

# Prime Commercial Opportunity on Woodstock's Historic Square

OFFERING MEMORANDUM | 110 SOUTH JOHNSON STREET | WOODSTOCK, IL

Exclusively Listed by

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# Table of Contents



Disclaimer .....	3
<b>01 - Property Information</b>	
Executive Summary .....	5
Property Photos .....	6
<b>02 - Location Information</b>	
Regional Map .....	10
Location Maps .....	11
Aerial Map .....	12
<b>03 - Trade Area Overview</b>	
Demographics .....	14
<b>04 - Agent Profile</b>	
.....	16

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

01

# Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



# Executive Summary



<b>Building Name:</b>	Woodstock Square Mall
<b>County:</b>	Mc Henry County - IL
<b>APN:</b>	13-05-360-001
<b>Price:</b>	\$599,000
<b>Rental Increases:</b>	About 10% per year till 2032
<b>Building SF:</b>	22,716
<b>Price / SF:</b>	\$26.37
<b>Occupancy:</b>	100
<b>NOI:</b>	\$11,800
<b>Floors:</b>	3
<b>Lot Size:</b>	11,761 SF
<b>Year Built:</b>	1930
<b>Elevators:</b>	1
<b>Zoning:</b>	B2C General business District
<b>Lease Type:</b>	Gound lease

## Property Highlights

- Downtown Woodstock Location
- Situated directly on the historic town square, surrounded by retail, dining, entertainment, and civic anchors.
- Strong Pedestrian Activity
- Benefits from daily foot traffic driven by nearby government offices, cultural venues, and local events.
- Flexible Commercial Uses
- Suitable for retail, service-oriented businesses, office users, or destination-style tenants (subject to zoning).
- Established Neighborhood and Trade Area
- Dense surrounding residential base with stable demographics supporting local businesses.
- Distinctive Historic Setting
- Located in one of Illinois' recognized historic downtown districts, offering character and a strong sense of place

## Property Overview

Woodstock Square Mall is prominently located in the heart of downtown Woodstock, immediately adjacent to the city's historic town square. Positioned at the corner of South Johnson and Jackson Streets, the property benefits from exceptional proximity to key civic, cultural, and commercial destinations, including the Woodstock Opera House, McHenry County Courthouse, City Hall, and a well-established mix of local shops, restaurants, and service providers.

The building offers flexible, multi-level commercial space suitable for a variety of users seeking a downtown presence in a walkable, community-oriented environment. Its central location within Woodstock's core supports consistent daily activity from residents, office workers, and visitors, while seasonal events, festivals, and performances at the town square further enhance pedestrian traffic throughout the year.

