

SINGLE-TENANT NET-LEASED HEALTHCARE INVESTMENT PROPERTY



Caravel Autism Therapy
2323 Fargo Blvd Geneva, IL 60134
(Chicago MSA)



RETAIL PROPERTY FOR SALE

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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject To Offer
2026 NOI:	\$203,604
Building Size:	10,452 SF
Lot Size:	1.36 Acres
Year Built:	1996
Zoning:	B1
Market:	West Suburbs
Parking:	35 Spaces
VPD:	Approx. 31,400 VPD

Property Overview

2323 Fargo Boulevard presents investors with the opportunity to acquire a 10,452-square-foot, single-tenant freestanding healthcare services asset in Geneva, Illinois. The building is 100% occupied by Caravel Autism Health, a specialized provider of autism diagnostic evaluations and ABA therapy for children. The Property is operated under a net lease structure, with tenant responsible for real estate taxes, operating expenses, utilities, and certain shared easement maintenance costs, providing investors with a passive income profile and limited landlord expense exposure. Caravel has leased at the Property since 2021 and recently extended its lease through May 31, 2029, with two (2) additional three-year renewal options, demonstrating continued commitment to the location. Located just off South Randall Road (~31,400 VPD), the Property benefits from monument signage visibility along Randall Road, along Geneva’s primary commercial corridor, surrounded by a strong retail presence that drives consistent consumer traffic and reinforces the area’s long-term real estate fundamentals. With contractual rent growth, a specialized service-based tenant, and a net lease structure in place, the offering provides investors with stable in-place cash flow backed by a mission-critical healthcare/education use in an established, high-income Fox Valley trade area. Neighboring retailers include Target, Jewel-Osco, ALDI, The Home Depot, Best Buy, PetSmart, Ross Dress for Less, Sierra, Dick’s Sporting Goods, and Fresh Thyme Market.

Property Highlights

- Net Lease Structure: Tenant is responsible for real estate taxes, operating expenses, utilities, and certain shared easement maintenance costs, limiting landlord expense exposure
- Lease features scheduled rent increases through the remaining term, providing investors with growing in-place cash flow
- The Property benefits from monument signage visibility along Randall Road (~31,400 VPD), Geneva’s primary commercial corridor, surrounded by an abundance of national retailers including grocers, soft goods retailers, and service oriented business

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Tenant Overview

Company:	Caravel Autism Health
Founded:	2009
Locations:	70+
Lease Expiration:	5/31/2029
Lease Rate:	\$19.48 PSF NNN
Annual Escalations:	2.5%
Options:	Two (2) 3-Year Options
Headquarters:	Green Bay, WI
Website:	www.caravelautism.com

Rent Schedule

Lease Years	PSF	Annual Base Rent
6/1/26 - 5/31/27	\$19.48	\$203,604
6/1/27 - 5/31/28	\$19.97	\$208,692
6/1/28 - 5/31/29	\$20.47	\$213,912

**The option periods calls for 2.5% annual rent escalations*

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LOCATION INFORMATION

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PROPERTY DESCRIPTION



Location Description

The Property is located at 2323 Fargo Boulevard in Geneva, Illinois, just off South Randall Road, one of the area's primary commercial corridors with traffic counts of approximately 31,400 vehicles per day. Geneva is an established and affluent Fox Valley market supported by a strong demographic profile, including a median household income of approximately \$144,341 and a highly educated residential base, with 63.8% of residents holding a bachelor's degree or higher. The area benefits from a strong retail presence, with Geneva's broader commercial base featuring more than 100 retail shops, 75 restaurants, three (3) hotels/inns, and multiple annual festivals that draw consumers from throughout the region. The property sits approximately 40 miles west of downtown Chicago.

The Property is well positioned for a medical and healthcare services with strong visibility, accessibility, and proximity to established consumer traffic drivers. Located within Geneva's primary retail node, the surrounding trade area features a critical mass of national retailers that reinforces the corridor's long-term commercial appeal and provides a convenient destination for patients, families, employees, and visitors. Neighboring retailers include Target, Jewel-Osco, Trader Joe's, ALDI, The Home Depot, Best Buy, PetSmart, Ross Dress for Less, Sierra, Dick's Sporting Goods, and Fresh Thyme Market, among many others.

