

# AUTOMOTIVE/RETAIL/OFFICE INVESTMENT PORTFOLIO



Naperville | Downers Grove | Darien | Burr Ridge





# EXECUTIVE SUMMARY

## AUTOMOTIVE/RETAIL/OFFICE INVESTMENT PORTFOLIO

**OFFERING PRICE**

**\$15,500,000**



**7416 County Line Road  
Burr Ridge**



**1401 -1421  
Plainfield-Naperville Road  
Naperville**



**6710-6722 Route 83  
Darien**



**7201-7209 Lemont Road  
Downers Grove**

This prime 4-location commercial real estate portfolio is strategically located in the high-growth suburban markets of Naperville, Downers Grove, Darien, and Burr Ridge, IL. This diverse portfolio includes three retail centers anchored by well-established automotive businesses and a two-building office complex, offering a mix of stable income and long-term appreciation potential.

### Investment Highlights:

- **Property Types:** Three automotive-anchored retail centers & one two-building office complex
- **Prime Locations:** High-traffic, affluent suburban markets in the Chicago MSA
- **Stable Tenancy:** Long-term leases with established tenants in essential service industries
- **Total Portfolio Price:** \$15.5M

This offering presents an excellent opportunity for investors seeking stable cash flow, diversified asset types, and prime suburban real estate with growth potential. Contact us today for further details and financials.



**Eddie Palacios**

*Commercial Broker*

630.988.0412

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# PORTFOLIO LOCATIONS

**1401 - 1421  
Plainfield-Naperville Road  
Naperville**

**7201-7209 Lemont Road  
Downers Grove**

**6710-6722 Route 83  
Darien**

**7416 County Line Road  
Burr Ridge**

**Caton Commercial Real Estate Group**  
catoncommercial.com





# NAPERVILLE RETAIL CENTER

1401 – 1421 Plainfield – Naperville Road – Clocktower Square



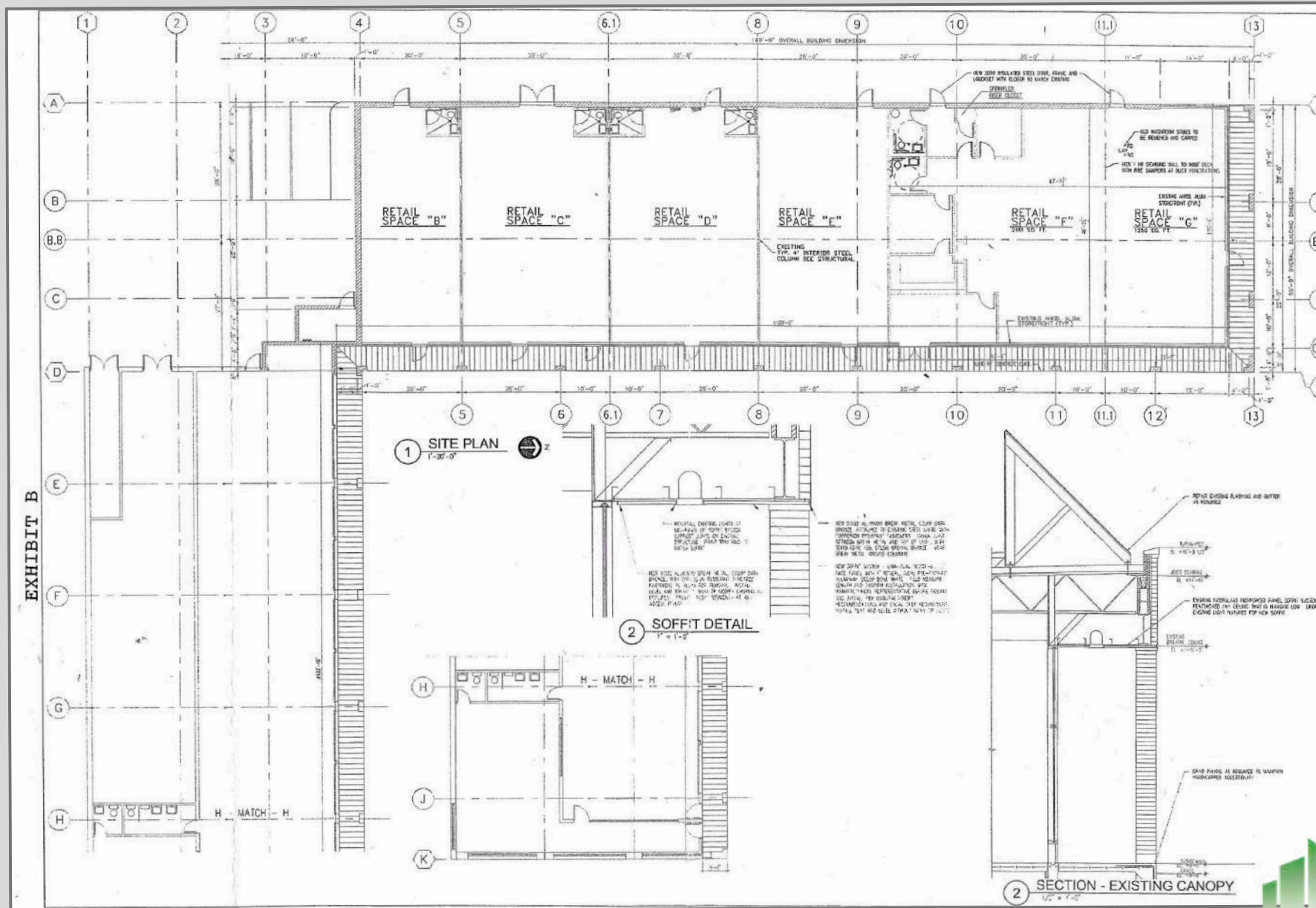
## CURRENT TENANTS:

Becker Auto Service	6,600 SF
Upscale Tail	1,000 SF
Bollywood Cafe	2,750 SF
Avkar Grocery	3,433 SF