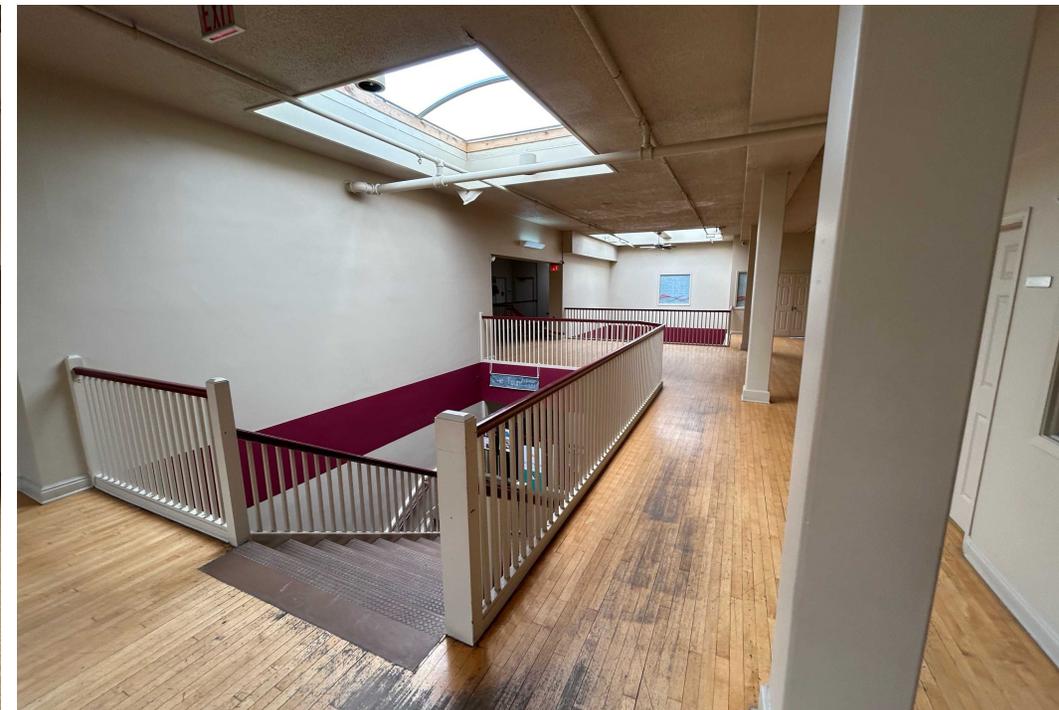
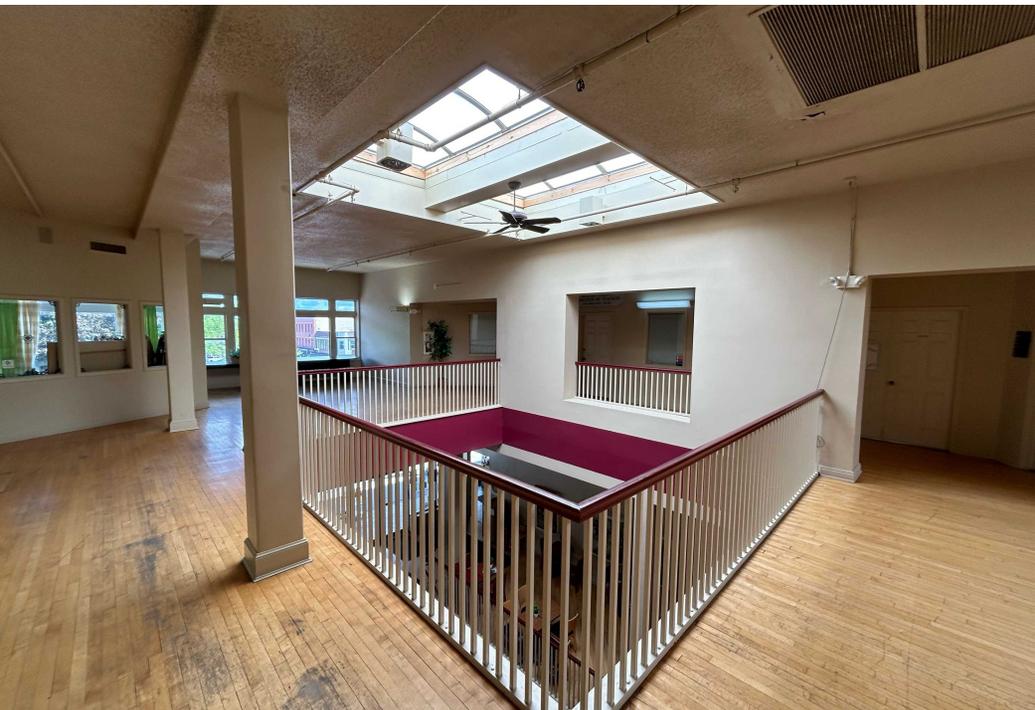
Woodstock Square Mall is well-positioned for retail, service, office, or specialty users that value visibility, accessibility, and connection to the surrounding community. The property's layout allows tenants to establish a strong local presence while benefiting from the built-in traffic generated by nearby government offices, cultural institutions, and destination dining. With limited availability of comparable space in downtown Woodstock, this location presents a compelling opportunity for businesses looking to integrate into one of the region's most recognizable and active downtown districts.

