

Office Condo For Sale
3845 McCoy Dr, Unit 107, Aurora, Illinois

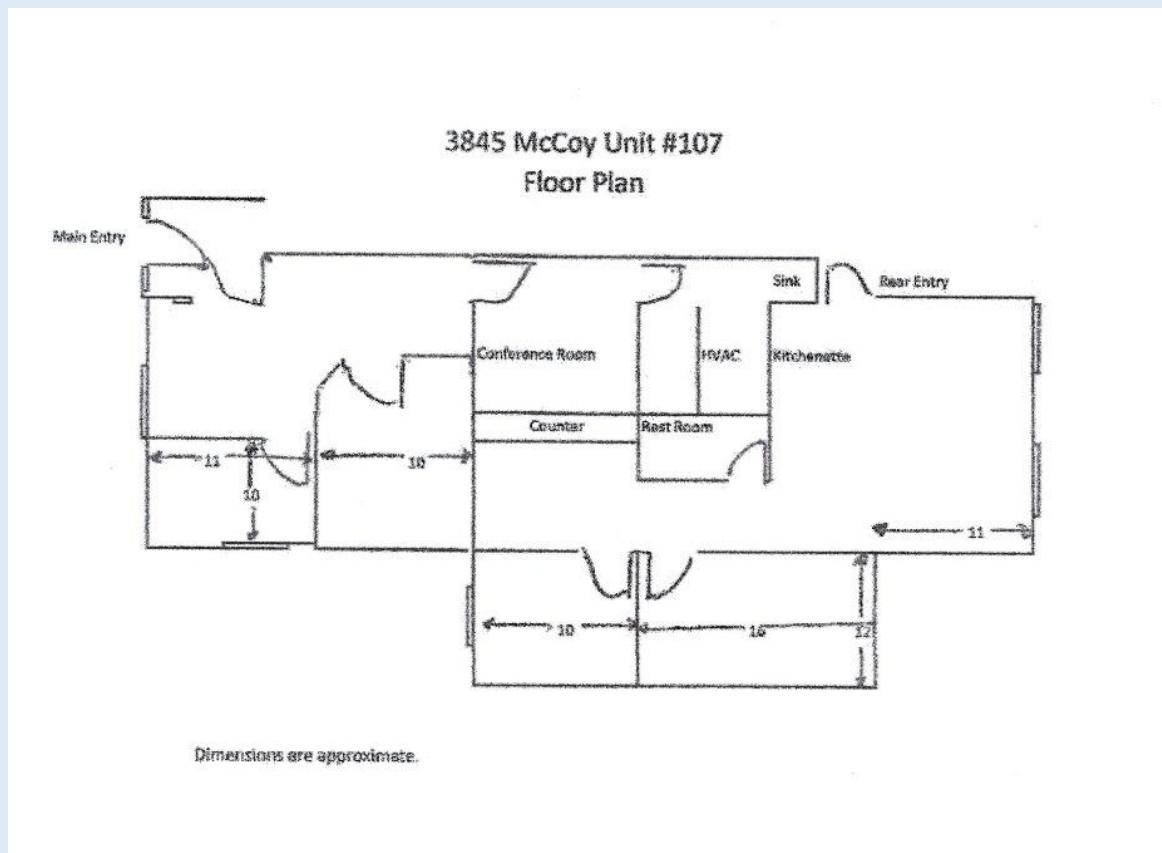


3845 McCoy Dr, Unit 107
Aurora, Illinois

Shepherd Group^{LLC}

Frank Sakelaris, 630-247-3683
fsakelaris@shepherd-grp.com

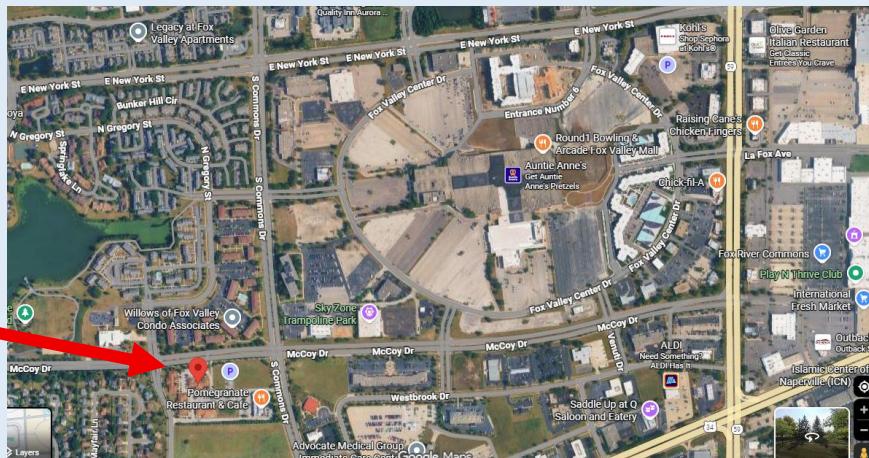
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Floor plan of Unit 107

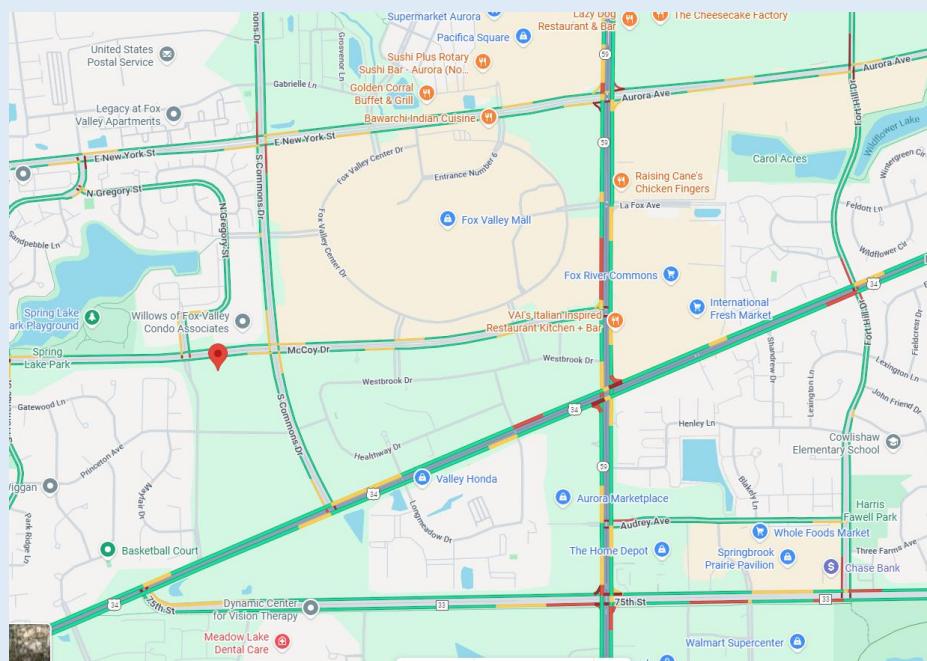
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3845 McCoy



Aerial view showing quick access to Rt 59

3845 McCoy



Offering \$330,000

Class A office condo for sale located in Vastu Commons Office Park. Situated in a high traffic area, this condo is just blocks away from Rt 59 Fox Valley Center and the new Block 59, a premier dining and entertainment destination. Ideal for an owner/use or investment. There is currently a tenant in place who is interested in renewing lease. The property benefits from the low DuPage County taxes.

