

Medical & Office Suites Available

PROPERTY FOR SALE | 501-517 THORNHILL DRIVE | CAROL STREAM, IL

Exclusively Listed by

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Each Office is Independently Owned and Operated
www.kwcommercial.com

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The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure of rectangular forms, suggesting a multi-story building with various levels and setbacks. The perspective is from a low angle, looking up at the building's facade.

01

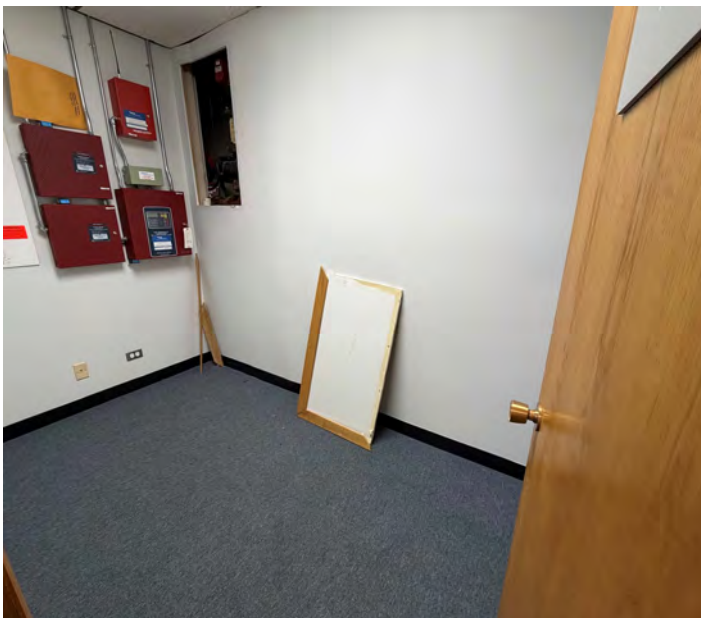
Property Information

PROPERTY PHOTOS

Property Photos



Property Photos



Property Photos



Property Photos



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, balconies, and large windows, all represented by simple geometric lines. The perspective is from a low angle, looking up at the building.