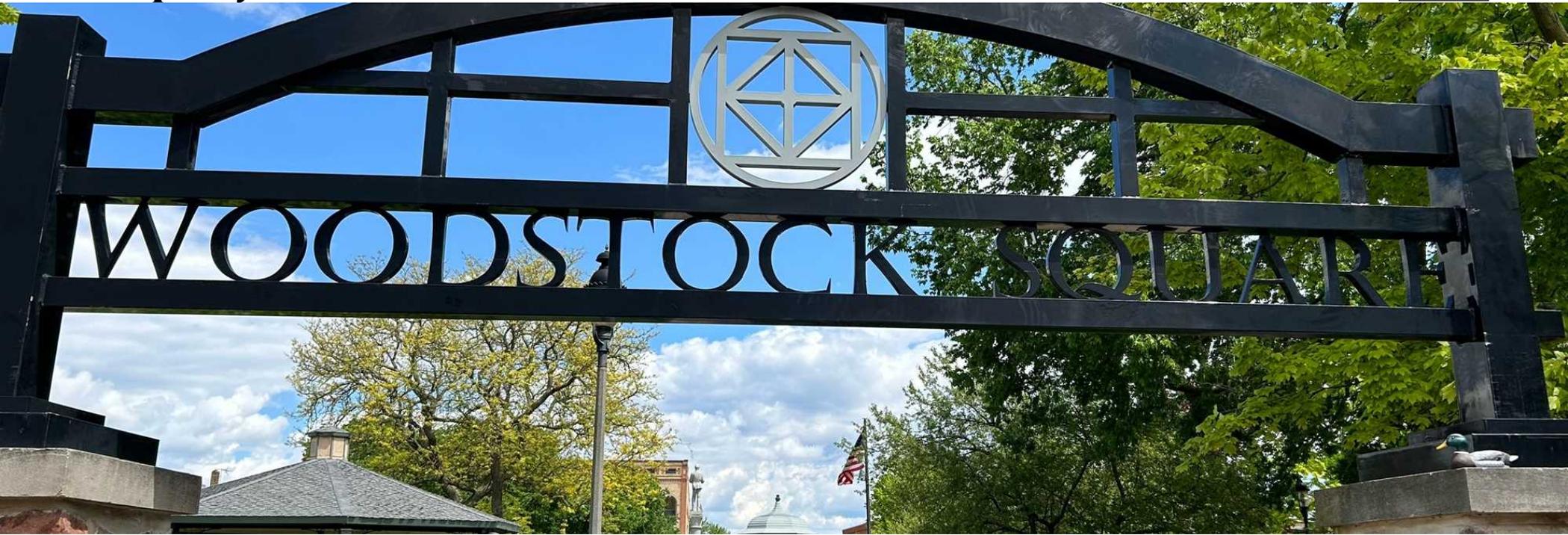


# Property Photos



# Property