



Offering Memorandum

8258-8290 S. Janes Avenue
Woodridge, IL

Peter Block

Executive Vice President
+1 847 384 2840
peter.block@colliers.com

Rachel Patten

Director
+1 317 713 2348
rachel.patten@colliers.com

Accelerating success.





Executive Summary

Colliers is pleased to present this unanchored strip center at the hard corner of 83rd St and Janes Avenue with a common address of 8258-8290 S. Janes Avenue in Woodridge, IL. The property is one intersection west of I-355 and boasts a 23,205 square foot strip center.

The strip mall is anchored by a food mart and service oriented tenants. The average tenancy is 13.5 years and the majority of rents are below market. The property benefits from a strong demographic profile, with a population of over 88,000 within a three-mile radius and an average household income of over \$128,000.

The opportunity to acquire this strip mall provides stable income with upside by leasing the two vacant suites. The offering price for the strip center is \$3,674,894 which corresponds to a 8.50% cap rate.



Property Detail Profile

Strategic Location

- › Just west of I-355
- › Nearby retailers include McDonald's, Buffalo Wild Wings, Panera, Wendy's, Dunkin, Chipotle, and more
- › Adjacent to ARC - Athletic Recreation Center & Cypress Cove Aquatic Park
- › High average household incomes

Strong Investment Fundamentals

- › Long term tenancies - 20, 25 & 40 years
- › 6 tenants have been at the property since 2015 or earlier
- › Strong service oriented tenants
- › Majority of tenants have below market rents
- › Value add through land development



Offering Highlights



Property Address:

