

Full-Leased Prime Investment Property

247 Brook Forest Ave, Shorewood, IL 60404

FOR SALE



Zane McCartney
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EXECUTIVE SUMMARY

Please call the listing broker, do not disturb the current tenant.

SALE PRICE:
\$1,300,000

CAP RATE:
9.23%

NOI:
\$119,929

LEASE:
NN

GLA:
8,663 SF

A prime commercial property in a busy location with excellent visibility, boasting a modern turnkey, fully leased office. A Net lease investment opportunity, offered at a 9.23% Cap Rate. The Academy is located in a traditional office setting and has visibility on a major thoroughfare through the DuPage County MSA. The property boasts strong demographic and investment criteria, including moderate population density, affluent income levels, high traffic counts, and strong visibility with ample parking. The office is situated within strong trade areas near national tenants, health systems, and highways.

The Building is 8,663 SF on a 0.62 Acre lot within a Jewel-Osco anchored retail center. Excellent signage and ample parking with access from Jefferson Street or Brook Forest Ave with five separate curb cuts. Located just 6 miles West of downtown Joliet, Illinois. Excellent passive investment opportunity with a long-term and profitable academic program in place.

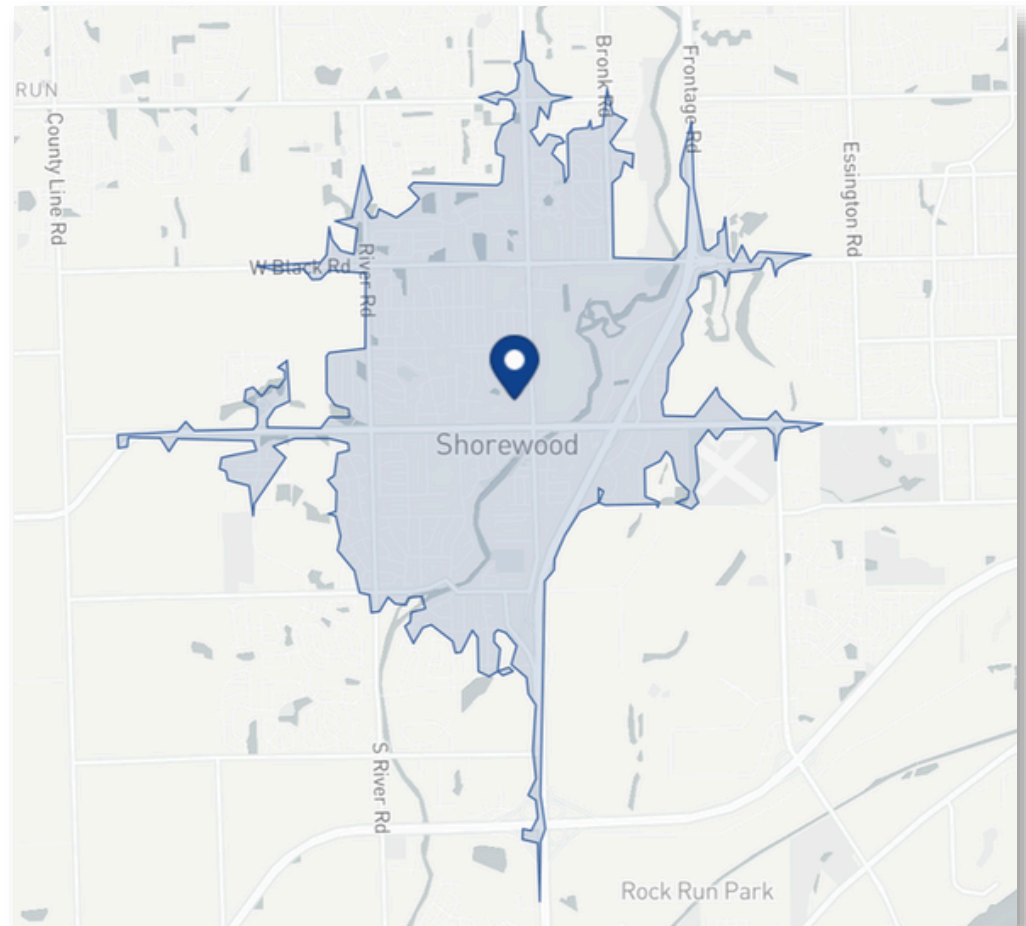




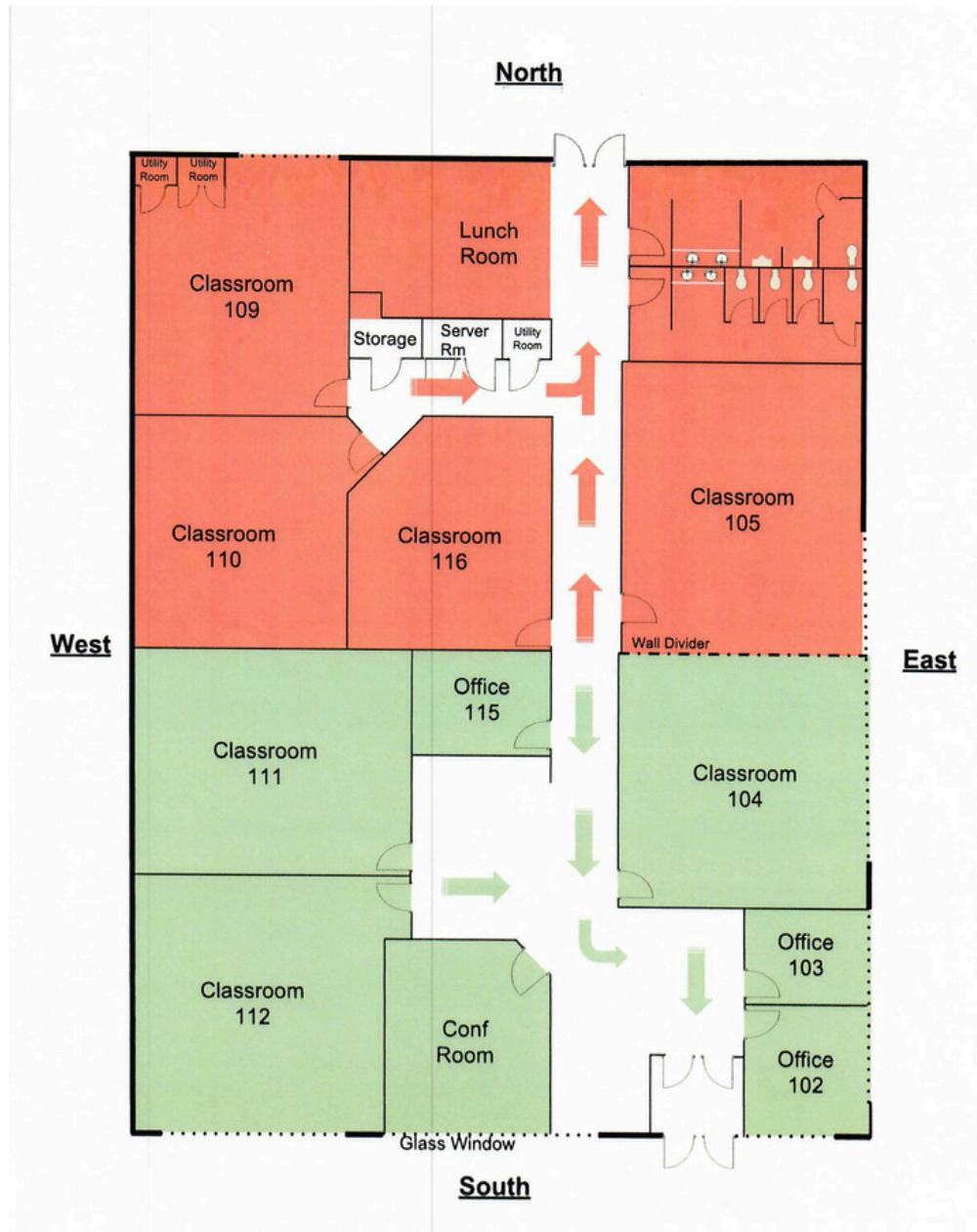
PROPERTY SUMMARY:

Year Built:	2006
Approx. SF:	8,663 SF +/-
Total Land Area:	1.04 AC +/-
Building Type:	Retail
Zoning:	Commercial
Parking:	225+/- spaces
Signage:	Jefferson St - NA
County:	Will
PIN:	05-06-09-409-042
Taxes (2022):	\$24,683