02

Location Information

REGIONAL MAP

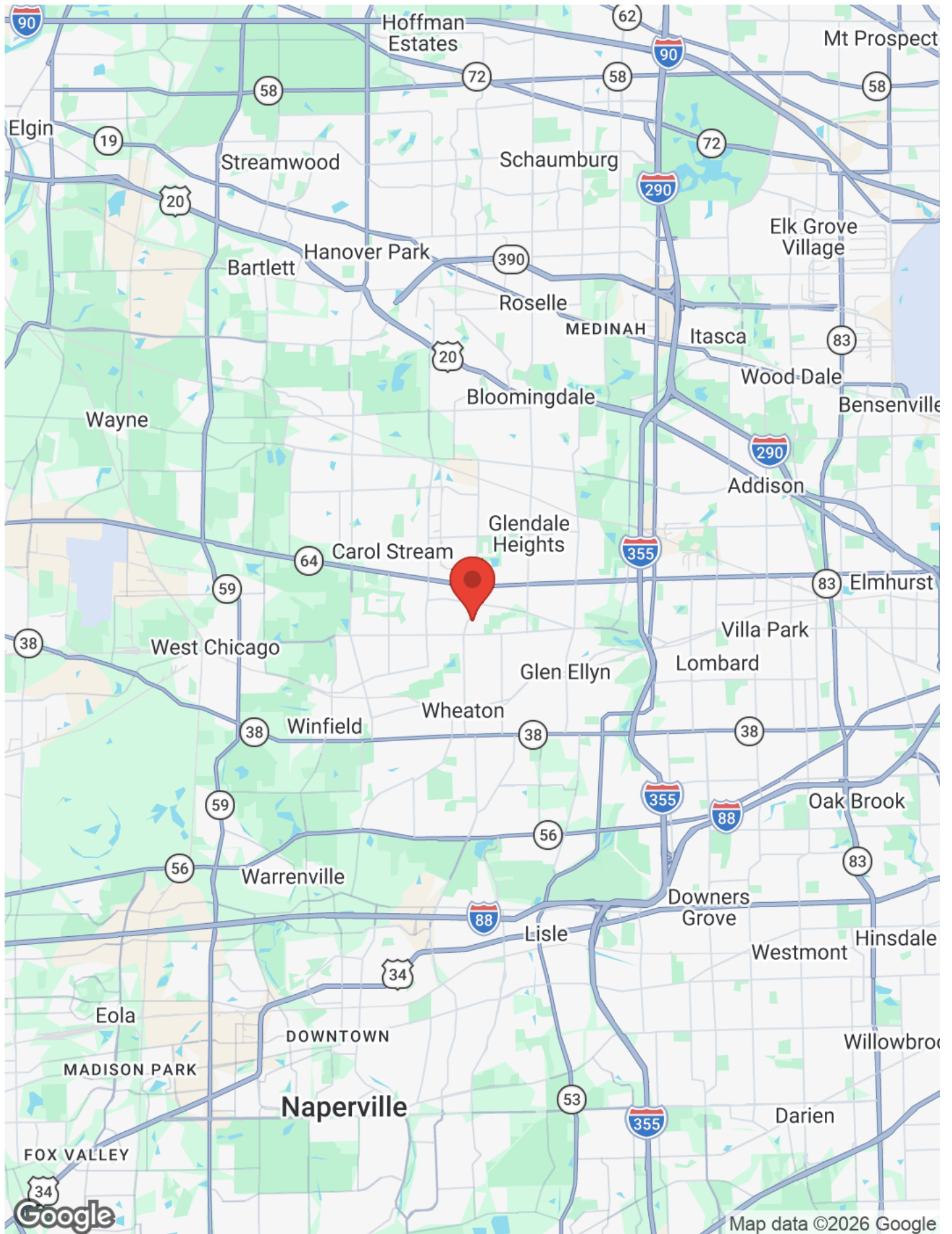
LOCATION MAPS

