

# OFFERING MEMORANDUM

58-98 E Schoolhouse Rd, Yorkville, IL



## High-Yield Retail Investment with Built-In NOI Growth

Stabilized multi-tenant strip center delivering ~\$215K current NOI with immediate upside to ~\$227K, positioned along Yorkville's high-traffic Route 47 corridor.

SUBJECT PROPERTY

**58-98 E Schoolhouse Rd**  
Yorkville, IL · Multi-Tenant Retail Strip Center

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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

### INVESTMENT SNAPSHOT

**\$2.98M**  
LIST PRICE

**7.2%**  
CURRENT CAP RATE

**\$215K**  
CURRENT NOI

**7.7%**  
PRO-FORMA CAP

**\$227K**  
PRO-FORMA NOI

**100%**  
OCCUPANCY

ANNUAL RENT GROWTH

**+\$12,000**  
Built-in NOI escalation

EXCLUSIVELY OFFERED BY



**\$2,985,991**

ASKING PRICE

**7.2% / 7.7%**

CURRENT / PRO-FORMA  
CAP

**100%**

OCCUPANCY

## OVERVIEW

@properties Commercial is pleased to present the exclusive offering of a fully occupied, 14,916 SF multi-tenant retail strip center located at 58–98 E Schoolhouse Rd, Yorkville, IL. Built in 2007 and positioned along the high-traffic Route 47 corridor, this stabilized asset offers investors strong in-place cash flow with immediate and contractual NOI growth. With four service-oriented, internet-resistant tenants occupying 100% of the gross leasable area, this property represents a rare combination of yield, stability, and built-in upside.

### PROPERTY SUMMARY

Address	<b>58–98 E Schoolhouse Rd</b>
City / State	<b>Yorkville, IL</b>
Property Type	<b>Multi-Tenant Retail Strip</b>
GLA	<b>14,916 SF</b>
Year Built	<b>2007</b>
Parking	<b>75 Spaces (5.0/1,000 SF)</b>
Frontage	<b>~262' on Route 47</b>

### FINANCIAL SUMMARY

List Price	<b>\$2,985,991</b>
Gross Revenue	<b>\$265,329</b>
Operating Expenses	<b>\$50,341</b>
Current NOI	<b>\$214,988</b>
Pro-Forma NOI	<b>~\$226,988</b>
Current Cap Rate	<b>~7.3%</b>
Pro-Forma Cap Rate	<b>~7.7%</b>

## WHY THIS ASSET

## Five Reasons to Invest

**Strong In-Place NOI (~\$215K)**

The property generates \$214,988 in net operating income on a fully stabilized basis with 100% occupancy. Investors acquire immediate, reliable cash flow from day one with minimal operational risk.

**Built-In Rent Growth (+\$12K Annually)**

Contractual lease escalations deliver \$12,000 in incremental NOI growth per year, pushing the Pro-Forma NOI to ~\$227K and the cap rate to ~7.7%—without requiring any landlord investment or re-leasing activity.

**High-Visibility Route 47 Corridor Position**

Approximately 262' of direct frontage on Route 47 — Yorkville's primary retail and commercial artery — ensures maximum exposure to daily traffic flows and exceptional visibility for all four tenants.

**Service-Based, Internet-Resistant Tenants**

All four occupants (fitness, retail services, home furnishings, and tanning) operate businesses that require a physical presence and cannot be displaced by e-commerce — providing durable, long-term tenancy.

**Value-Add Optionality via Lease Rollover**

Future lease expirations present an opportunity to mark below-market rents to current market rates, offering upside beyond current projections for a patient, forward-looking investor.