Street Address	1401-1421 Plainfield – Naperville Road
Municipality	Naperville IL
County	DuPage County
Number of Buildings	1
Floors	1
Square Footage	15,283 SF
Number of Units	5
Tax Parcel	07-26-400-008
Total Land Area	1.65 acres
Zoning MT	Commercial (NEC)
Year Built	1988
Utilities	Municipal
Parking Lot	Asphalt
Parking Spaces	Ample

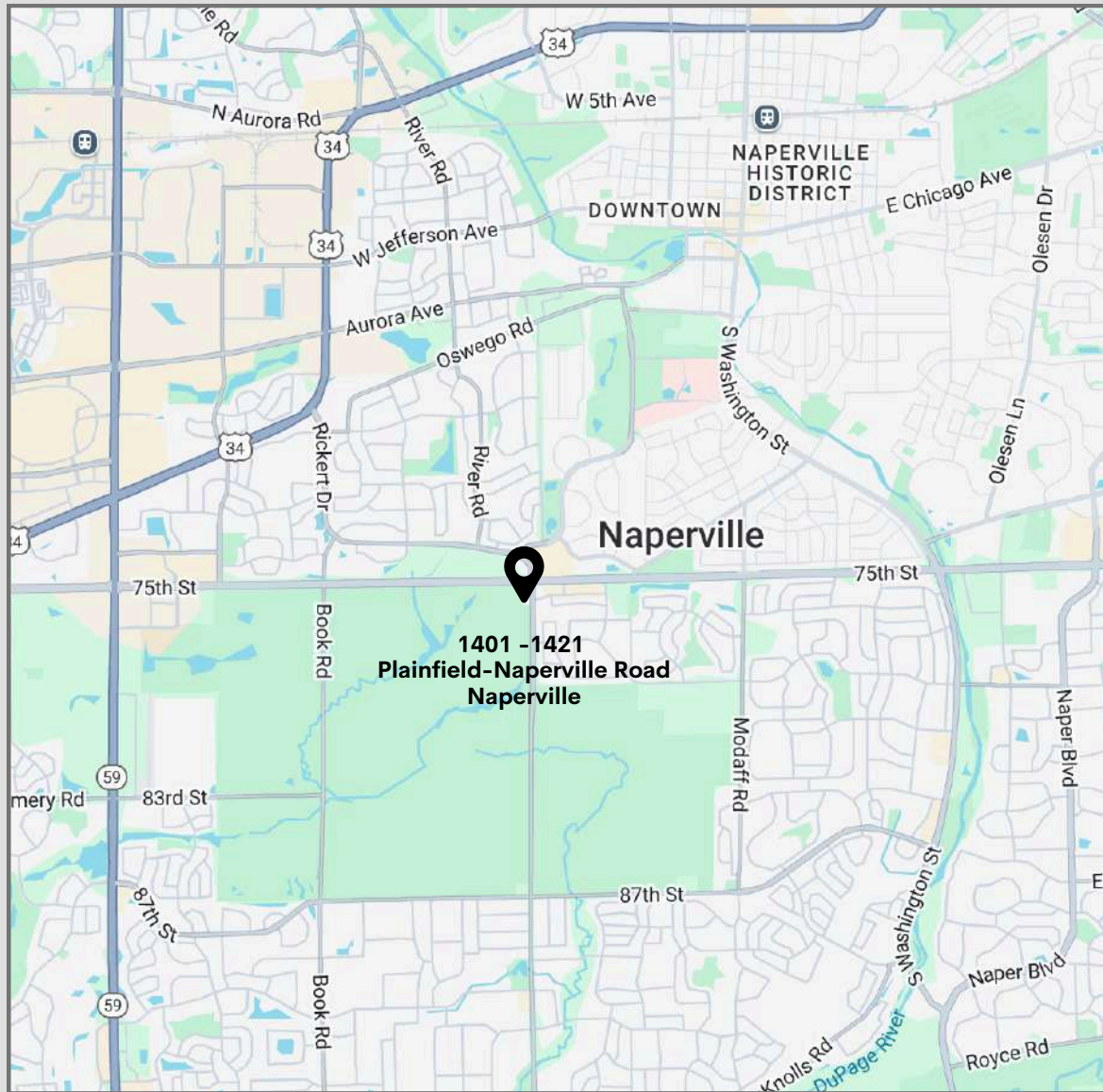
1401 – 1421 Plainfield – Naperville Road – Clocktower Square

## Floor Plan






# NAPERVILLE - DEMOGRAPHICS



Naperville, Illinois, is a premier retail destination, boasting the second-highest retail sales volume in the state, reaching \$4.5 billion in 2022. With a strong economy, high household incomes, and a growing population, the city continues to attract steady consumer demand and business growth. Its well-developed infrastructure and strategic location provide excellent accessibility, making it an ideal market for retailers.


## POPULATION

	1-MILE	3-MILE	5-MILE
	7,197	98,076	255,482


## AVERAGE AGE

	1-MILE	3-MILE	5-MILE
	42	40	39

## MEDIAN HOUSEHOLD INCOME

	1-MILE	3-MILE	5-MILE
	\$159,309	\$139,901	\$131,247

## MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
	\$485,085	\$459,112	\$433,164

# DOWNERS GROVE RETAIL CENTER

7201-7209 Lemont Road – Auto Mobil Center of Downers Grove



## CURRENT TENANTS:

Mavis Tire 3,864 SF

Beauty  
Companies of  
Chicago 2,116 SF

Mike's More  
Miles 3,910 SF



Street Address

7201-7209 Lemont Road

Municipality

Downers Grove

County

DuPage County

Number of Buildings

2

Floors

One

Square Footage

14,796 SF

Number of Units

2

Tax Parcel

09-29-110-013

Total Land Area

1.72 acres

Zoning MT

Commercial (NEC)

