

FREESTANDING HEALTH CLUB

AURORA | ILLINOIS
OFFERING MEMORANDUM

FOR SALE OR LEASE

 **\$134K+**
Average HHI 3-Mile

 **94,000+**
Employee Workforce

 **20,416 SF**
Total GLA

 **9.6 Million**
Chicago MSA Population

INVESTMENT OVERVIEW

Negotiable

NNN Lease Rate

Open Bid

Purchase Price

OFFERING DETAILS

ADDRESS	2300 S Eola Rd
CITY, STATE	Aurora, IL
TOTAL GLA	20,416 SF
LOT SIZE	1.75 AC
PARKING	±74 Spaces
YEAR BUILT	2006
PREVIOUS OPERATOR	Crunch Fitness

 [Click to View
Google Map](#)

 [Click to View
Street View](#)

Marcus & Millichap
NNN FITNESS



INVESTMENT HIGHLIGHTS



PURPOSE-BUILT HEALTH & FITNESS FACILITY

Constructed and improved for health-club operations, the 20,416 SF building offers high ceilings, open floor plan areas, locker rooms, and existing mechanical systems suitable for fitness and wellness concepts. This reduces future tenant build-out costs and expands the pool of potential operators.



EXCELLENT VISIBILITY & ACCESS

Positioned on a major neighborhood thoroughfare, the property benefits from strong traffic counts, signalized access, and 173 feet of frontage. The site supports prominent signage and visibility, enhancing tenant draw and branding potential.



PRIME VALUE-ADD / RE-LEASE OPPORTUNITY

With the current lease expiring in approximately nine months, the property provides a rare chance for investors or owner-users to re-tenant at market rents, negotiate a new long-term lease, or reposition the building for a higher and better use. The short remaining term creates immediate strategic flexibility.



DENSE & AFFLUENT TRADE AREA

Located in one of the most desirable suburban markets in the Chicago MSA, the subject property is surrounded by established residential neighborhoods, strong household incomes, and growing family populations, supporting long-term demand for fitness, medical, and service-oriented retail tenants. Ongoing investment is transforming downtown Aurora into a vibrant commercial and entertainment hub.

AERIAL MAP

Marcus & Millichap
NNN FITNESS

OGDEN AVE | 37,750 VPD

PRAIRIE MARKET

CHASE
Walmart
KOHLS
Firestone
HOBBY LOBBY
FIVE BELOW
Burlington
BARNES & NOBLE
ULTA
DUNKIN'
DOLLAR TREE
CHIPOTLE
Jersey Mikes
LONGHORN STEAKHOUSE
Cane's
Olive Garden
BEST BUY

MENARDS
earth fare
MAVIS TIRE
McALISTER'S DELI
SONIC
Starbucks
sam's club
JCPenney
COOPER'S HAWK

SUBJECT PROPERTY

EOLA RD | 5,946 VPD

SUBWAY
DUNKIN'
BP
7-ELEVEN
CVS pharmacy
PNC

SITE MAP

Marcus & Millichap
NNN FITNESS



20,416 SF GLA

1.75 AC LOT SIZE

2006 YEAR BUILT

AERIAL MAP

Marcus & Millichap
NNN FITNESS



U.S. ROUTE 59 | 56,000 VPD



SUBJECT PROPERTY

EOLA RD | 4,482 VPD



STRATEGIC LOCATION WITH REGIONAL CONNECTIVITY

Located about 40 miles west of downtown Chicago, Aurora benefits from access to I-88, Metra's BNSF Railway Line, and proximity to O'Hare and Midway Airports.

AFFORDABILITY & HOUSING MARKET

Aurora offers relatively affordable housing compared to nearby Naperville or Chicago suburbs. A growing mix of single-family homes and newer multifamily developments, makes it attractive for families and commuters.

A KEY NODE IN THE ILLINOIS TECHNOLOGY AND RESEARCH CORRIDOR

A region of commerce and industry located along Interstate 88 in the Chicago metropolitan area, home to the headquarters or regional centers for many Fortune 1000 companies, several office and industrial parks.



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	14,397	144,277	325,058
2029 Projection	15,433	155,648	350,729



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	5,457	56,599	127,100
2029 Projection	5,851	61,152	137,376



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Avg. Household Income	\$79,920	\$83,664	\$85,315
Median Household Income	\$66,381	\$66,394	\$66,990



EDUCATION	1 MILE	3 MILES	5 MILES
Some College, No Degree	4,015	37,919	83,210
Associate Degree	686	7,474	17,021
Bachelor's Degree	1,746	19,200	43,001
Advanced Degree	625	8,727	22,470



EMPLOYMENT	1 MILE	3 MILES	5 MILES
Civilian Employed	7,646	77,296	172,170
Civilian Unemployed	431	2,643	6,285
U.S. Armed Forces	9	28	56

