



Offering Memorandum

100-134 N. Kennedy Dr. Carpentersville, IL 60110

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Executive Summary

Colliers is pleased to introduce this stabilized neighborhood strip center opportunity in the heart of a well-established neighborhood. Sitting at 100 – 134 N Kennedy Dr. in Carpentersville, IL, this strip center is filled with stable service-oriented tenants.

Located on the hard corner of busy Kennedy Dr and Kings Road, the area is very established but still has lots of land for growth. The property enjoys the benefits of a strong demographic profile, with over 46,848 residents residing within a three-mile radius and an impressive average household income exceeding \$112,172. Further, the property sits just 2 blocks East of Dundee Crown High School with more than 2600 students.

This strip center is now available for acquisition at \$3,099,000, offering an attractive 7.48% cap rate. Even though the property is 100% leased, there is a lot of room to increase rents over time.



Property Detail Profile

Strategic Location

- Surrounded by dense residential
- Located a little North of Dundee Road
- Located 2 blocks east of Dundee Crown High School

Strong Investment Fundamentals

- 100% leased
- Long term leases in place
- The strip is filled with service-necessary tenants.





Offering Highlights



Property Address:

100-134 N. Kennedy Dr.
Carpentersville, IL 60110



Offering Price
\$3,099,000

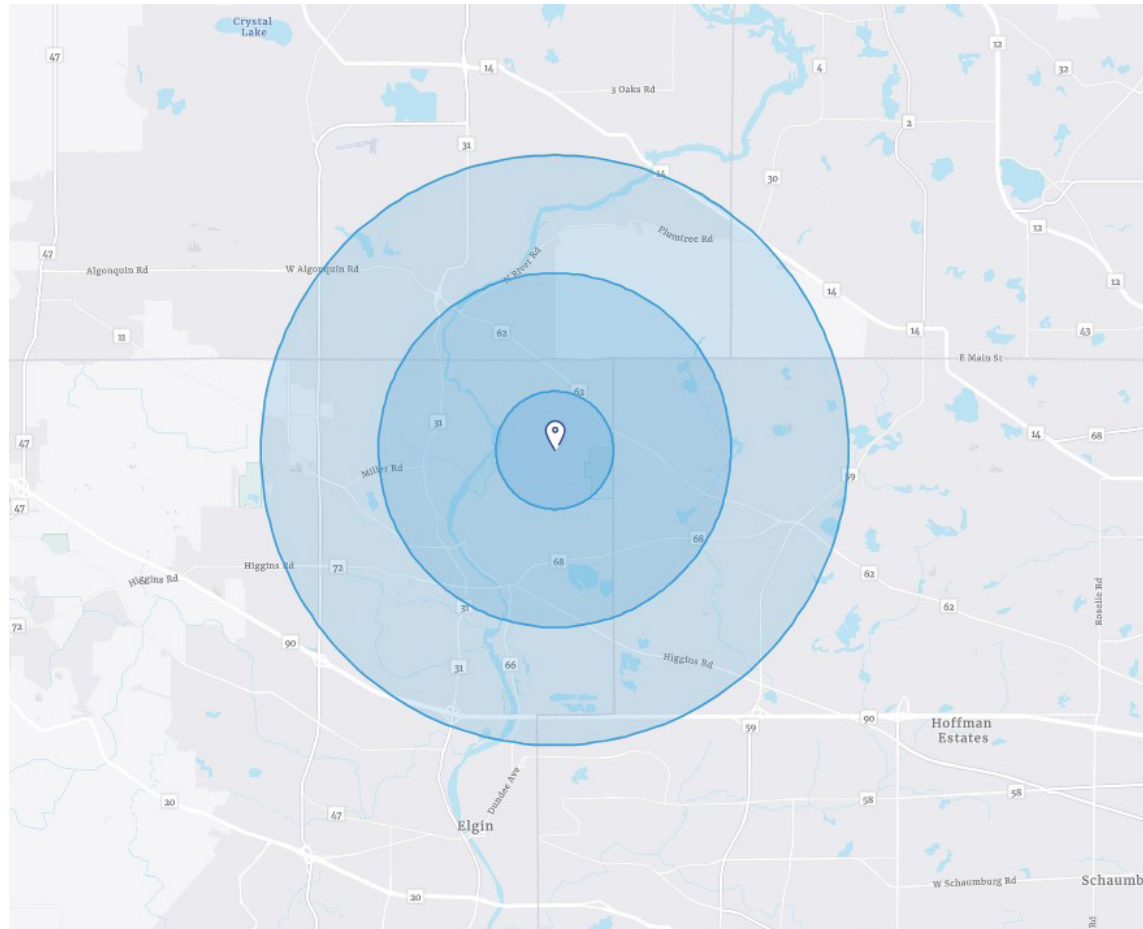
NOI
\$231,806

Cap Rate
7.48%

Building
13,820 SF

Land
0.86 ACRES

Tenants
5



1 mile

 **16,981**
people

 **10,279**
daytime pop

 **\$90,206**
average HHI

3 mile

 **46,848**
people

 **36,122**
daytime pop

 **\$112,172**
average HHI

5 mile

 **101,335**
people

 **97,783**
daytime pop

 **\$133,416**
average HHI



Location Overview