AERIAL MAP

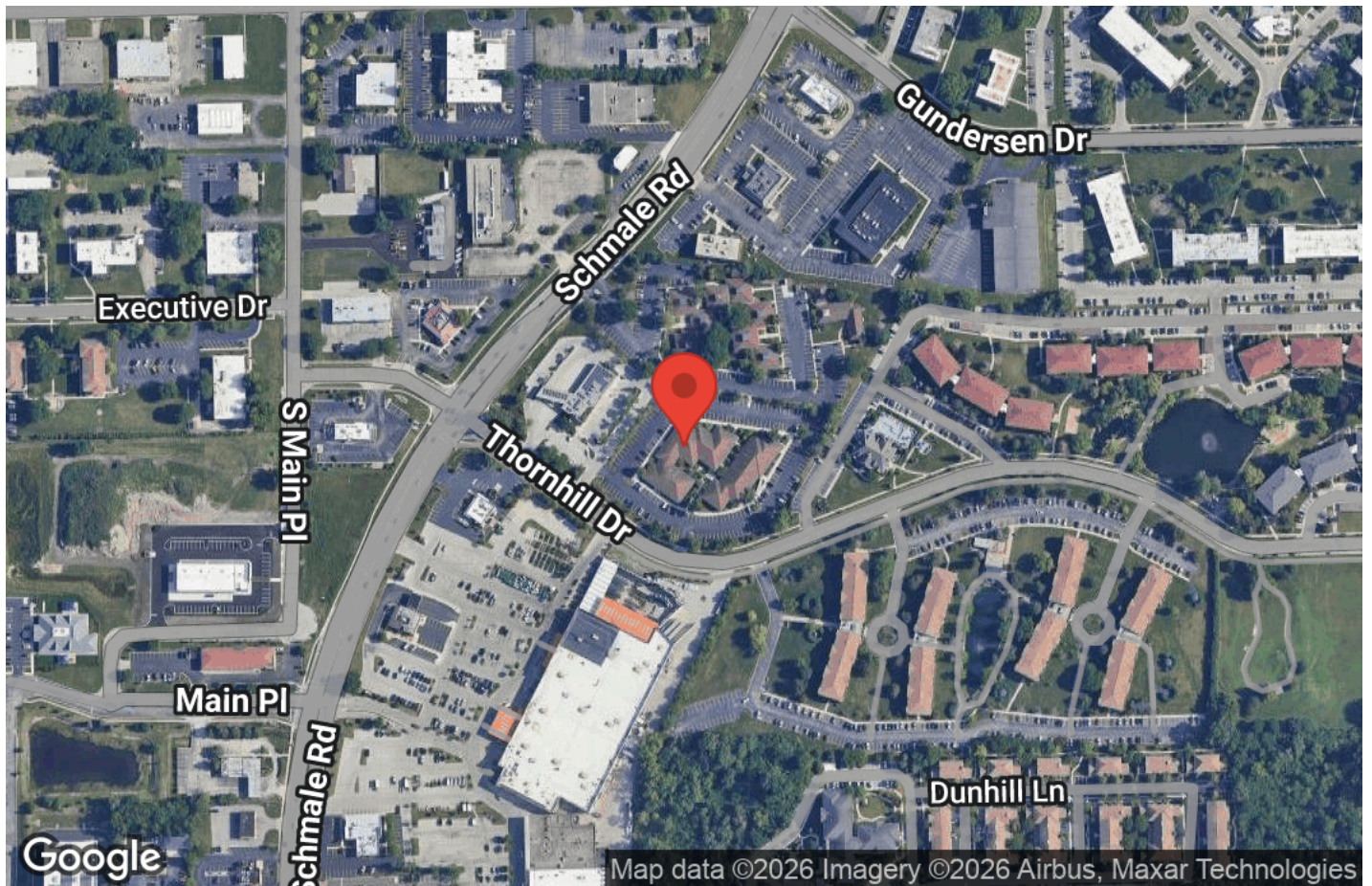
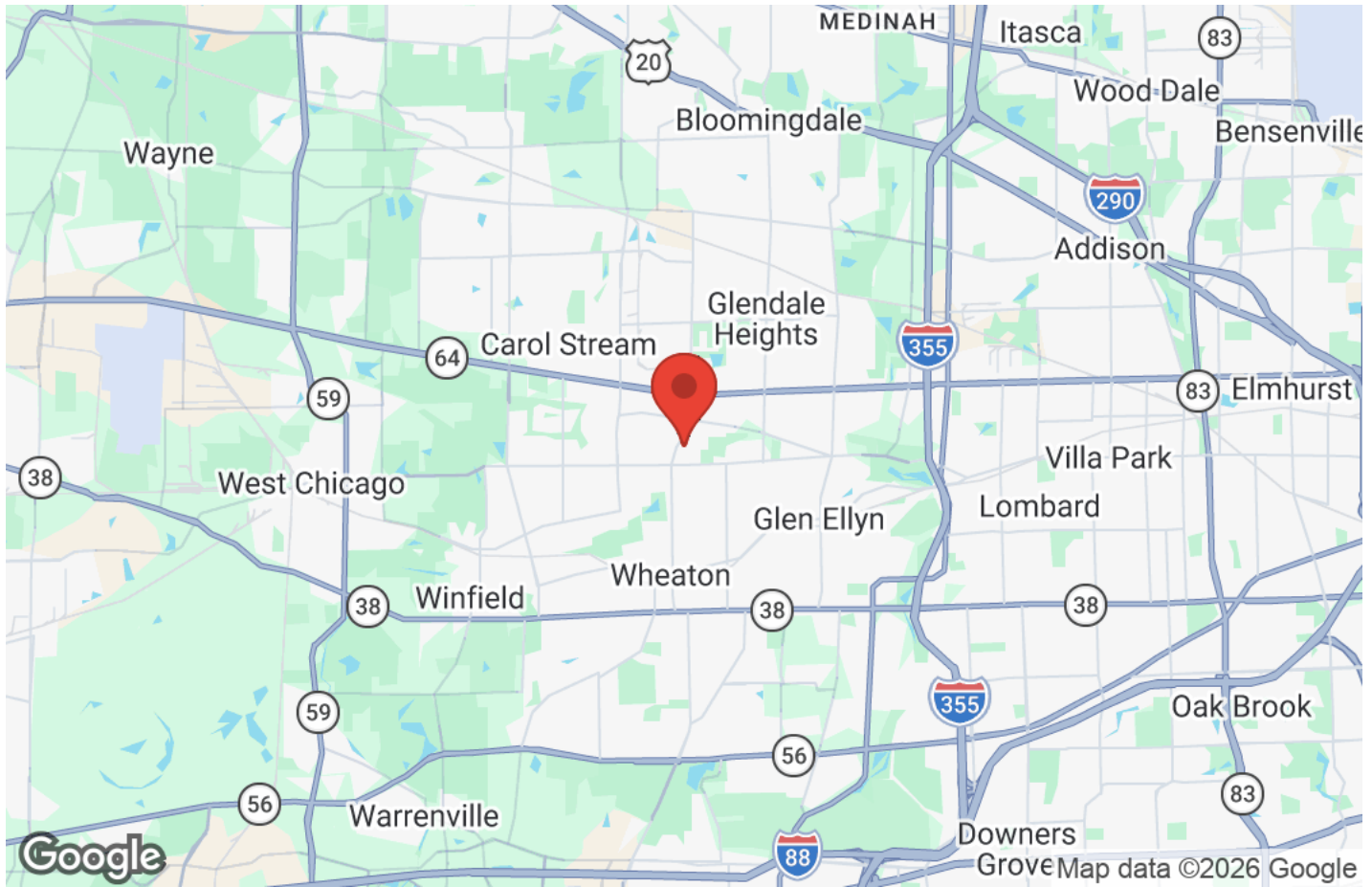
BUSINESS MAP

