

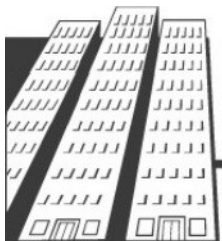
BATAVIA STRIP CENTER FOR SALE FABYAN PARKWAY PLAZA SHOPPING CENTER



Asking Price: \$1,999,999

- One-story brick and concrete buildings with three total retail units comprising of 8,930 SF.
Unit 853 is leased to Pacer Dental- 1,525 SF
Unit 849 is Vacant- 1,858 SF
Unit 839 is leased to Pep Boys- 5,546 SF
- Total landsite is 113,470 square feet or 2.5 acres. Ample parking. 62,000 SF of the land is available for further development.
- Asking 7.5 CAP on current income, with room for more development on the site.
- Add value by adding tenant to existing building.
- The property is strategically positioned within the Fabyan Parkway Plaza shopping center, **anchored by Walmart**. This approximately 30-acre retail development serves the needs of Batavia, Geneva, North Aurora, Aurora, St. Charles, Elburn and Sugar Grove, as well as other outlying areas.
- Taxes were \$64,596 in 2023.

Call agent for Rent Roll and More Details!



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BATAVIA STRIP CENTER FOR SALE IN FABYAN PARKWAY PLAZA SHOPPING CENTER



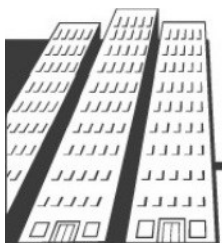
Property Description

Available in Batavia is a strip center with 3 retail units including Pep Boys, Pacer Dental, and one vacant unit. The property sits on 2.5 acres total with plenty of parking.

The center is anchored by a 190,000 SF Walmart Supercenter. Other out lot sites are currently occupied by Bank of America, Visionworks, Sam's Club Gas, PNC Bank, Cartridge World, Advance Auto Parts, Delnor Express Care, Accelerated Physical Therapy, USA Cleaners and Bedding Bargains.

Fabyan Parkway Plaza is just one of many retail destinations along **North Randall Road, (28,500 cars/day)** a corridor with currently over 1,000,000 SF of retail space.

Call agent for Rent Roll, Survey and More Details!



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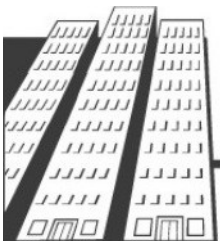
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MAP



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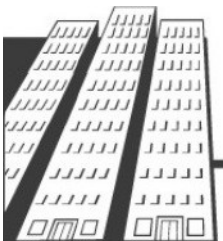
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ADDITIONAL PHOTOS



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