Photos





# 02

## Location Information

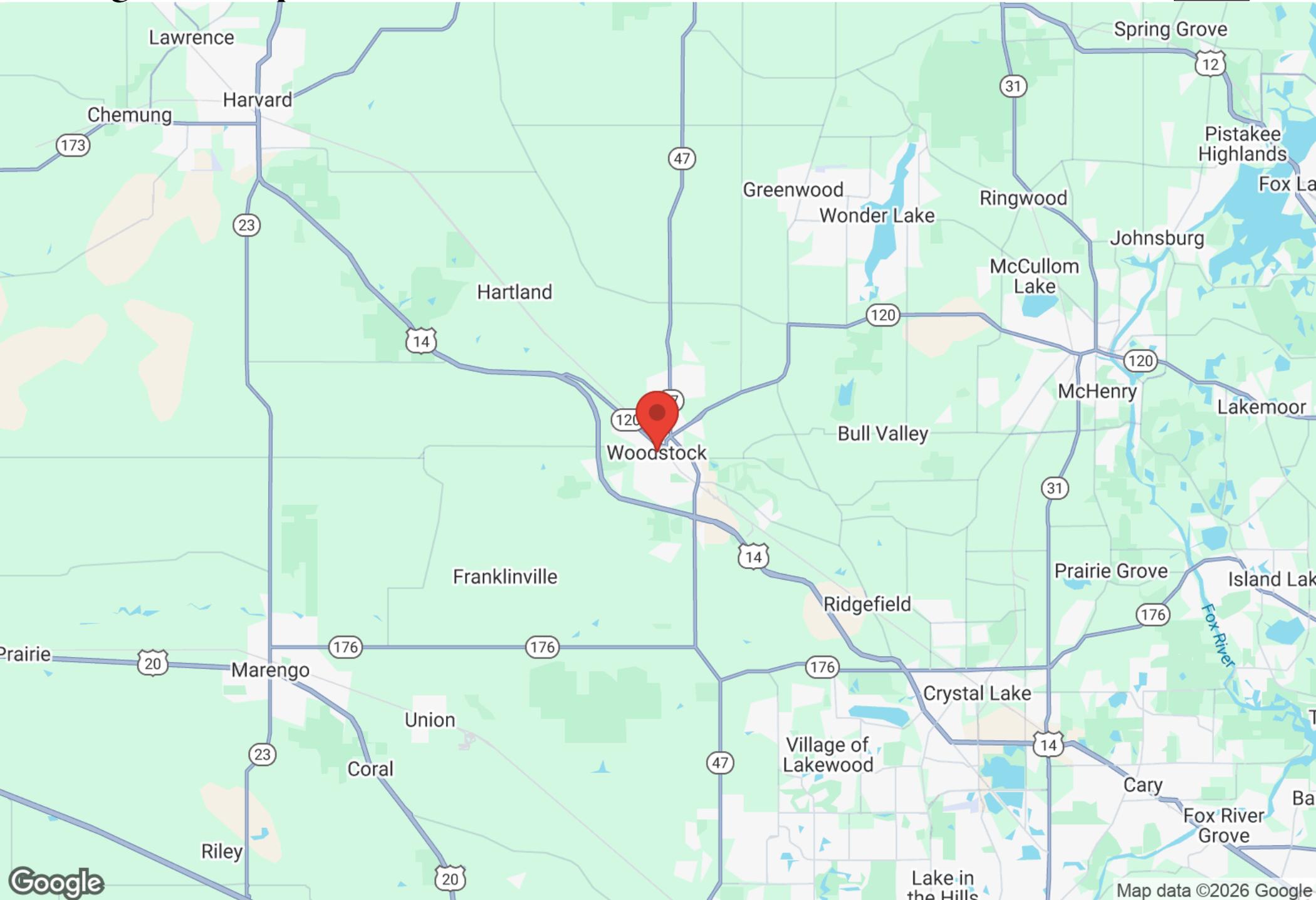