Year Built

1987

Utilities

Municipal

Parking Lot

Asphalt

Parking Spaces

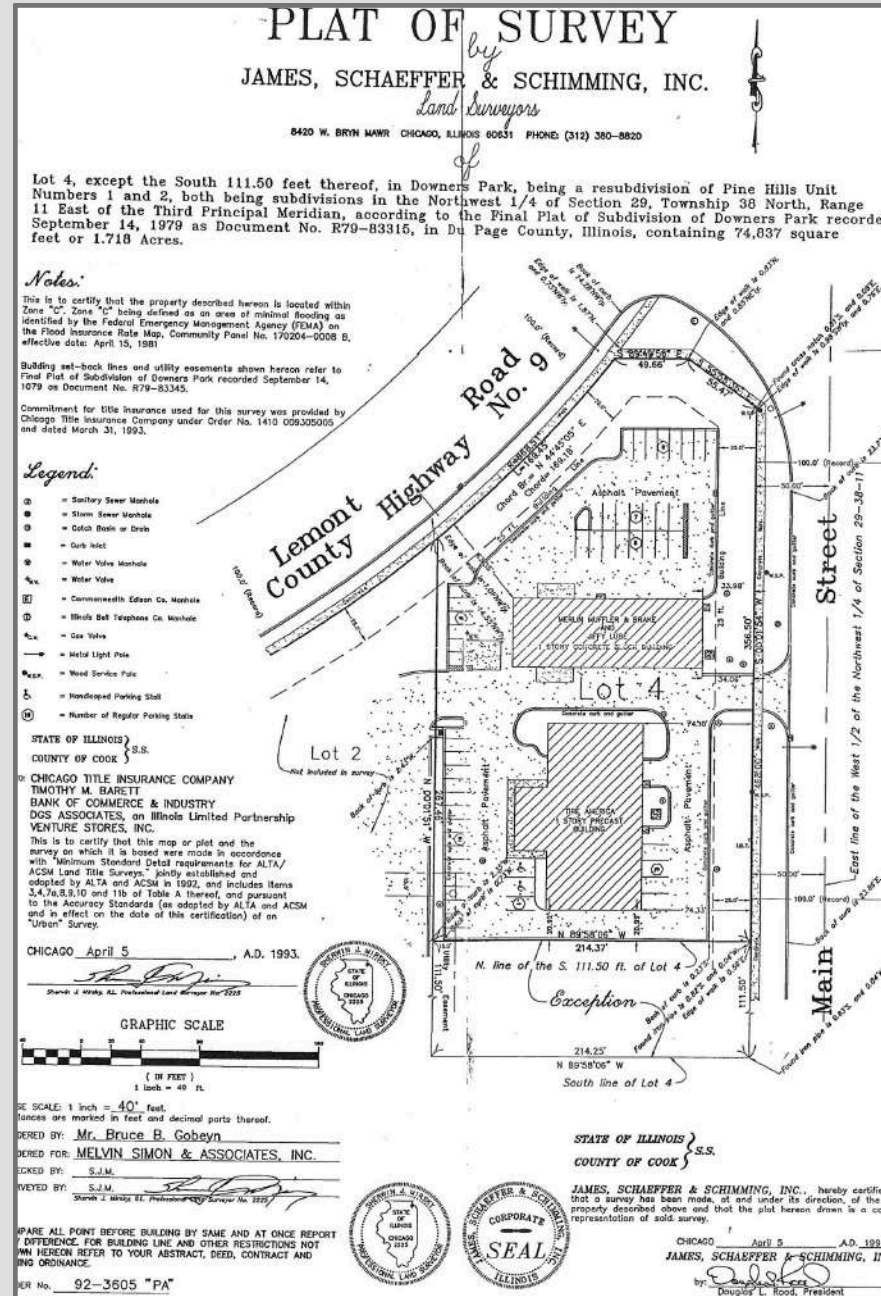
Adequate



# DOWNERS GROVE RETAIL CENTER

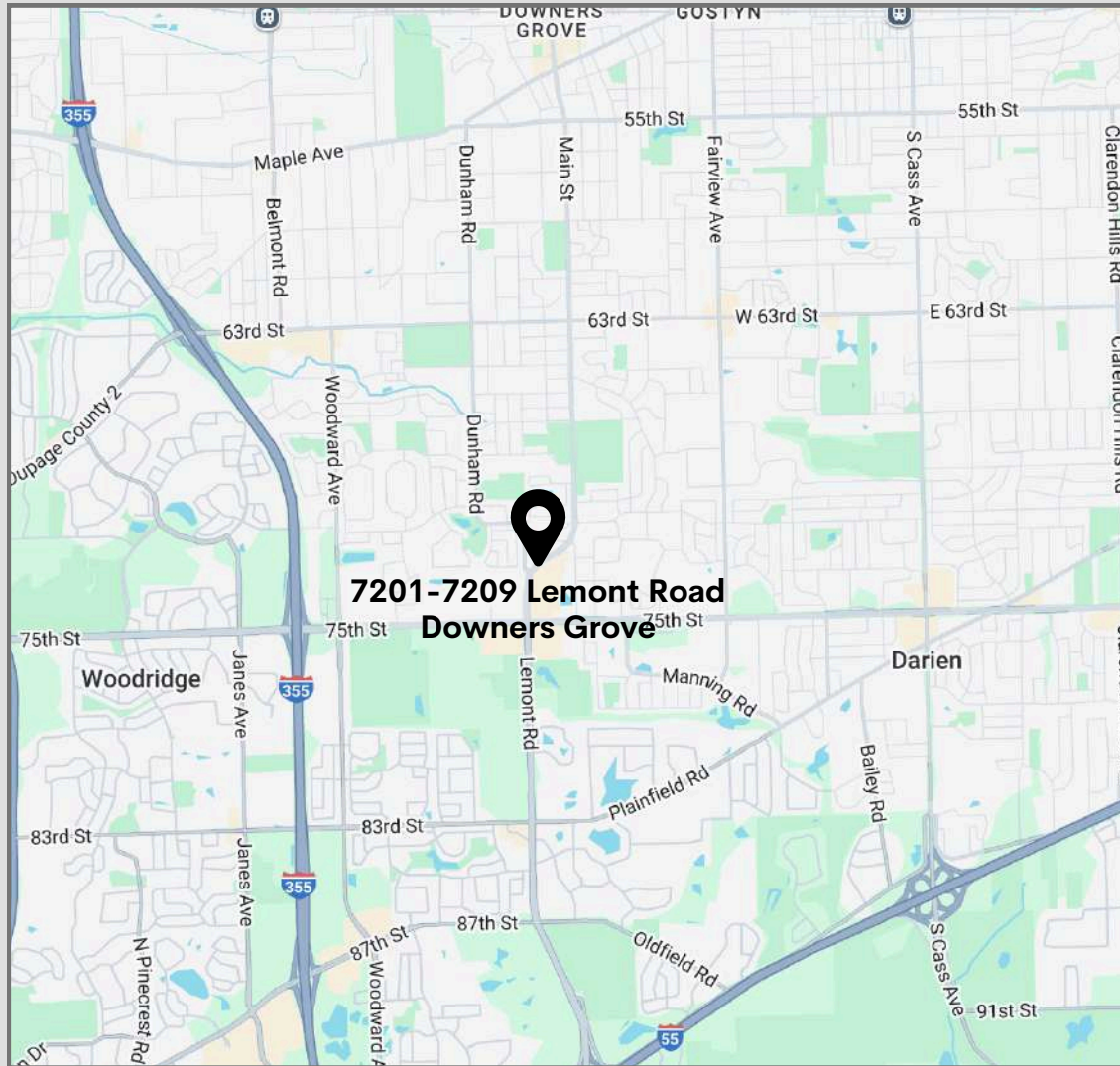
7201-7209 Lemont Road - Auto Mobil Center of Downers Grove