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RETAILER MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies,

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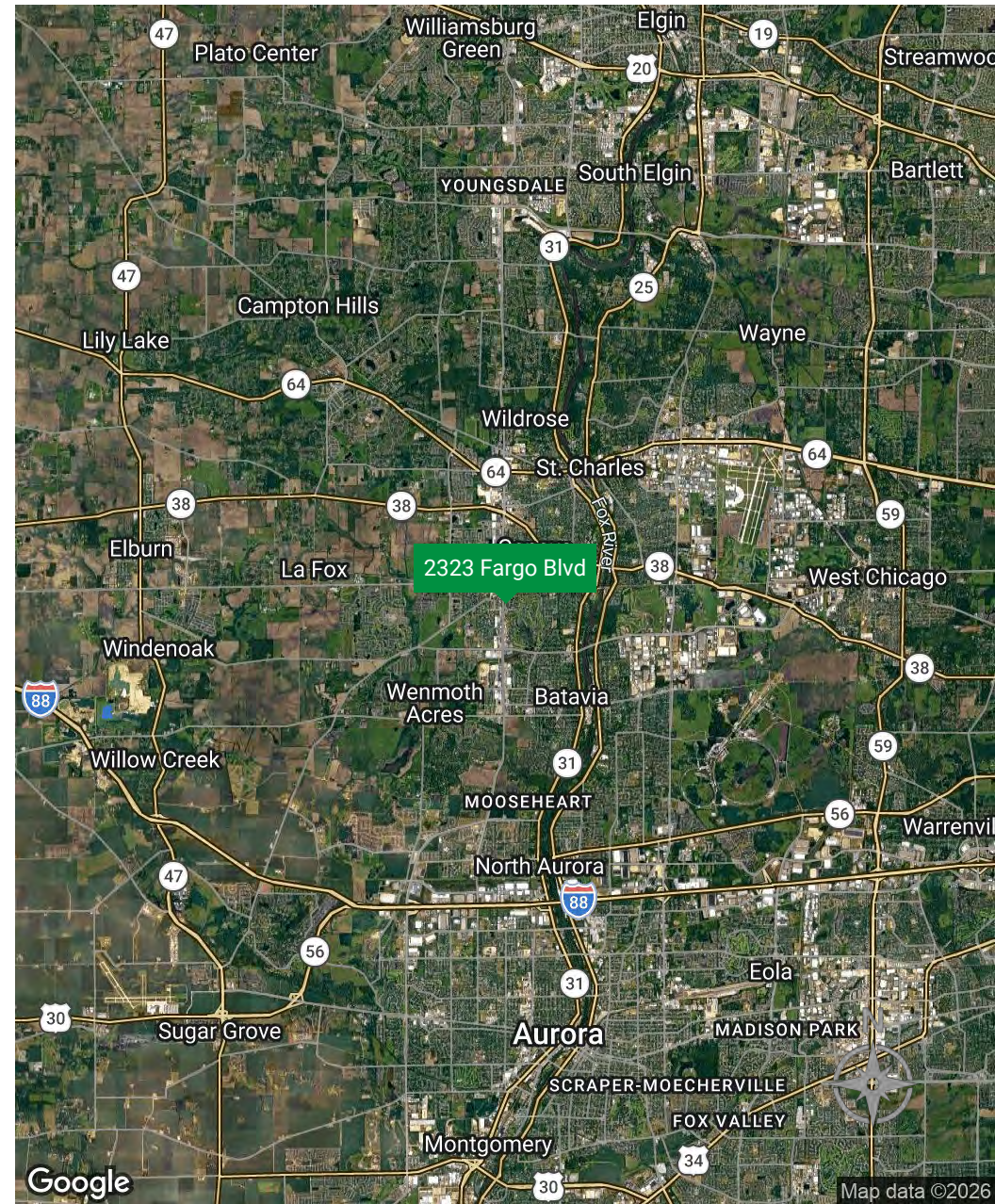
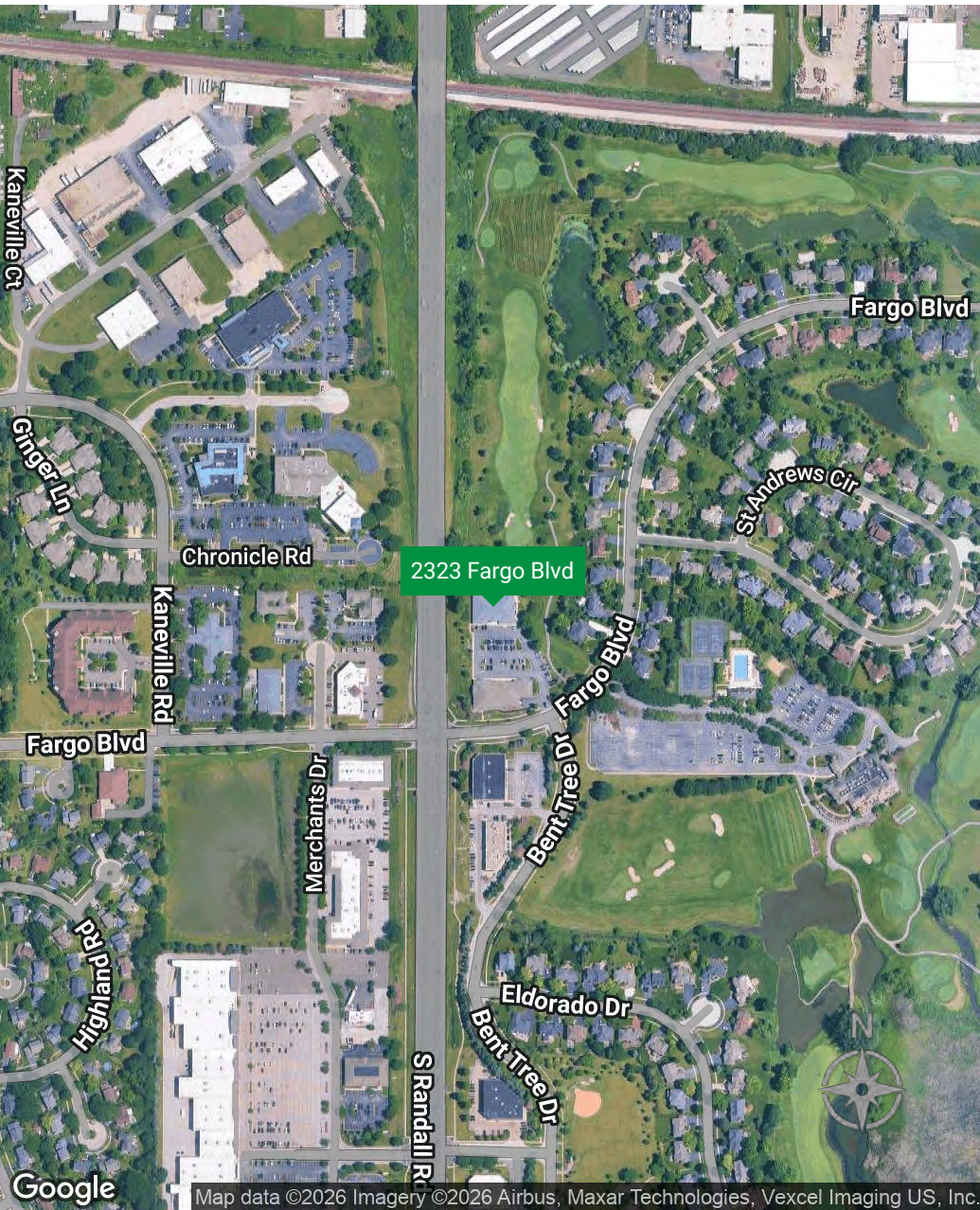
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LOCATION MAP