INCOME & RETURNS

## Current vs. Pro-Forma Analysis

CURRENT (IN-PLACE)	
Gross Revenue	\$265,329
Operating Expenses	(\$50,341)
<b>Net Operating Income</b>	<b>\$214,988</b>
Cap Rate	7.2%
List Price	\$2,985,991

PRO-FORMA (STABILIZED)	
Gross Revenue	\$277,329
Operating Expenses	(\$50,341)
<b>Net Operating Income</b>	<b>~\$226,988</b>
Cap Rate	~7.7%
Annual NOI Growth	+\$12,000

GROSS REVENUE

\$265,329

OPERATING EXPENSES

\$50,341

CURRENT NOI

\$214,988

PRO-FORMA NOI

~\$226,988

100% OCCUPIED · 4 TENANTS

## Tenant Composition

### Anytime Fitness

5,916 SF · 39.7% of GLA

Largest tenant · Anchor

#### FITNESS / HEALTH

National franchise gym operator. Membership-based model providing consistent, predictable rental payments and high daily traffic volume.

### Southern Belle

4,000 SF · 26.8% of GLA

Second largest tenant

#### RETAIL / BOUTIQUE

Local/regional retail boutique serving the growing Yorkville residential base. Experience-driven, in-person retail with strong community ties.

### Verlo Mattress

3,000 SF · 20.1% of GLA

Third largest tenant

#### HOME FURNISHINGS

Regional mattress retailer with a hands-on, showroom-required sales model. Resistant to e-commerce displacement due to tactile purchase decisions.

### LA Tan

2,000 SF · 13.4% of GLA

Fourth tenant

#### PERSONAL CARE

Established tanning and personal care brand with membership-based recurring revenue. In-person service model ensures physical lease necessity.

PHYSICAL ASSET

# Site & Building Information



**14,916 SF**  
GROSS LEASABLE  
AREA



**2007**  
YEAR BUILT



**75 Spaces**  
5.0 / 1,000 SF



**~262'**  
ROUTE 47  
FRONTAGE

**58-98 E Schoolhouse Rd, Yorkville, IL** is a well-maintained, single-story retail strip center constructed in 2007 with strong structural integrity and modern retail build-out. The property is positioned at the corner of Route 47 (IL-47) and East Schoolhouse Road, one of the most trafficked intersections in Kendall County. The center benefits from 262 linear feet of Route 47 frontage, affording maximum visibility and signage opportunity for all tenants. The 75-space surface parking lot provides a best-in-class parking ratio of 5.0 spaces per 1,000 SF, well above the industry standard for retail strip centers. The center's infill location within a rapidly growing suburban corridor makes it an institutional-quality, low-maintenance investment asset.

**LOCATION**

Route 47 & Schoolhouse  
Rd  
Yorkville, Kendall County  
Illinois 60560

**CONSTRUCTION**

Built 2007  
Single-Story Retail  
Modern Strip  
Configuration

**ACCESS**

Direct Route 47 Access  
Shared Signalized  
Intersection  
High Daily Traffic Count

YORKVILLE, IL · KENDALL COUNTY

# A Growing Suburban Retail Market

**#1**

Fastest-Growing County in Illinois (Kendall County)

**~20K+**

Yorkville Population — Sustained Residential Growth

**Route 47**

Primary Commercial Corridor · High Daily Traffic Counts

**Low**

Retail Vacancy Rate Along Route 47 Corridor

Yorkville, Illinois is one of the fastest-growing communities in the Chicago Metropolitan Area, benefiting from strong in-migration from Chicago's western suburbs. Kendall County has consistently ranked among the top-growing counties in the state, driven by new residential development, excellent school districts, and affordability relative to closer-in suburbs. The Route 47 corridor serves as the backbone of Yorkville's commercial ecosystem, anchoring national and regional retail tenants that cater to the area's growing consumer base. Increasing household formation directly supports demand for service-oriented retail — precisely the tenant profile this property delivers.