## SURVEY





# DOWNERS GROVE - DEMOGRAPHICS



Downers Grove, Illinois, is situated within a thriving retail trade area that spans from Bolingbrook to Oak Brook, generating approximately \$7.3 billion in annual revenue. The automotive sector is particularly robust, with the village capturing 18.5% of the area's \$1.8 billion automotive market. The region supports approximately 10,700 automotive jobs.

## POPULATION

	1-MILE	3-MILE	5-MILE
	11,195	107,143	228,481

## AVERAGE AGE

	1-MILE	3-MILE	5-MILE
	45	42	42

## MEDIAN HOUSEHOLD INCOME

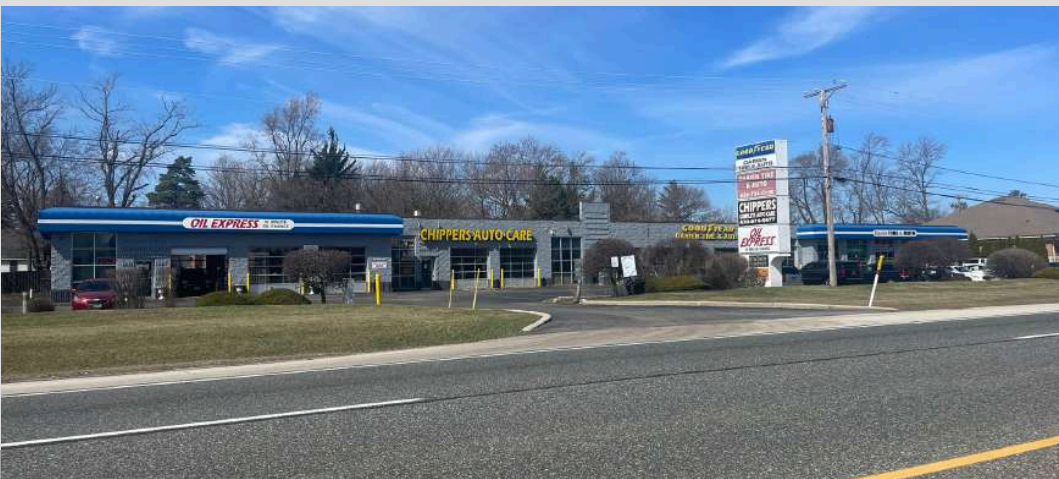
	1-MILE	3-MILE	5-MILE
	\$106,318	\$101,685	\$104,524

## MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
	\$386,975	\$383,052	\$401,744

# DARIEN RETAIL CENTER

6710-6722 Route 83 – Auto-Mobile Center of Darien



## CURRENT TENANTS:


Darien Tire & Auto 8,248 SF

Oil Express 1,800 SF


Street Address	6710-6722 Route 83
Municipality	Darien
County	DuPage County
Number of Buildings	1
Floors	One
Square Footage	12,316 SF
Tax Parcel	09-23-304-020/021/022/023
Total Land Area	1.2 acres
Zoning MT	Commercial
Year Built	1987
Utilities	Municipal
Parking Lot	Asphalt
Parking Spaces	Adequate




6710-6722 Route 83 – Auto-Mobile Center of Darien

PREPARED BY:  
  
