop

 **\$141,133**
average HHI

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 2241-2311 Maple Ave Downers Grove 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 2241-2311 Maple Ave Downers Grove 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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