

Fee Simple NNN Investment in Illinois

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Investment Overview

- **Commercial Plus, LLC** is proud to present the fee-simple interest in an express car wash site in Central Illinois
- The asset is **one of four** Central Illinois site available **individually or as a portfolio**
- The property is subject to a **20-year absolute triple-net (NNN) lease**, set to expire on **March 12, 2044**
- **100% Bonus Depreciation in Year One of Ownership:** Front-load your tax savings while collecting rent
- **Corporate-Backed Guarantee:** Lease obligations secured by a proven operator
- Management is seeking a complete sale of the **real estate and existing lease**

Site Characteristics

Lot Size	1.08 +/- AC
County	LaSalle County
APN	14-36-369-000
Zoning	Commercial (General)
Building Size	5,400 +/- SQ FT
Frontage	250 +/- FT
Traffic Count	8,000 +/- VPD

2950 Fairfield Lane Ottawa, Illinois 61350



Site Highlights

Extensive Frontage: Offers excellent visibility and convenient access, allowing for prime coverage and large presence to consumers

Proximity to Interstate 80: Provides strong regional connectivity and extensive market penetration to commuter and commercial traffic

Dense Retail Trade Area: Located in an established retail corridor that includes national brands such as Walmart Supercenter, UPS, and Starbucks

Convenient Ingress/Egress Points: Site offers multiple entry and exit points for customers, allowing customer convenience and high throughput business operations



For more information, please submit a [Non-Disclosure Agreement](#).