247 Brook Forest Ave : \$1,300,000



SITE PLAN



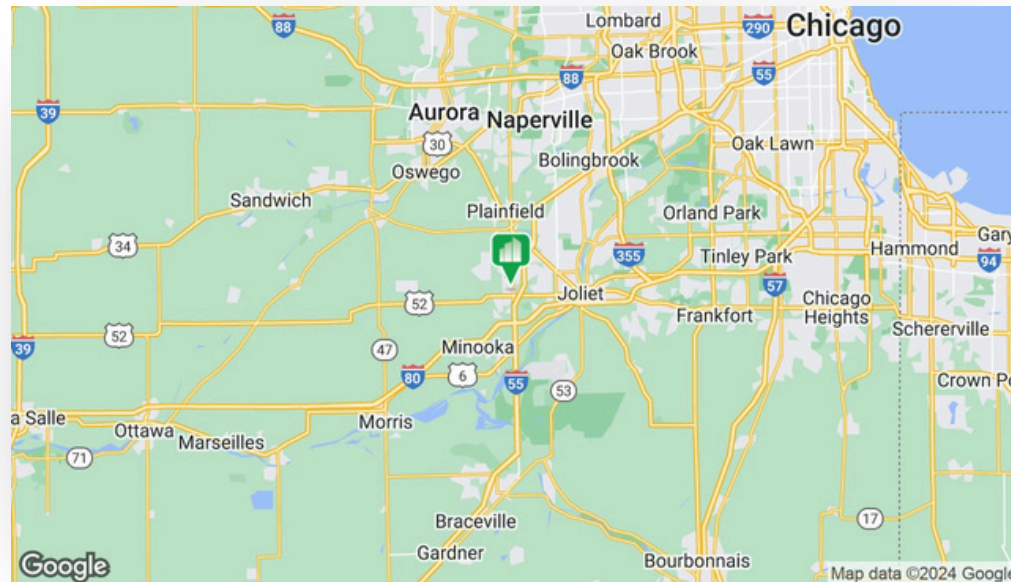
TENANT OVERVIEW

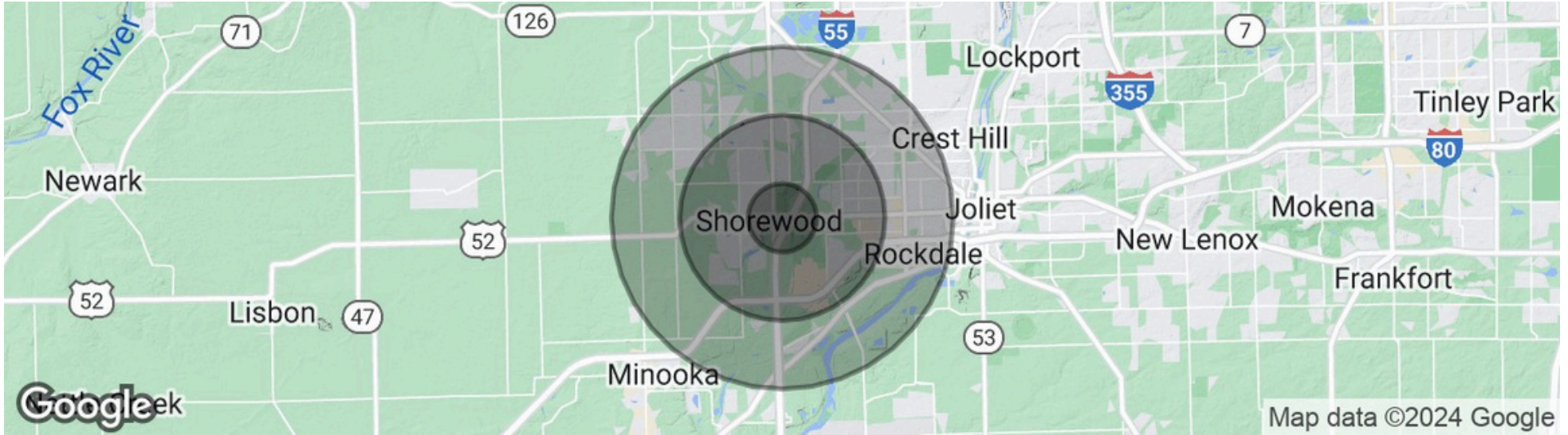


Guiding Light Academy is a non-public, ISBE approved therapeutic day program that provides intensive academic and therapeutic services to students 5 to 21 years of age that are in need of services which include Autism Spectrum Disorder, Intellectual Disability, OHI and other developmental disabilities.

The autism program was created by a team of highly skilled professionals, including certified and trained educators, therapist and operations manager.

Guiding Light Academy officially opened and welcomed students on June 17, 2014.





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,981	47,474	134,883
Average Age	38.5	36.3	35.2
Average Age (Male)	37.9	35.4	34.4
Average Age (Female)	39.3	36.5	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,830	16,119	45,713
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$86,150	\$86,996	\$80,784
Average House Value	\$204,563	\$215,500	\$220,240

* Demographic data derived from 2020 ACS - US Census

CONTACTS



Bill Caton, CIPS
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Founder, CEO, and Managing Broker of Caton Commercial Estate Group, Bill Caton, is an industry veteran. Bill specializes in commercial development, farmland sales, 1031 exchanges, and commercial and industrial leasing and sales. He lists and sells hotels, commercial land, farms, retail centers, and commercial lots. Bill has also in the area of multi-family master leasing and sales. He has developed a platform for innovative international concepts wishing to expand their operations into the United States.

Bill is actively involved in many commercial real estate associations, including the Northern Illinois Commercial Association of Realtors (NICAR), The Commercial Global Business Council, National Association of Realtors and more. He also regularly attends trade shows and industry events as part of his commitment to being a life long learner and providing exceptional client service through his depth and breath of knowledge and experience.



Zane McCartney
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Zane M. McCartney proudly serves as a Commercial Broker within Caton Commercial Real Estate Group. He has built a reputation for providing unique perspectives to economic challenges. Zane is exceptionally suited to partner with investment groups and healthcare entities on a range of real estate projects. Through in-depth analytical research and drawing on his industry expertise, he can illuminate solutions to complex real estate opportunities.

His early career in banking established a deep appreciation for finance and market analysis, which ultimately led him to a strategic position at a private equity group in Austin, Texas. Zane guided stakeholders in facilitating growth by brokering property acquisitions in critical markets for healthcare institutions. Additionally, he specialized in high-value divestment situations for organizations requiring assistance selling real estate assets in evolving markets. Zane's transition to commercial real estate is the product of years of experience developing a deep respect for how property owners and local municipalities impact the local, regional, and national economy.