REGIONAL MAP

LOCATION MAPS

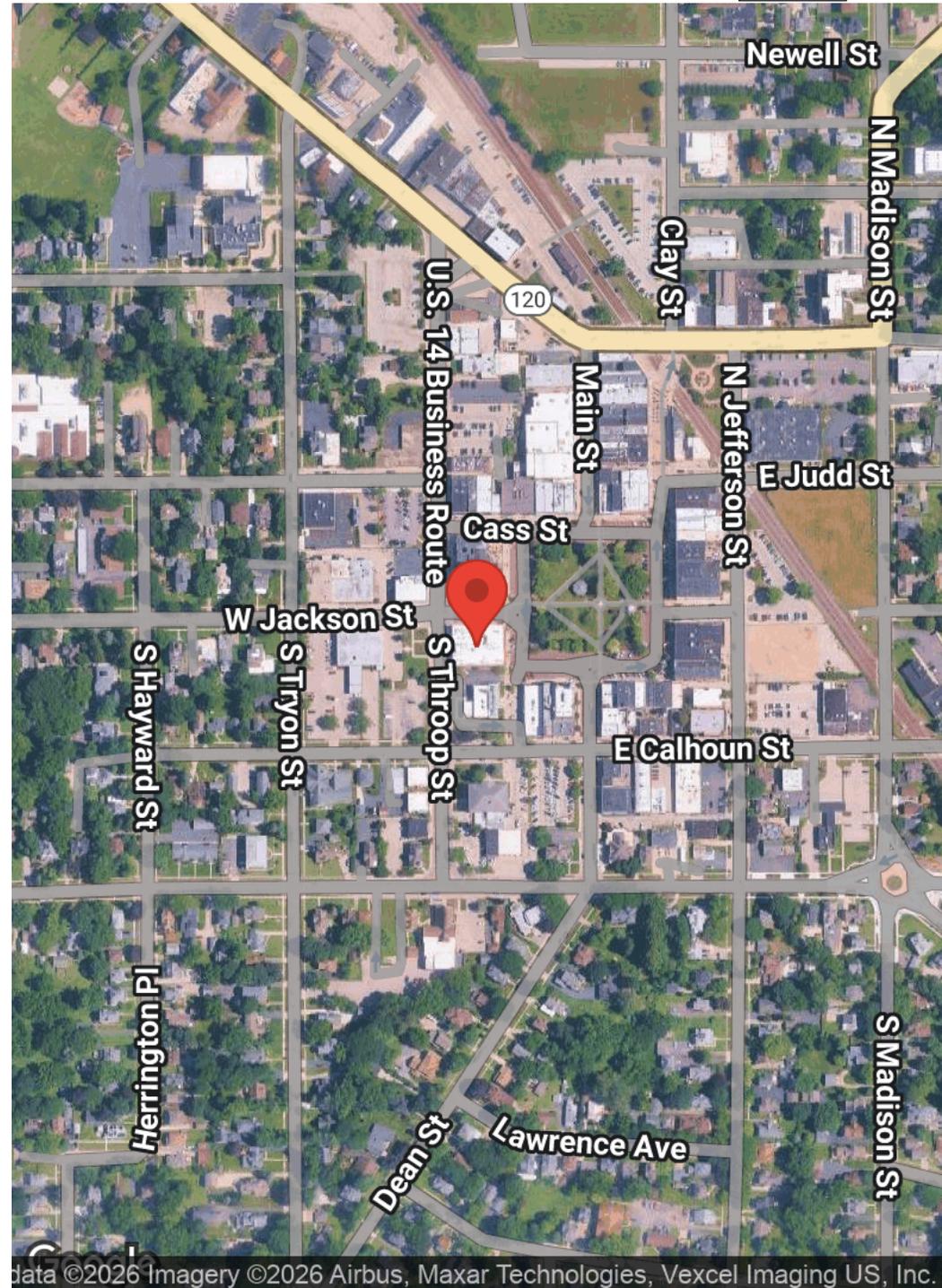