DEMOGRAPHICS

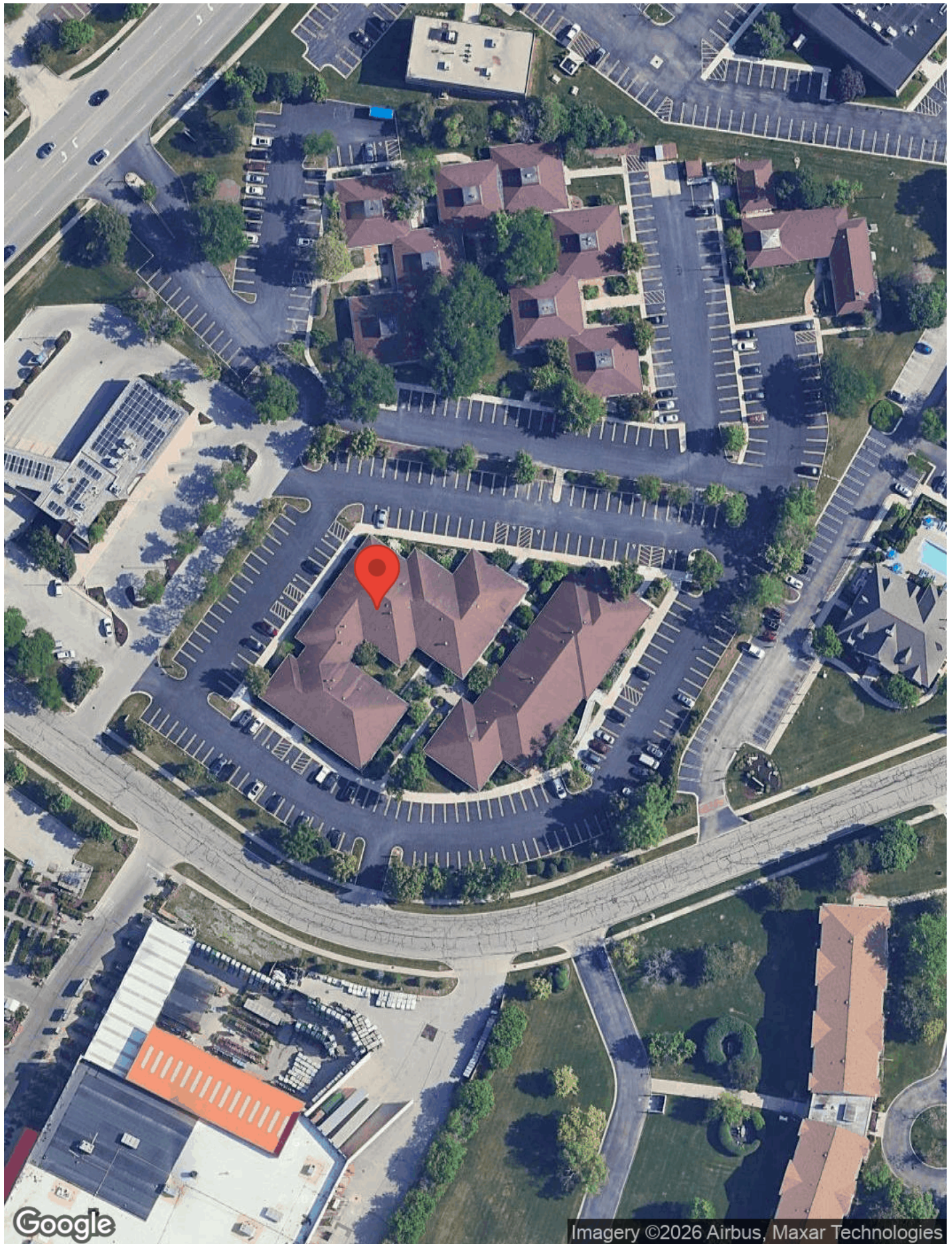
Regional Map



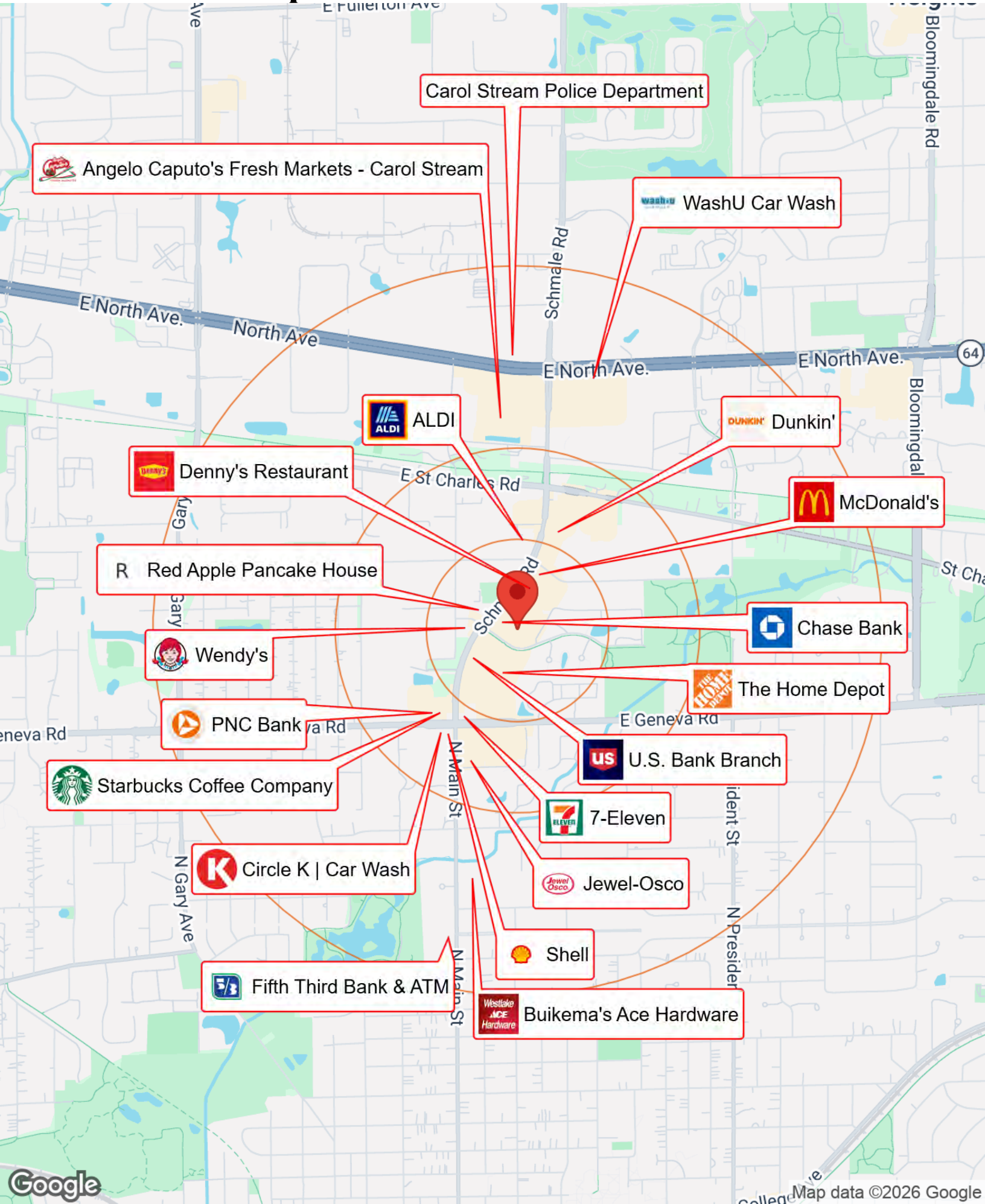
Location Maps



Aerial Map



Business Map



Carol Stream Police Department

Angelo Caputo's Fresh Markets - Carol Stream

WashU Car Wash

ALDI

Dunkin'