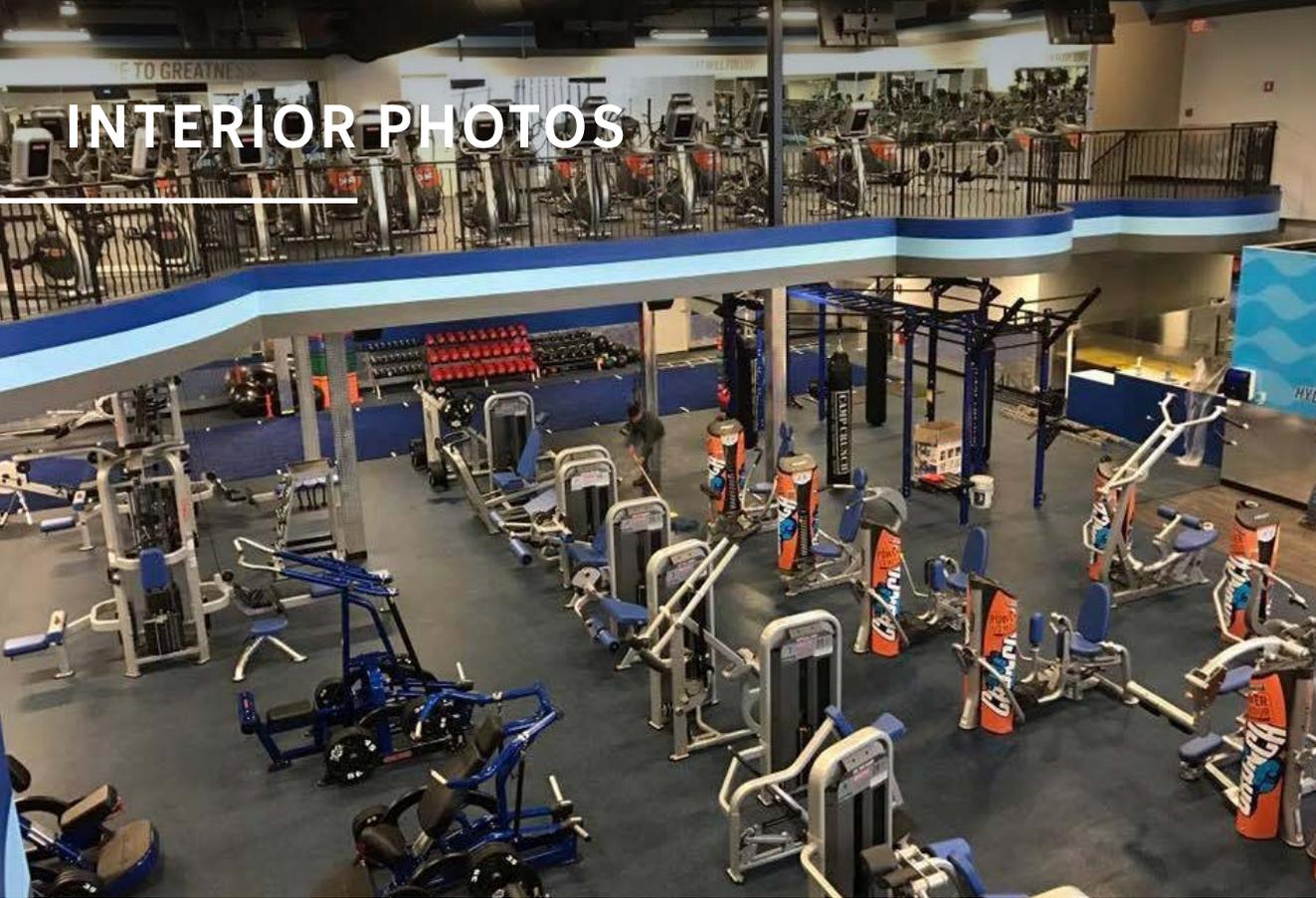
EXTERIOR PHOTOS



Marcus & Millichap
NNN FITNESS



INTERIOR PHOTOS



Marcus & Millichap
NNN FITNESS



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SINGLE TENANT NET LEASE MARKETING PACKAGE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers as follows:

The information contained in this and any other marketing materials provided by Marcus & Millichap has been obtained from sources believed to be reliable. However, Marcus & Millichap has not verified or conducted any due diligence, and will not verify or conduct any due diligence, regarding information communicated to potential buyers. Marcus & Millichap makes no promise, guarantee, warranty, or representation about the accuracy or completeness of any information and expressly denies any obligation to conduct a due diligence examination of this information or of any property for any buyer.

Any projections, forecasts, opinions, pro formas, assumptions, estimates, or expressions of potential future performance used in this or any other marketing material provided by Marcus & Millichap are for example only, represent only what might occur, and do not represent the current, actual, or future performance of this property or tenant. The value to any buyer of any property depends on factors that should be evaluated by each buyer together with the buyer's tax, financial, legal, and other professional advisors (collectively "Professional Advisors"). All buyers should conduct a careful, independent investigation of any property, tenant, and information deemed material to that buyer, to determine to their satisfaction the suitability of a particular property for each buyer's particular needs. All potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making when purchasing this or any other property. Information provided by Marcus & Millichap, including this marketing material, is never a substitute for nor satisfaction of each buyer's responsibility to conduct thorough due diligence of this or any other property the buyer might purchase.

Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap
NNN FITNESS

FREESTANDING HEALTH CLUB

AURORA | ILLINOIS
OFFERING MEMORANDUM

MARK THIEL

Senior Managing Director
San Diego | (858) 373-3206
Mark.Thiel@marcusmillichap.com
License: CA 01469342

JAKE BORDELON

Senior Director Investments
San Diego | (858) 373-3133
Jake.Bordelon@marcusmillichap.com
License: CA 02048307