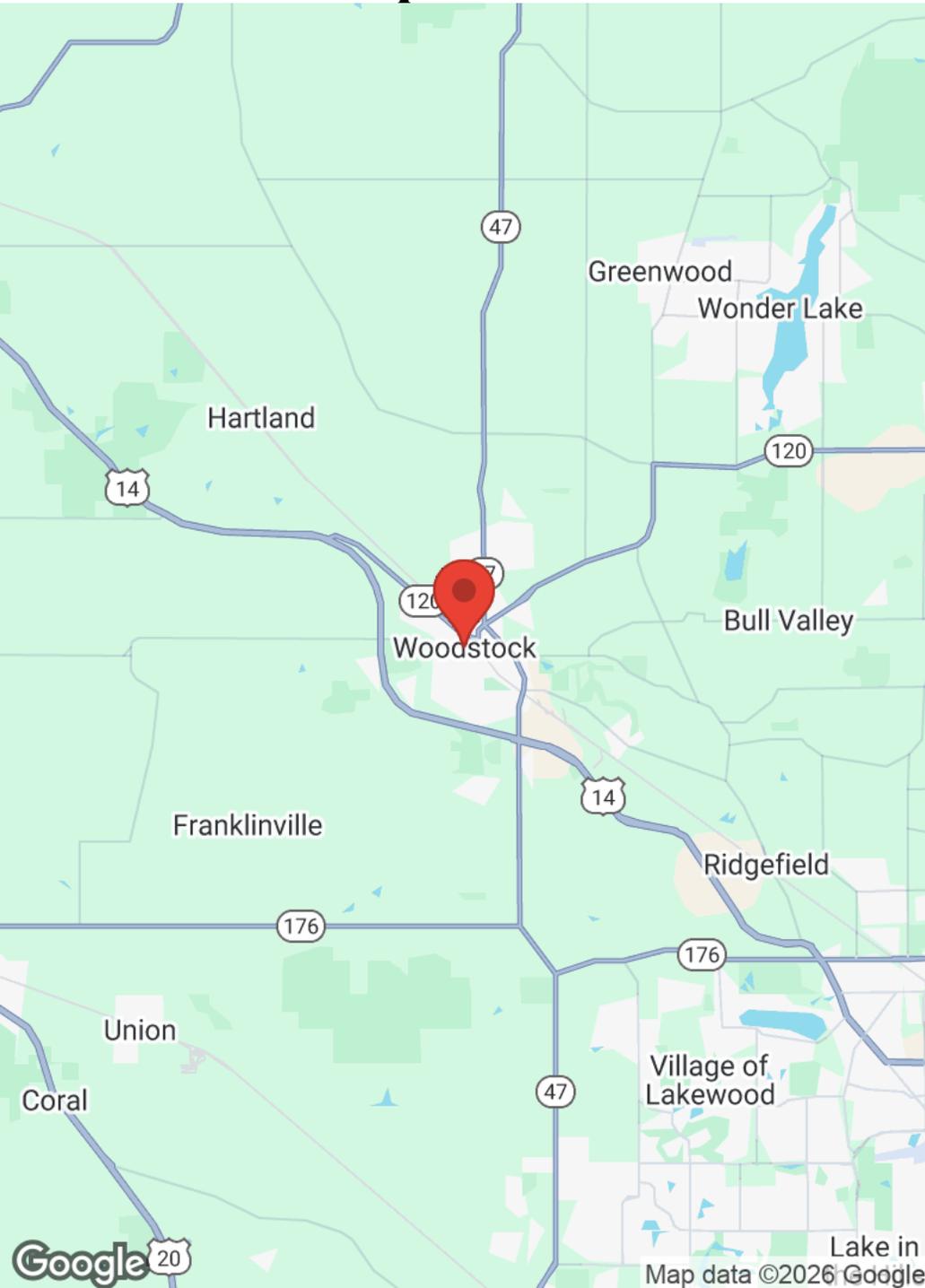
AERIAL MAP