Carpentersville, Illinois, located in Kane County, is approximately 40 miles northwest of Chicago, making it a feasible option for commuters with an hour's drive to the city. The village, bordered by the Fox River and accessible via major highways such as Illinois Route 31, Route 25, and the Jane Addams Memorial Tollway (I-90), was founded in the 1830s by Charles Carpenter. It grew from a small settlement into a bustling village, particularly expanding during the post-World War II era. Today, Carpentersville has a population of around 38,000 residents and is known for its diverse population with various ethnic and cultural backgrounds.

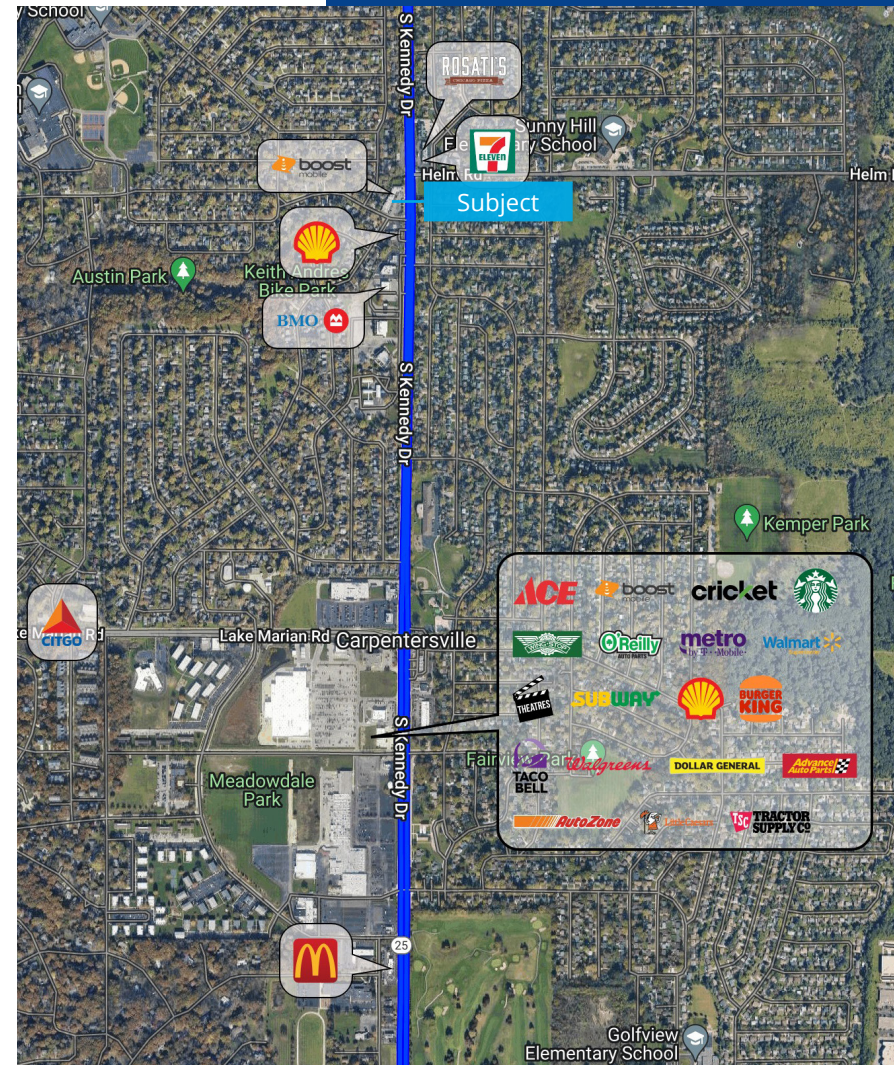
The village's economy is supported by a mix of businesses and industries, offering employment opportunities in manufacturing, retail, and services. Residents and visitors can enjoy several shopping centers, restaurants, and local businesses. Carpentersville is served by Community Unit School District 300, which includes several elementary, middle, and high schools, and is near higher education institutions like Elgin Community College.

Recreational opportunities abound with numerous parks, sports fields, and facilities, including the popular Carpenter Park and Randall Oaks Zoo. The Fox River also provides activities such as fishing, boating, and scenic trails for walking and biking. Carpentersville has a strong sense of community with various local events, festivals, and farmers' markets throughout the year. The village offers essential services like a public library, police and fire departments, and a variety of community programs.

The real estate market in Carpentersville includes a mix of single-family homes, townhouses, and apartments, catering to different income levels and preferences. Ongoing development and revitalization efforts aim to improve infrastructure and enhance the quality of life for residents. Carpentersville offers a blend of suburban living with easy access to natural amenities and the urban attractions of Chicago, making it an appealing place for families, professionals, and retirees.



Village of
Carpentersville, IL



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