**JOHN NELSON SURVEYORS**  
 206 W. 65TH ST.  
 OGDEN ILLINOIS, 60658  
 312-960-9019

# PLAT OF SURVEY

NORTH  
  
 SCALE: 1"=25'  
 10 54-610

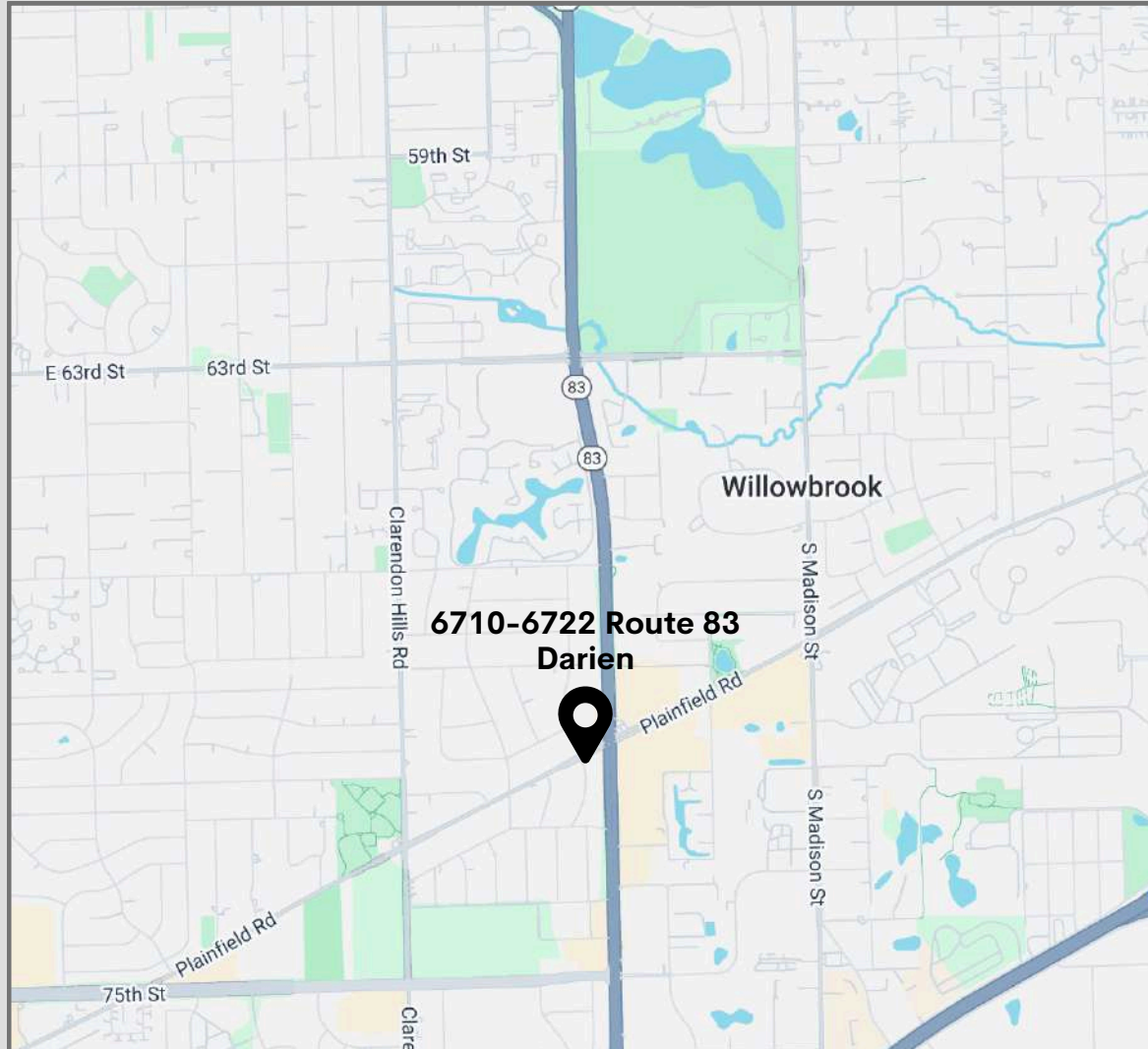
OF LOTS 3, 4, 5 AND 6, IN BLOCK 35, IN THE STATE VILLAGE UNIT NO. 5, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 23, (EXCEPT THAT PART THEREOF LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY KNOWN AS PLAINFIELD ROAD), ALSO THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, LYING NORTHERLY OF THE CENTERLINE OF SAID PLAINFIELD ROAD, ALL IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1944 AS DOC. #445116, IN DUPAGE COUNTY, ILLINOIS.



The plat shows a grid of lots. Lot 3 is 175.0' wide and 75.0' deep. Lot 4 is 175.0' wide and 75.0' deep. Lot 5 is 175.0' wide and 75.0' deep. Lot 6 is 175.0' wide and 75.0' deep. The total width is 525.0' and the total depth is 225.0'. There are various easements and lines shown, including a 6' utility easement, a 10' concrete curb, and a 10' blacktop. The plat is bounded by S. Line of 67th St. to the north, a line of 67th St. to the south, and a line of 67th St. to the east. The plat is also bounded by a line of 67th St. to the west.