# Regional Map



# Location Maps



# Aerial Map



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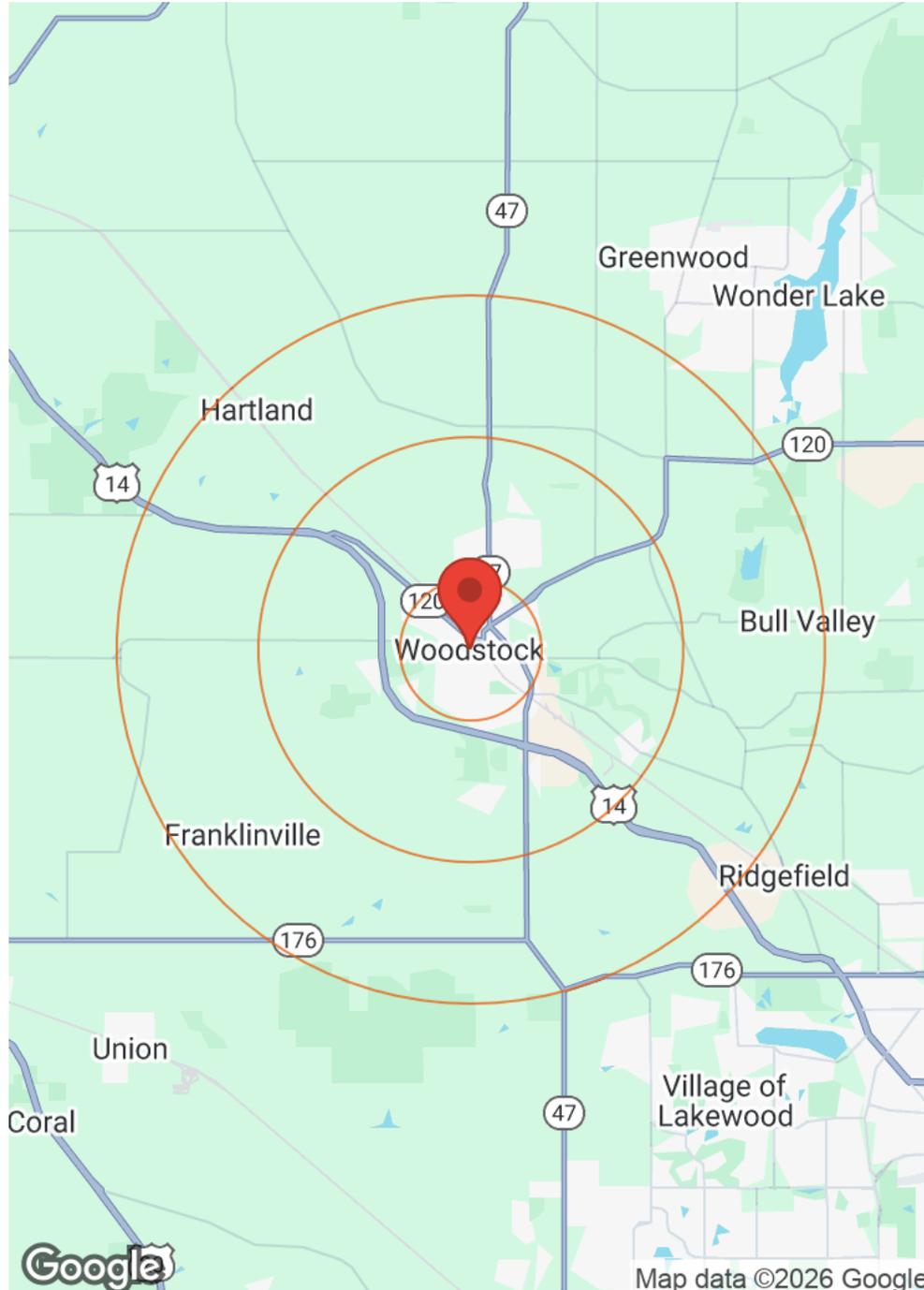
03

# Trade Area Overview

DEMOGRAPHICS



# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	5,979	14,024	16,303
	Female	5,753	13,742	15,943
	Total Population	11,732	27,766	32,246
<b>Age</b>	Ages 0-14	2,078	4,995	5,782
	Ages 15-24	1,498	3,496	4,014
	Ages 25-54	4,530	10,811	12,386
	Ages 55-64	1,573	3,598	4,226
	Ages 65+	2,054	4,864	5,839
<b>Race</b>	White	8,408	19,706	23,188
	Black	384	958	1,042
	Am In/AK Nat	6	14	16
	Hawaiian	1	3	3
	Hispanic	2,487	5,803	6,539
	Asian	252	800	903
	Multi-Racial	190	458	529
	Other	6	22	26
<b>Income</b>	Median	\$76,132	\$87,761	\$90,076
	< \$15,000	462	762	822
	\$15,000-\$24,999	133	409	436
	\$25,000-\$34,999	525	780	855
	\$35,000-\$49,999	365	929	1,079
	\$50,000-\$74,999	884	1,625	1,823
	\$75,000-\$99,999	767	1,707	1,989
	\$100,000-\$149,999	826	2,171	2,592
	\$150,000-\$199,999	476	1,202	1,422
> \$200,000	372	1,167	1,413	
<b>Housing</b>	Total Units	5,042	11,236	12,989
	Occupied	4,811	10,753	12,431
	Owner Occupied	2,629	7,020	8,358
	Renter Occupied	2,182	3,733	4,073
	Vacant	231	482	557

**04**

# Agent Profile





## David Piotrowski

Senior Commercial Broker

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 475.155906, IL

## PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners Now Keller Williams ONEChicago in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.

2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.

2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.

2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)

2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.

2018 – Joined Keller Williams Realty Partners.

2013 - Member of Mainstreet Organization of REALTORS®.

2011 – Licensed in the State of Illinois as Real Estate Broker.

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