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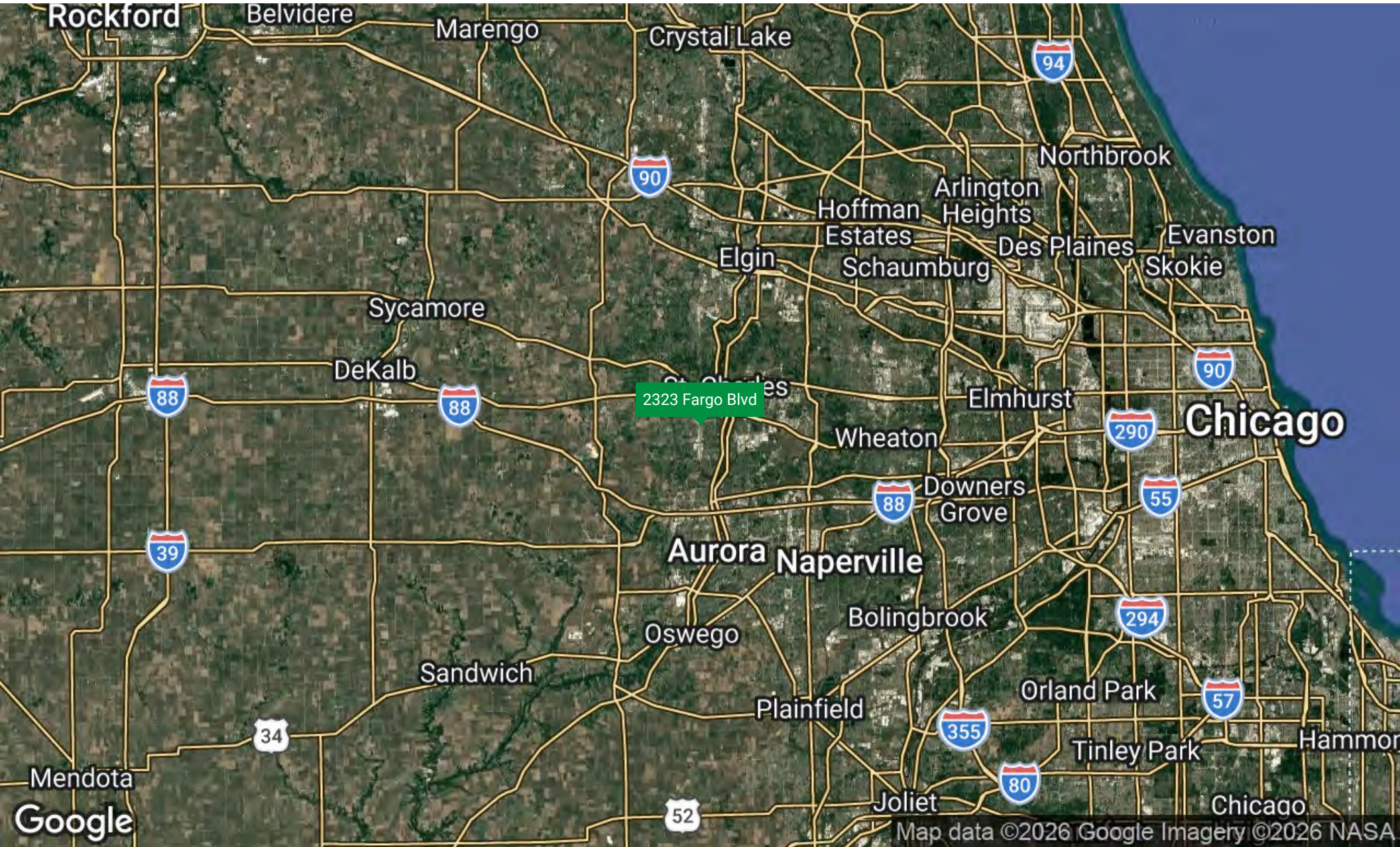
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AERIAL MAP