THE PROPERTY SHOWN ON THIS PLAT IS IN ZONE "C" AREA OF MINOR FLOODING. PER FLOOD INSURANCE RATE MAP, COMMUNITY-BASED, RAINFALL EFFECTIVE DATE: FEBRUARY 1, 1990. 110750-0002 A, 110750-0002 B, 110750-0002 C, 110750-0002 D, 110750-0002 E, 110750-0002 F, 110750-0002 G, 110750-0002 H, 110750-0002 I, 110750-0002 J, 110750-0002 K, 110750-0002 L, 110750-0002 M, 110750-0002 N, 110750-0002 O, 110750-0002 P, 110750-0002 Q, 110750-0002 R, 110750-0002 S, 110750-0002 T, 110750-0002 U, 110750-0002 V, 110750-0002 W, 110750-0002 X, 110750-0002 Y, 110750-0002 Z, 110750-0002 AA, 110750-0002 AB, 110750-0002 AC, 110750-0002 AD, 110750-0002 AE, 110750-0002 AF, 110750-0002 AG, 110750-0002 AH, 110750-0002 AI, 110750-0002 AJ, 110750-0002 AK, 110750-0002 AL, 110750-0002 AM, 110750-0002 AN, 110750-0002 AO, 110750-0002 AP, 110750-0002 AQ, 110750-0002 AR, 110750-0002 AS, 110750-0002 AT, 110750-0002 AU, 110750-0002 AV, 110750-0002 AW, 110750-0002 AX, 110750-0002 AY, 110750-0002 AZ, 110750-0002 BA, 110750-0002 BB, 110750-0002 BC, 110750-0002 BD, 110750-0002 BE, 110750-0002 BF, 110750-0002 BG, 110750-0002 BH, 110750-0002 BI, 110750-0002 BJ, 110750-0002 BK, 110750-0002 BL, 110750-0002 BM, 110750-0002 BN, 110750-0002 BO, 110750-0002 BP, 110750-0002 BQ, 110750-0002 BR, 110750-0002 BS, 110750-0002 BT, 110750-0002 BU, 110750-0002 BV, 110750-0002 BW, 110750-0002 BX, 110750-0002 BY, 110750-0002 BZ, 110750-0002 CA, 110750-0002 CB, 110750-0002 CC, 110750-0002 CD, 110750-0002 CE, 110750-0002 CF, 110750-0002 CG, 110750-0002 CH, 110750-0002 CI, 110750-0002 CJ, 110750-0002 CK, 110750-0002 CL, 110750-0002 CM, 110750-0002 CN, 110750-0002 CO, 110750-0002 CP, 110750-0002 CQ, 110750-0002 CR, 110750-0002 CS, 110750-0002 CT, 110750-0002 CU, 110750-0002 CV, 110750-0002 CW, 110750-0002 CX, 110750-0002 CY, 110750-0002 CZ, 110750-0002 DA, 110750-0002 DB, 110750-0002 DC, 110750-0002 DD, 110750-0002 DE, 110750-0002 DF, 110750-0002 DG, 110750-0002 DH, 110750-0002 DI, 110750-0002 DJ, 110750-0002 DK, 110750-0002 DL, 110750-0002 DM, 110750-0002 DN, 110750-0002 DO, 110750-0002 DP, 110750-0002 DQ, 110750-0002 DR, 110750-0002 DS, 110750-0002 DT, 110750-0002 DU, 110750-0002 DV, 110750-0002 DW, 110750-0002 DX, 110750-0002 DY, 110750-0002 DZ, 110750-0002 EA, 110750-0002 EB, 110750-0002 EC, 110750-0002 ED, 110750-0002 EE, 110750-0002 EF, 110750-0002 EG, 110750-0002 EH, 110750-0002 EI, 110750-0002 EJ, 110750-0002 EK, 110750-0002 EL, 110750-0002 EM, 110750-0002 EN, 110750-0002 EO, 110750-0002 EP, 110750-0002 EQ, 110750-0002 ER, 110750-0002 ES, 110750-0002 ET, 110750-0002 EU, 110750-0002 EV, 110750-0002 EW, 110750-0002 EX, 110750-0002 EY, 110750-0002 EZ, 110750-0002 FA, 110750-0002 FB, 110750-0002 FC, 110750-0002 FD, 110750-0002 FE, 110750-0002 FF, 110750-0002 FG, 110750-0002 FH, 110750-0002 FI, 110750-0002 FJ, 110750-0002 FK, 110750-0002 FL, 110750-0002 FM, 110750-0002 FN, 110750-0002 FO, 110750-0002 FP, 110750-0002 FQ, 110750-0002 FR, 110750-0002 FS, 110750-0002 FT, 110750-0002 FU, 110750-0002 FV, 110750-0002 FW, 110750-0002 FX, 110750-0002 FY, 110750-0002 FZ, 110750-0002 GA, 110750-0002 GB, 110750-0002 GC, 110750-0002 GD, 110750-0002 GE, 110750-0002 GF, 110750-0002 GG, 110750-0002 GH, 110750-0002 GI, 110750-0002 GJ, 110750-0002 GK, 110750-0002 GL, 110750-0002 GM, 110750-0002 GN, 110750-0002 GO, 110750-0002 GP, 110750-0002 GQ, 110750-0002 GR, 110750-0002 GS, 110750-0002 GT, 110750-0002 GU, 110750-0002 GV, 110750-0002 GW, 110750-0002 GX, 110750-0002 GY, 110750-0002 GZ, 110750-0002 HA, 110750-0002 HB, 110750-0002 HC, 110750-0002 HD, 110750-0002 HE, 110750-0002 HF, 110750-0002 HG, 110750-0002 HH, 110750-0002 HI, 110750-0002 HJ, 110750-0002 HK, 110750-0002 HL, 110750-0002 HM, 110750-0002 HN, 110750-0002 HO, 110750-0002 HP, 110750-0002 HQ, 110750-0002 HR, 110750-0002 HS, 110750-0002 HT, 110750-0002 HU, 110750-0002 HV, 1107

# DARIEN - DEMOGRAPHICS



Darien, Illinois, is a thriving retail hub with strong consumer spending, reporting over \$546 million in annual retail sales. Strategically located along the high-traffic Route 83 corridor, the area benefits from excellent visibility and accessibility, with proximity to major highways like I-55 and I-355. The region's well-established automotive sector and strong retail demand make it an ideal location for businesses seeking high customer traffic.

## POPULATION

	1-MILE	3-MILE	5-MILE
	9,750	97,088	213,028

## AVERAGE AGE

	1-MILE	3-MILE	5-MILE
	48	44	43

## MEDIAN HOUSEHOLD INCOME

	1-MILE	3-MILE	5-MILE
	\$99,657	\$112,368	\$115,455

## MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
	\$379,326	\$471,445	\$469,521





# BURR RIDGE CENTER

2 Building Office Complex – 7416 County Line Road



## CURRENT TENANTS:

United Caregivers	947 SF
Activa Physical Therapy	2,094 SF
Exit Realty Redefined	1,017 SF
Federated Tax Service	2,128 SF

Street Address	7416 County Line Road
Municipality	Burr Ridge
County	DuPage County
Number of Buildings	2-Building Office Complex
Square Footage	6,424 SF
Number of Units	4 units
Total Land Area	1.46 acres
Zoning MT	Commercial/Office
Year Built	1999
Utilities	Municipal
Parking Lot	Asphalt

# BURR RIDGE CENTER

2 Building Office Complex – 7420 County Line Road



## PROPERTY DESCRIPTION:

- Main Entrance w/open reception desk & waiting area
- 13 individual office suites
- Shared conference rooms
- Shared washrooms
- ADA accessible