8258-8290 S. Janes Ave.
Woodridge, IL 60517

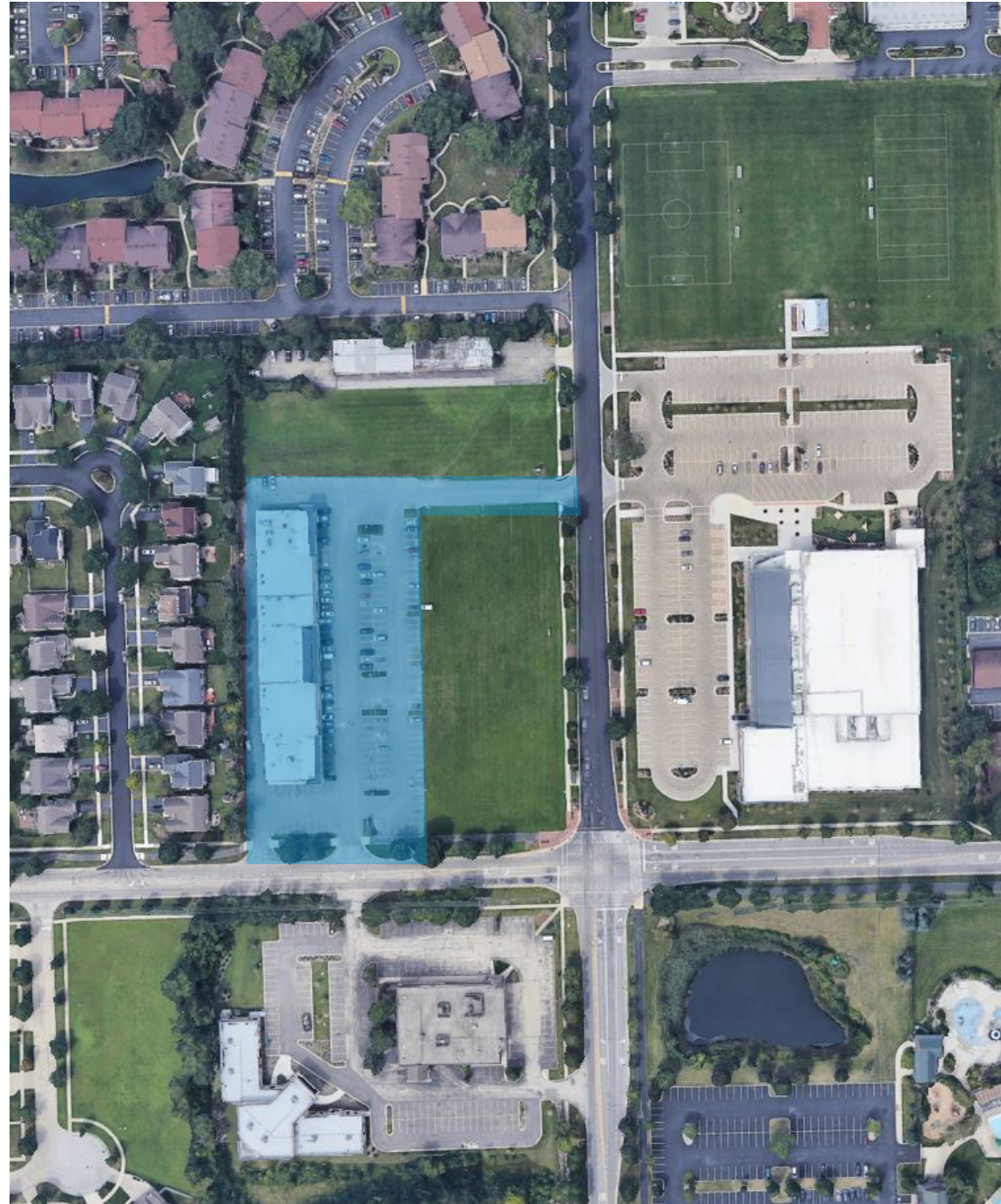


Offering Price
\$3,674,894

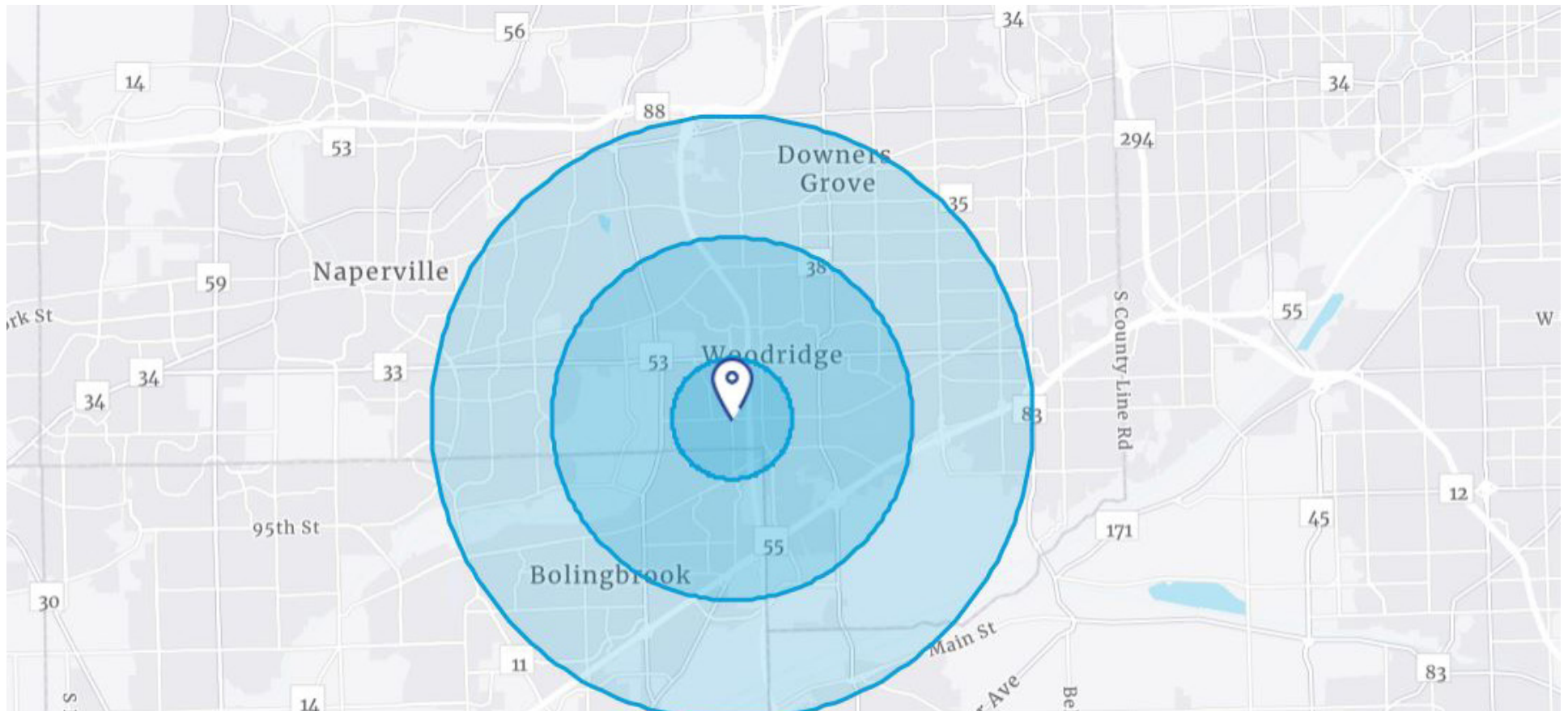
NOI
\$312,366
*as of 2/1/2024

Cap Rate
8.50%

Building
23,205 SF



Demographics



1 mile



15,808
people



10,674
daytime pop



\$115,376
average HHI

3 mile



88,599
people



70,895
daytime pop



\$128,953
average HHI

5 mile



234,620
people



205,668
daytime pop



\$135,144
average

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 8258 Janes Ave, Woodridge, Illinois, 60517. 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 8258 Janes Ave, Woodridge, Illinois, 60517. 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.



Colliers

6250 N. River Road
Rosemont, IL 60018

Peter Block

Executive Vice President
+1 847 384 2840
peter.block@colliers.com

Rachel Patten

Financial Analyst
+1 317 713 2348
rachel.patten@colliers.com

colliers.com