## SURROUNDING NATIONAL RETAILERS & DEMAND DRIVERS

WALMART

JEWEL-OSCO

MENARDS

HOME DEPOT

CHASE BANK

STARBUCKS

MCDONALD'S

WALGREENS

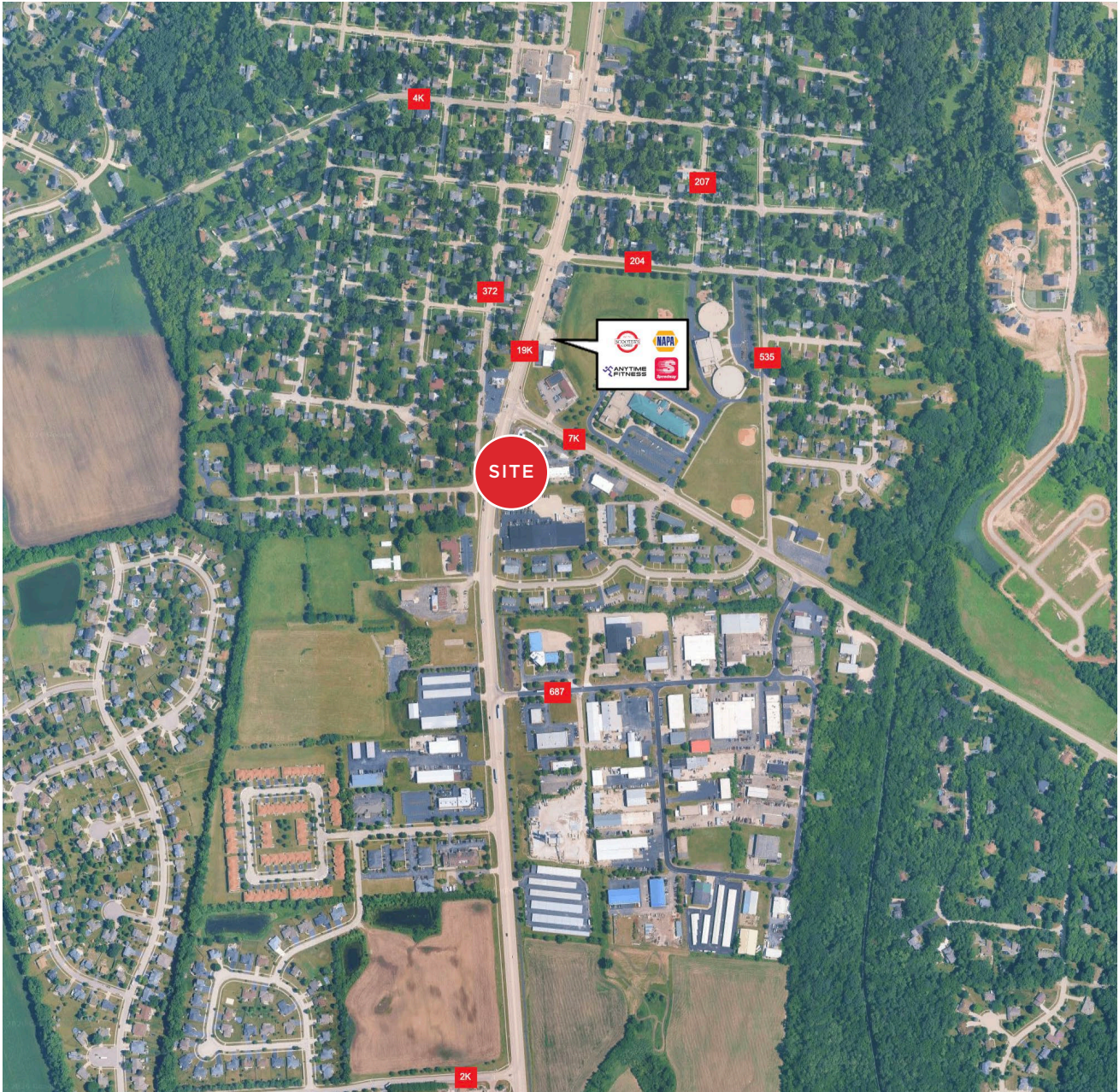
CULVER'S

DUNKIN'

# Site Map



# Retail and Traffic information



## demographics

	1 mile	3 mile	5 mile
2025 Estimated Population	4,221	22,978	39,877
2025 Estimated Households	1,642	8,163	13,779
2025 Estimated Average Household Income	\$137,790	\$147,325	\$145,123



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