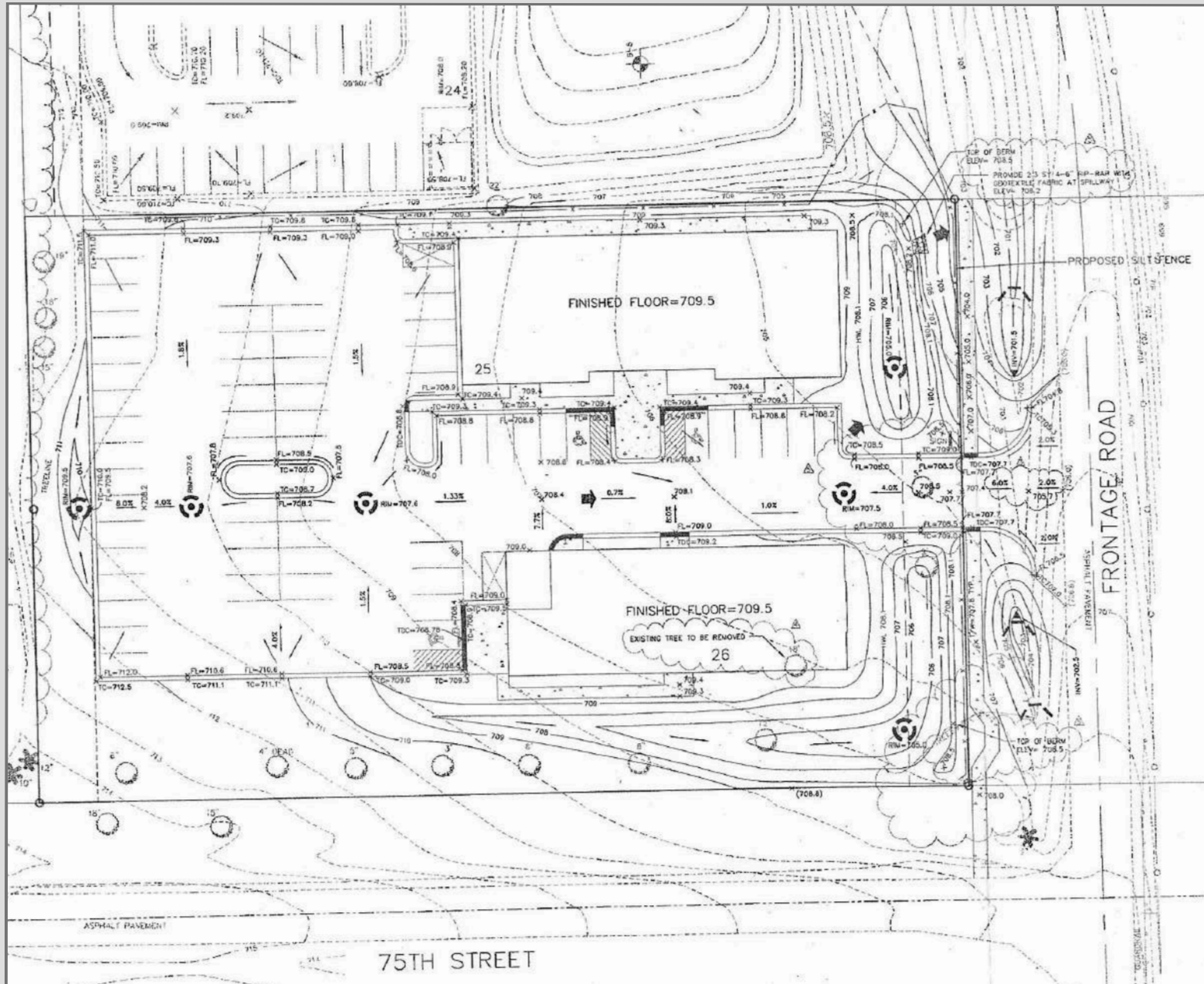
Street Address	7420 County Line Road
Municipality	Burr Ridge
County	DuPage County
Number of Buildings	2-Building Office Complex
Square Footage	5,119 SF
Number of Units	13 shared office suites
Total Land Area	1.46 acres
Zoning MT	Commercial/Office
Year Built	1998
Utilities	Municipal
Parking Lot	Asphalt