Denny's Restaurant

McDonald's

Red Apple Pancake House

Chase Bank

Wendy's

The Home Depot

PNC Bank

U.S. Bank Branch

Starbucks Coffee Company

7-Eleven

Circle K | Car Wash

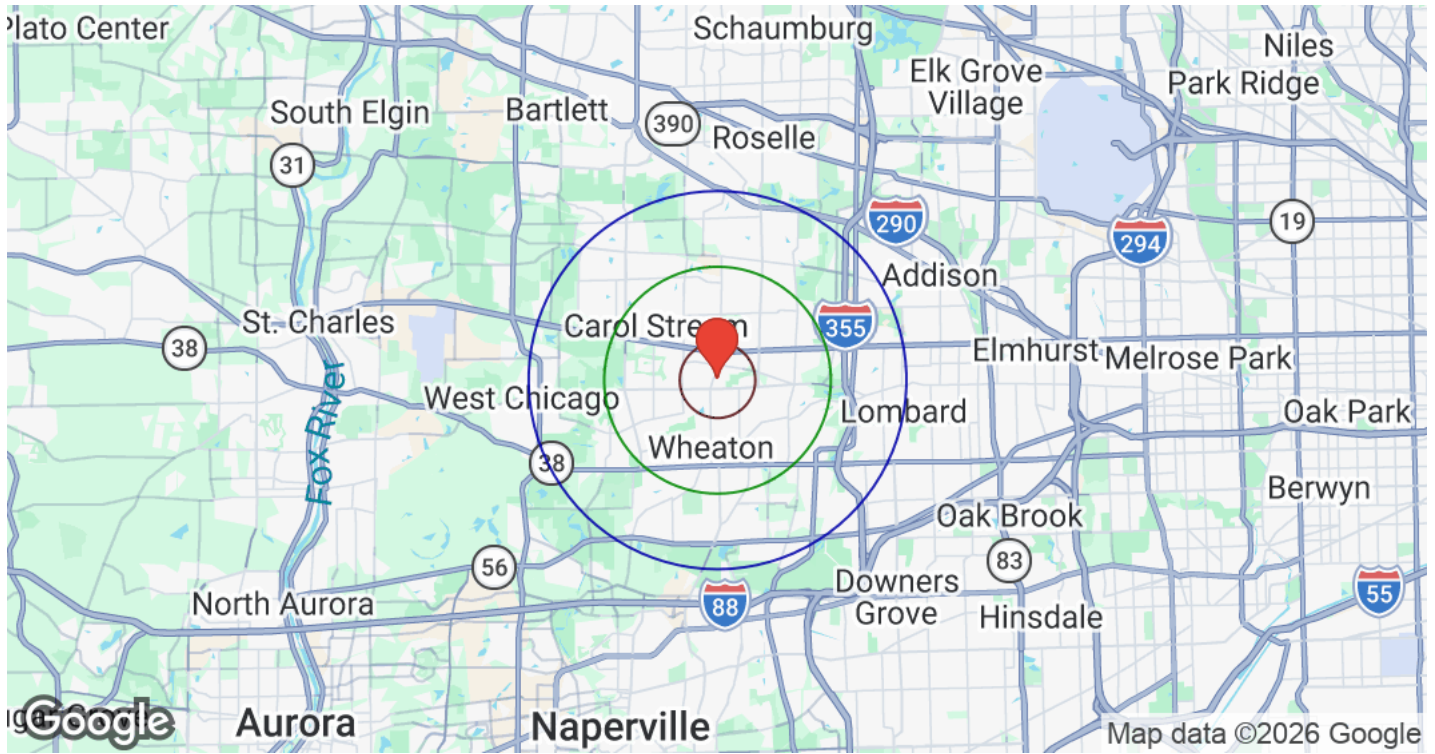
Jewel-Osco

Shell

Fifth Third Bank & ATM

Buikema's Ace Hardware

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,351	61,241	129,768
	Female	6,748	59,393	129,462
	Total Population	13,099	120,633	259,230
Race / Ethnicity	White	6,920	74,805	161,345
	Black	1,513	6,635	13,273
	Am In/AK Nat	5	60	130
	Hawaiian	1	24	26
	Hispanic	2,391	19,362	41,425
	Asian	2,028	17,263	37,770
	Multiracial	232	2,340	4,951
	Other	8	145	285
Housing	Total Units	5,323	44,487	98,408
	Occupied	5,125	42,873	94,963
	Owner Occupied	2,210	29,841	68,583
	Renter Occupied	2,915	13,032	26,380
	Vacant	199	1,614	3,445
Age	Ages 0 - 14	2,660	22,066	46,396
	Ages 15 - 24	1,687	16,793	32,544
	Ages 25 - 54	5,281	46,258	99,639
	Ages 55 - 64	1,385	14,986	33,713
	Ages 65+	2,087	20,530	46,937
Income	Median	\$93,112	\$112,382	\$113,938
	Under \$15k	444	2,223	4,533
	\$15k - \$25k	207	1,098	2,684
	\$25k - \$35k	287	2,020	3,874
	\$35k - \$50k	396	2,806	5,951
	\$50k - \$75k	611	5,567	12,518
	\$75k - \$100k	849	5,199	11,778
	\$100k - \$150k	1,008	8,753	19,463
	\$150k - \$200k	635	5,903	13,536
Over \$200k	685	9,305	20,628	

03

Financial Analysis

EXECUTIVE SUMMARY

PRO FORMA SUMMARY

LEASE RENT ROLL

ANNUAL PROPERTY OPERATING DATA

PRICE PER UNIT



Executive Summary



Property Overview

Mona Kea Medical Park – West Building is a multi-tenant office and medical building located at 501–517 Thornhill Drive in Carol Stream, Illinois. The property is positioned near the intersection of Schmale Road and Thornhill Drive, providing convenient access to surrounding commercial corridors and nearby retailers including Home Depot and Chase Bank. The building