Property Highlights

- 1,588 sf office condo
- 4 private offices
- Conference room
- Kitchenette
- Abundant parking



Offering Summary

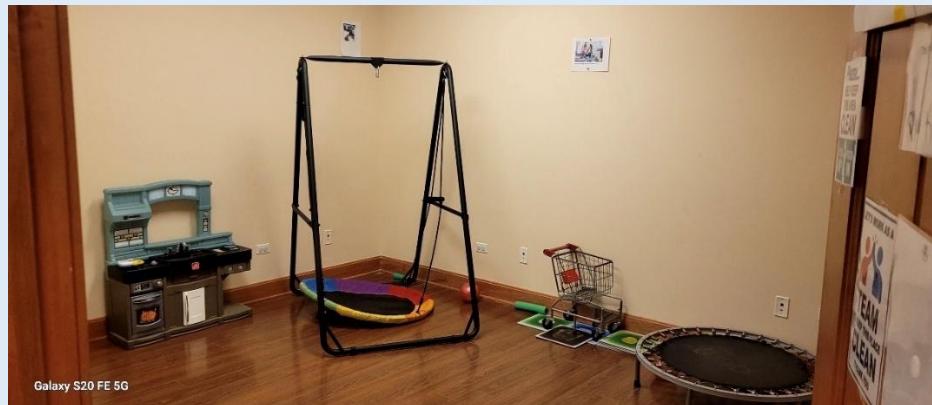
- Sale Price \$330,000
- Potential Rental Income \$33,000 to \$38,000 / year
- Real Estate Taxes \$5,790
PIN: 07-28-110-010
- Association expenses \$4,656 / year
- NOI \$23,000 to \$28,000 / year

Offering Guidelines

Please reach out to Frank Sakelaris at Shepherd Group LLC for any questions or interest as it relates to this offering. If interested in acquiring the property, please submit an LOI to fsakelaris@shepherd-grp.com

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Interior Pictures – Current tenant operates an autism daycare facility



Demographics

| Population | | | |
|-----------------------------|---------|---------|----------|
| | 2 miles | 5 miles | 10 miles |
| 2020 Population | 42,875 | 261,289 | 761,755 |
| 2024 Population | 43,759 | 259,149 | 757,050 |
| 2029 Population Projection | 43,363 | 257,513 | 757,161 |
| Annual Growth 2020-2024 | 0.5% | -0.2% | -0.2% |
| Annual Growth 2024-2029 | -0.2% | -0.1% | 0% |
| Median Age | 36.4 | 37.9 | 38.9 |
| Bachelor's Degree or Higher | 57% | 48% | 45% |
| U.S. Armed Forces | 43 | 194 | 352 |

| Households | | | |
|--|----------|---------|----------|
| | 2 miles | 5 miles | 10 miles |
| 2020 Households | 15,728 | 90,579 | 267,886 |
| 2024 Households | 15,961 | 90,169 | 266,374 |
| 2029 Household Projection | 15,796 | 89,615 | 266,191 |
| Annual Growth 2020-2024 | 0.4% | 0.2% | 0.5% |
| Annual Growth 2024-2029 | -0.2% | -0.1% | 0% |
| Owner Occupied Households | 9,378 | 61,083 | 193,433 |
| Renter Occupied Households | 6,417 | 28,532 | 72,758 |
| Avg Household Size | 2.7 | 2.8 | 2.8 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$590.2M | \$3.4B | \$10B |

| Income | | | |
|-------------------------|-----------|-----------|-----------|
| | 2 miles | 5 miles | 10 miles |
| Avg Household Income | \$134,809 | \$133,178 | \$127,180 |
| Median Household Income | \$107,902 | \$105,337 | \$101,748 |
| < \$25,000 | 1,068 | 8,320 | 24,172 |
| \$25,000 - 50,000 | 1,476 | 11,479 | 34,598 |
| \$50,000 - 75,000 | 2,521 | 12,538 | 39,070 |
| \$75,000 - 100,000 | 2,170 | 10,554 | 33,166 |
| \$100,000 - 125,000 | 2,357 | 10,275 | 31,176 |
| \$125,000 - 150,000 | 1,393 | 7,910 | 25,921 |
| \$150,000 - 200,000 | 1,989 | 11,185 | 32,977 |
| \$200,000+ | 2,986 | 17,908 | 45,293 |