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An aerial photograph of a suburban neighborhood, featuring a large green number '3' overlaid in the center. The scene includes a multi-lane road with traffic, a large building with a parking lot, and a residential area with houses and trees.

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DEMOGRAPHICS

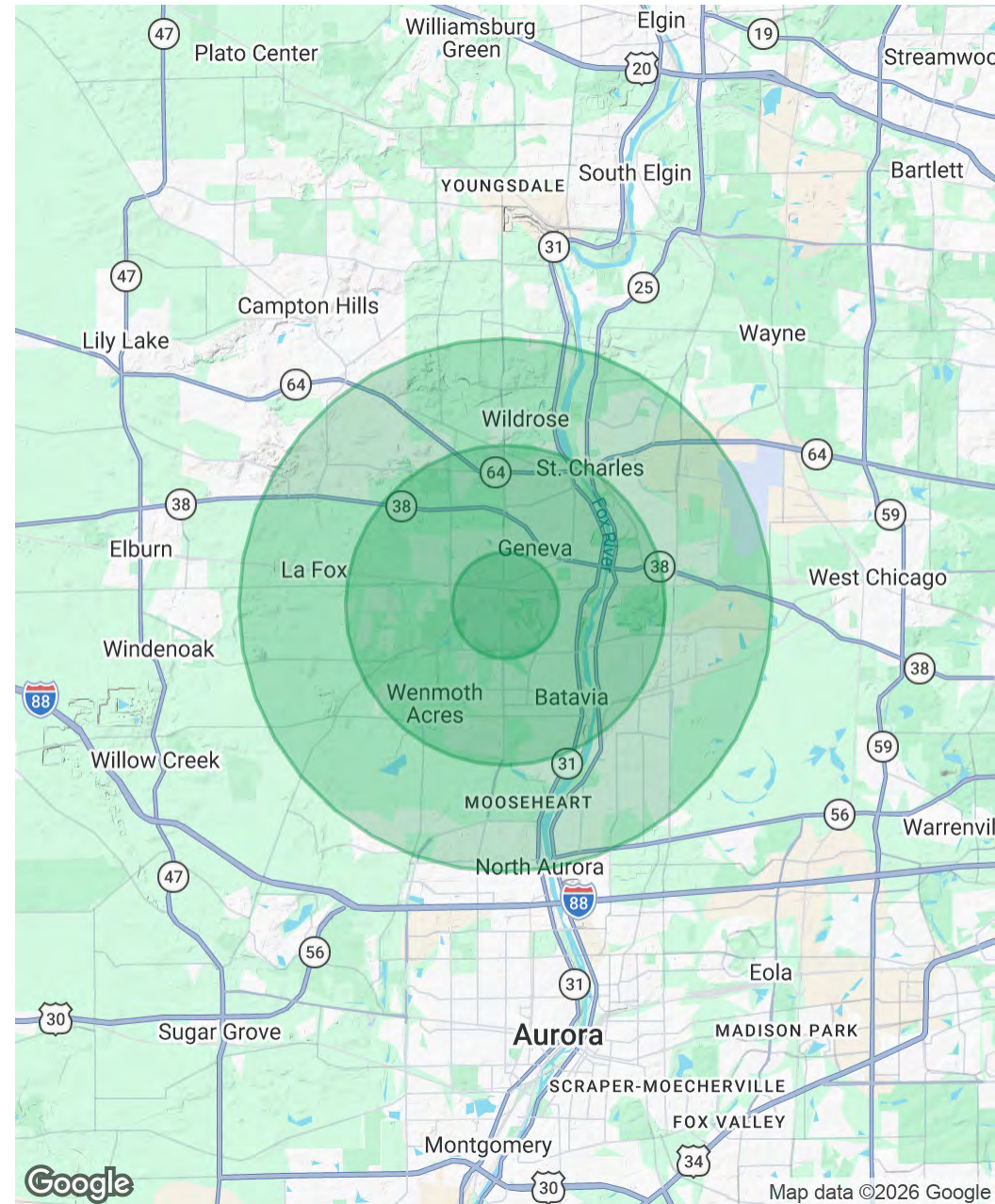
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,710	56,396	120,317
Average Age	43.1	40.3	38.9
Average Age (Male)	42.1	39.4	38.1
Average Age (Female)	43.5	41.0	39.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,004	20,866	42,988
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$132,789	\$106,500	\$108,769
Average House Value	\$411,474	\$345,543	\$359,313

2020 American Community Survey (ACS)



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CARAVEL AUTISM HEALTH

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