offers a variety of suite sizes suitable for office or medical users, with both main level and lower level spaces available. Suites feature multiple private offices and exam rooms, making the property well suited for medical, therapy, professional office, and service-related businesses. Ample parking is available with approximately 3.5 parking spaces per 1,000 square feet. Lease rates and sale prices are competitive for the area, and suites can be combined to accommodate larger space requirements.

Property Highlights

- Office and medical suites available
- Suite sizes from approximately 1,174 SF to 8,000 SF contiguous
- Main level and lower level spaces available
- Multiple suites built out with exam rooms and private offices
- Located near Schmale Rd and Thornhill Dr
- Suitable for medical, office, therapy, and service users

St Num1:	501, 503, 511, & 517
Street:	Thornhill Drive
Building Name:	Mona Kea South Professional office
APN:	05-04-312-001/002/004//5/008/010/011
Price:	\$3,472,651
Building SF:	38,161
Occupancy:	44.9%
NOI:	-\$73,483
Floors:	2
Available SF:	21,026
Lot Size:	3.46 Acres (Condo)
Year Built:	1979
Parking:	Surface
Parking Ratio:	1:13.2
Elevator - Passenger:	Yes
General Use:	Medical & Professional Office

Pro Forma Summary



Income

Description	Actual	Per SF
Gross Potential Rent	\$209,494	\$5.49
- Less: Vacancy	\$0	\$0.00
Effective Gross Income	\$209,494	\$5.49

Operating Expenses

Description	Actual	Per SF
Association	\$137,795	\$3.61
Building Insurance	\$8,389	\$0.22
Building Maintenance	\$20,485	\$0.54
Janitorial	\$225	\$0.01
Life Safety	\$1,289	\$0.03
Management Fees	\$19,265	\$0.50
Taxes - Real Estate	\$71,554	\$1.88
Utility - Electricity	\$15,087	\$0.40
Utility - Gas	\$6,637	\$0.17
Utility - Water/Sewer	\$2,251	\$0.06
Total Expenses	(\$282,977)	(\$7.42)
Net Operating Income	(\$73,483)	(\$1.93)

