



Offering Memorandum

370 W Indian Trail,  
Aurora, IL 60506

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## Executive Summary

Colliers is pleased to present this stabilized neighborhood strip center opportunity, located in the heart of a well-established community. Situated at 370 W Indian Trail in Aurora, IL, this property features a strong lineup of stable, service-oriented tenants.

Positioned at the prominent intersection of W Indian Trail and Pennsylvania Avenue, the strip center is directly across the street from Cermak Grocers. Aurora, the second-largest city in Illinois after Chicago, offers a robust demographic profile, with over 107,713 residents within a three-mile radius and an impressive average household income exceeding \$97,803.

Additionally, the property is just one block west of Lake Street, a major north-south thoroughfare serving Chicago's western suburbs.

This fully leased strip center is now available for acquisition at \$2,049,999, providing an attractive 7.34% cap rate. Despite being fully occupied, there is significant potential for rental income growth over time.



# Property Detail Profile

## Strategic Location

- Located at hard corner
- Immediately across from Cermak Grocers
- 1 block west of Lake St

## Strong Investment Fundamentals

- 100% leased
- Long term leases in place and nearly 2.5 years of WALT
- The strip is filled with service-necessary tenants.
- Majority of rents are below market



# Offering Highlights



## Property Address:

370 W Indian Trail, Aurora, IL 60506



Offering Price  
**\$2,049,999**

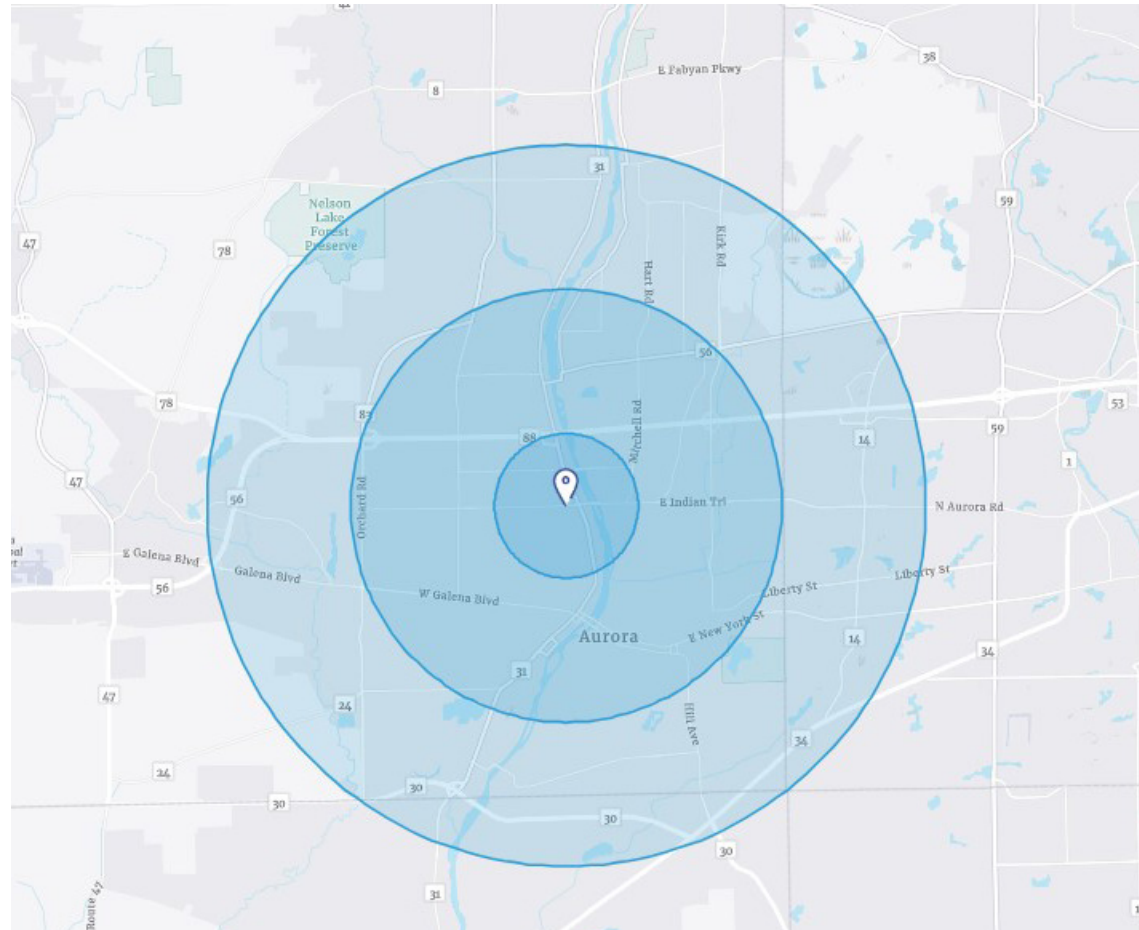
NOI  
**\$150,419**

Cap Rate  
**7.34%**

Building  
**11,151 SF**

Land  
**0.63 ACRES**

Tenants  
**9**



## 1 mile

 **10,742**  
people

 **12,363**  
daytime pop

 **\$78,442**  
average HHI

## 3 mile

 **107,713**  
people

 **93,414**  
daytime pop

 **\$97,803**  
average HHI

## 5 mile

 **203,942**  
people

 **180,245**  
daytime pop

 **\$119,054**  
average HHI



# Location Overview

Aurora, Illinois, known as the “City of Lights,” is the second-largest city in the state and a vibrant community in the western suburbs of Chicago. Located about 40 miles west of downtown Chicago, Aurora spans four counties—DuPage, Kane, Kendall, and Will—and boasts a strategic location along major highways, including I-88. Its diversified economy thrives on industries such as manufacturing, logistics, healthcare, and technology. With a robust transportation network, including the Metra BNSF Railway, and proximity to both O’Hare International and Aurora Municipal Airports, Aurora offers unparalleled accessibility for businesses and residents alike.

Aurora is celebrated for its exceptional quality of life, blending urban amenities with suburban charm. The city features a vibrant cultural scene, anchored by the award-winning Paramount Theatre and a bustling downtown area filled with shops, dining, and entertainment. Outdoor enthusiasts can enjoy recreational spaces along the Fox River, numerous parks, and the extensive Fox Valley Park District. Residents benefit from diverse housing options, affordable living, excellent schools, and a strong sense of community, making Aurora an attractive place to live and work.

The city’s commitment to education and workforce development is evident in its well-regarded institutions, including Aurora University and Waubonsee Community College, which help foster a skilled labor pool. Aurora’s growth trajectory, fueled by ongoing infrastructure improvements and revitalization projects, presents abundant opportunities for development and investment. With a thriving economy, a welcoming community, and modern innovations, Aurora continues to shine as a premier destination for businesses, residents, and real estate ventures.



# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 370 W Indian Trail, Aurora, IL 60506. 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.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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 370 W Indian Trail, Aurora, IL 60506 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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