# BURR RIDGE CENTER

2 Building Office Complex

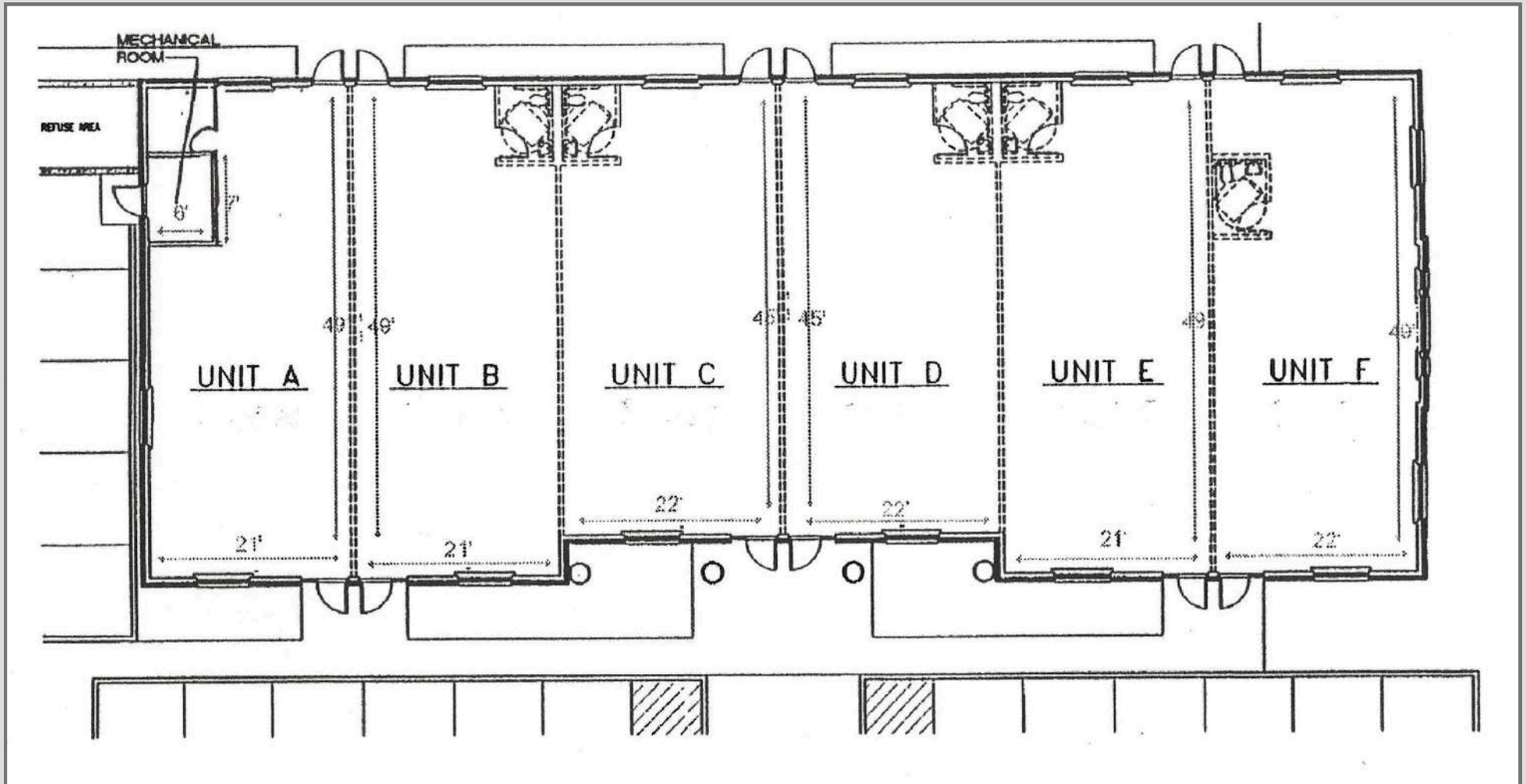
## SURVEY



# BURR RIDGE CENTER

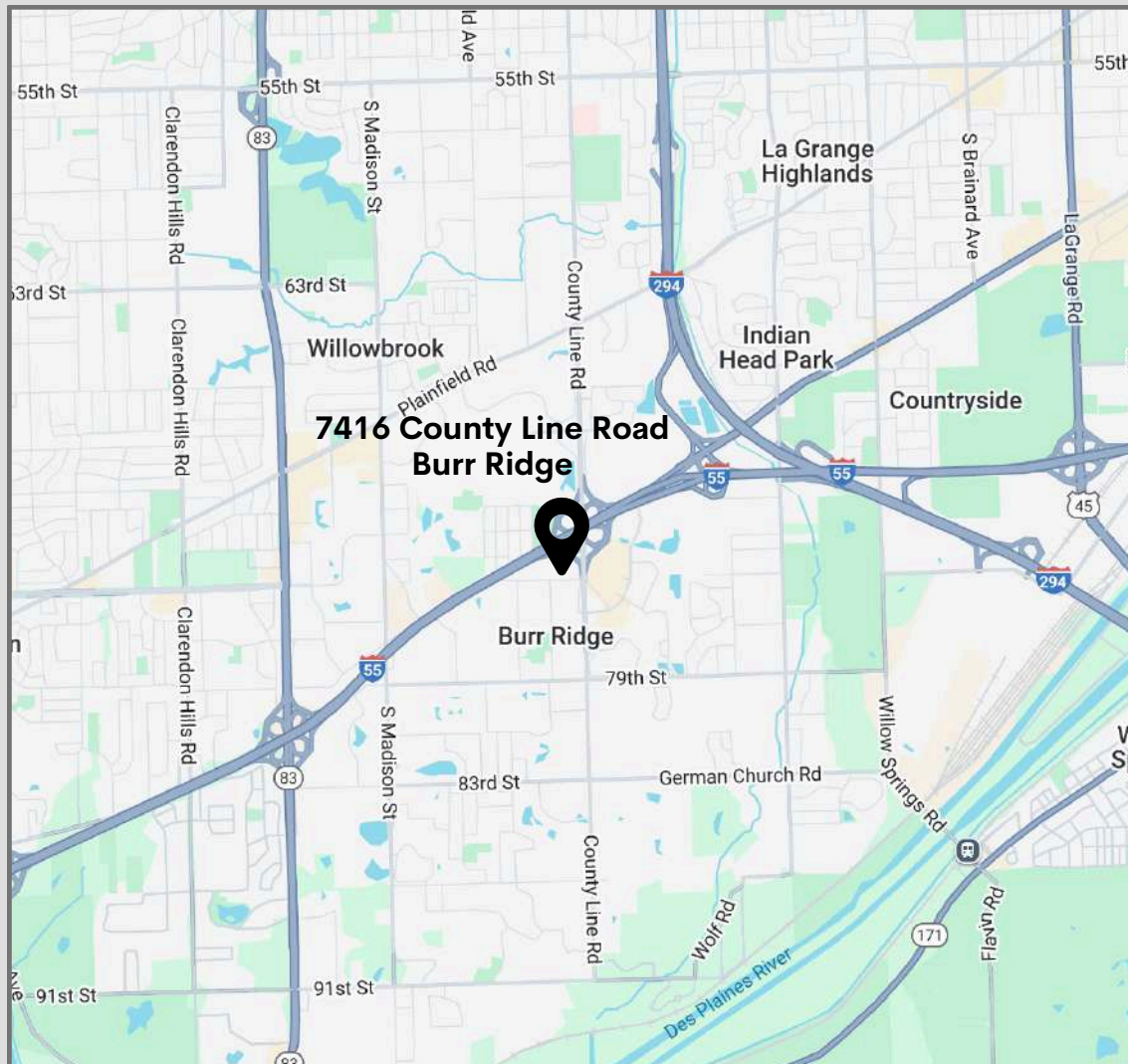
2 Building Office Complex

## FLOOR PLAN






# BURR RIDGE - DEMOGRAPHICS




Burr Ridge, Illinois, is a premier suburban office market known for its strategic location, business-friendly environment, and high-quality corporate presence. Positioned near I-55 and I-294, the area offers seamless connectivity to Chicago and the surrounding suburbs, making it an attractive destination for businesses seeking accessibility and convenience. With a strong economic base, an affluent community, and a well-maintained professional atmosphere, Burr Ridge continues to attract companies across various industries.


## POPULATION

	1-MILE	3-MILE	5-MILE
	4,526	97,088	185,105


## AVERAGE AGE

	1-MILE	3-MILE	5-MILE
	54	46	43

## MEDIAN HOUSEHOLD INCOME

	1-MILE	3-MILE	5-MILE
	\$160,722	\$113,772	\$109,940

## MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
	\$645,443	\$456,337	\$450,141

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