Lease Rent Roll



Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Vacant	501	4,300			\$0.00	\$0
Vacant	501A	1,174			\$0.00	\$0
Vacant	501B	5,178			\$0.00	\$0
Vacant	511F	2,127			\$0.00	\$0
Vacant	515 A	2,644			\$0.00	\$0
Vacant	515 B	2,644			\$0.00	\$0
Vacant	517	3,500			\$0.00	\$0
Hartman Hearing Group, Inc	501-100 U	874	09/09/99	04/30/27	\$21.78	\$19,037
Edward Jones	501- 110 -- U	1,200	09/09/99	12/31/26	\$19.92	\$23,902
HealthWell	503 A	3,844	09/09/99	06/30/27	\$11.24	\$43,200
Central Dupage Pastoral Center	503 LL -01	0			N/A	\$0
John T. Carroll MD	5031	3,851	09/09/99	06/30/26	\$10.80	\$41,580
Ryan Bravi Insurance	511A	900	09/09/99	05/31/28	\$13.12	\$11,804
David A Fruhauf DC	511D	1,516	09/09/99	12/31/27	\$19.79	\$30,000
American Turbo	511G	1,247	07/01/23	06/30/26	\$4.44	\$5,531
Biorhythm Wellness	517 L	4,124	04/01/24	03/31/31	\$8.35	\$34,440

Annual Property Operating Data



Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	01/2027	01/2028	01/2029	01/2030	01/2031
Income					
Rental Income	\$209,494	\$209,494	\$209,494	\$209,494	\$209,494
Gross Scheduled Income	\$209,494	\$209,494	\$209,494	\$209,494	\$209,494
Gross Operating Income	\$209,494	\$209,494	\$209,494	\$209,494	\$209,494
Expenses					
Association	(\$137,795)	(\$137,795)	(\$137,795)	(\$137,795)	(\$137,795)
Building Insurance	(\$8,389)	(\$8,389)	(\$8,389)	(\$8,389)	(\$8,389)
Building Maintenance	(\$20,485)	(\$20,485)	(\$20,485)	(\$20,485)	(\$20,485)
Janitorial	(\$225)	(\$225)	(\$225)	(\$225)	(\$225)
Life Safety	(\$1,289)	(\$1,289)	(\$1,289)	(\$1,289)	(\$1,289)
Management Fees	(\$19,265)	(\$19,265)	(\$19,265)	(\$19,265)	(\$19,265)
Taxes - Real Estate	(\$71,554)	(\$71,554)	(\$71,554)	(\$71,554)	(\$71,554)
Utility - Electricity	(\$15,087)	(\$15,087)	(\$15,087)	(\$15,087)	(\$15,087)
Utility - Gas	(\$6,637)	(\$6,637)	(\$6,637)	(\$6,637)	(\$6,637)
Utility - Water/Sewer	(\$2,251)	(\$2,251)	(\$2,251)	(\$2,251)	(\$2,251)
Total Operating Expenses	(\$282,977)	(\$282,977)	(\$282,977)	(\$282,977)	(\$282,977)
Operating Expense Ratio	135.08%	135.08%	135.08%	135.08%	135.08%
Net Operating Income	(\$73,483)	(\$73,483)	(\$73,483)	(\$73,483)	(\$73,483)

Mona Kea Office Condos - Available Inventory

PIN	Unit	Sq Ft	Sale Price	Status	Comments
05-04-312-001	501	13,138	\$1,195,558	Vacant	6569 sf 1st floor & 6569 SF Lower Level
05-04-312-002	503A & 503LA	3,844	\$349,804	Leased (HealthWell)	2744 Sf 1st floor & 1100 SF Lower Level
05-04-312-004	503B	3,851	\$350,441	Leased (John T Carroll MD)	3851 SF Lower Level
05-04-312-005	517	8,250	\$750,750	Leased (Biorythm Wellness)	4125 SF 1st Floor & 4125 SF Lower Level
05-04-312-008	511A	700	\$63,700	Leased (Ryan Bravi Insurane)	900 Sf 1st Floor
05-04-312-010	515A	2,200	\$200,200	Vacant	2200 SF 1st floor
05-04-312-011	515B	2,200	\$200,200	Vacant	2200 SF 1st floor
05-04-312-014	511D	1,516	\$137,956	Leased (David A Fruhauf DC)	1516 SF lower Level
05-04-312-015	511G	335	\$30,485	Leased (American Turbo)	335 SF Lower Level
05-04-312-016	511F	2,127	\$193,557	Vacant	2127 SF Lower Level

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

04

Agent Profile

PROFESSIONAL BIO

Professional Bio



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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