

FOR SALE

WOODSTOCK SQUARE MALL

110 SOUTH JOHNSON STREET, WOODSTOCK, IL 60098



FOR SALE

PRESENTED BY:

DAVID PIOTROWSKI

Senior Commercial Broker

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475.155906, IL

KELLER WILLIAMS REALTY PARTNERS

700 Busse Hwy

Park Ridge, IL 60068



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110 SOUTH JOHNSON STREET

PROPERTY INFORMATION

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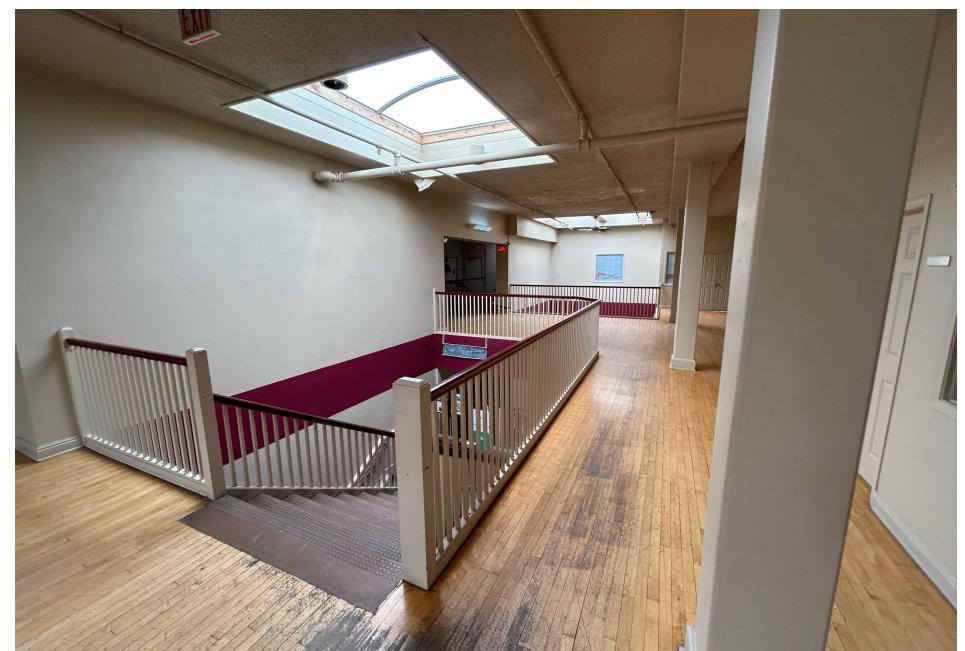
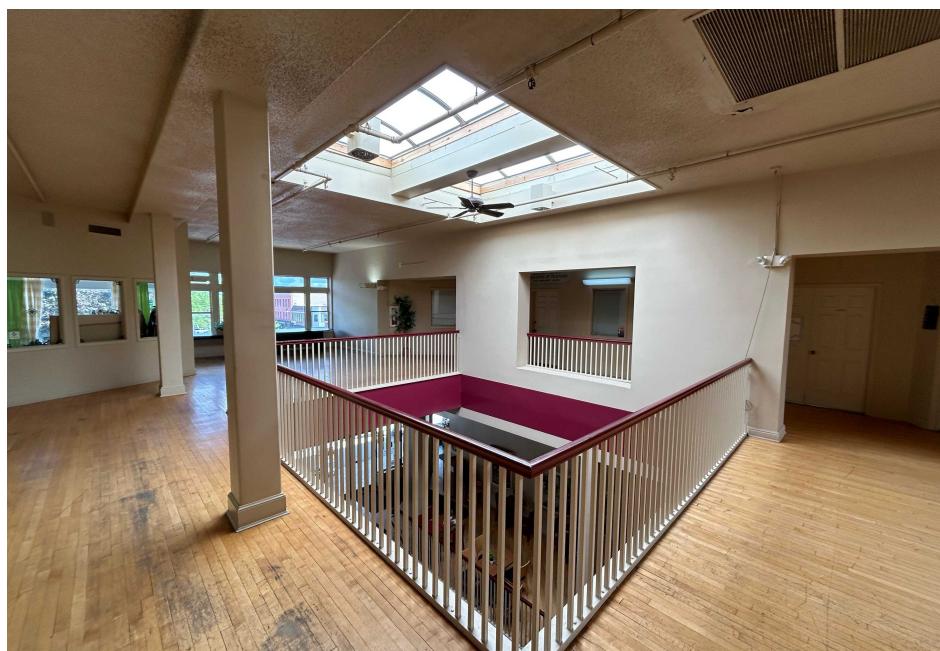
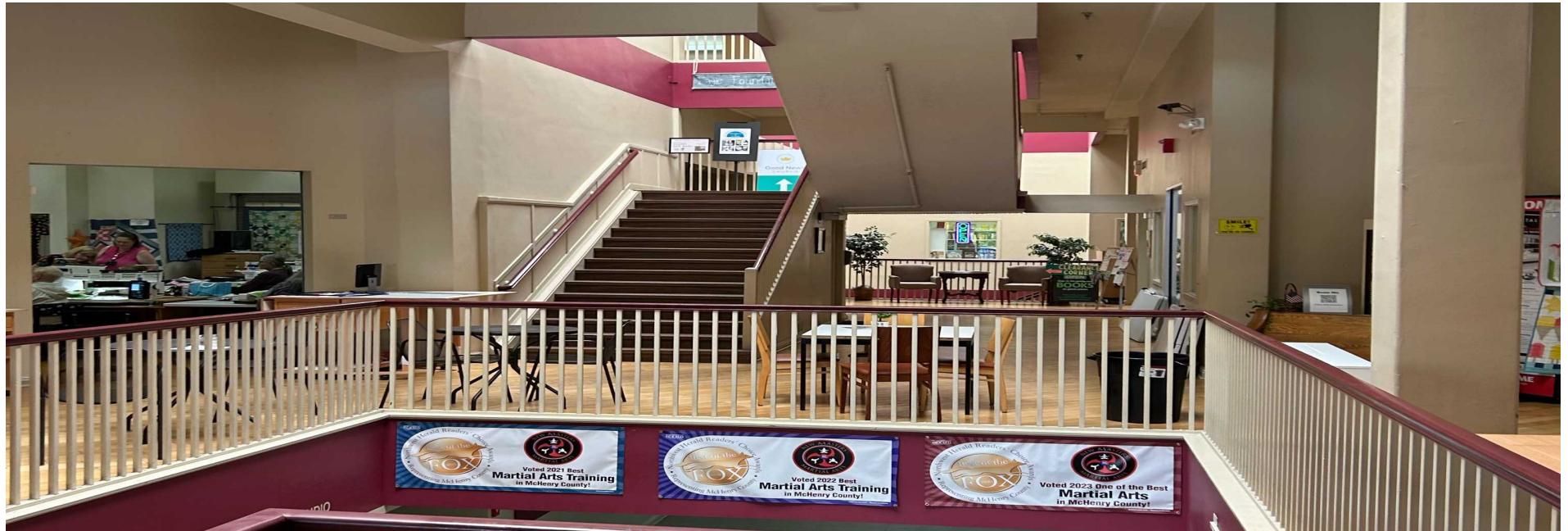
PROPERTY PHOTOS

110 SOUTH JOHNSON STREET



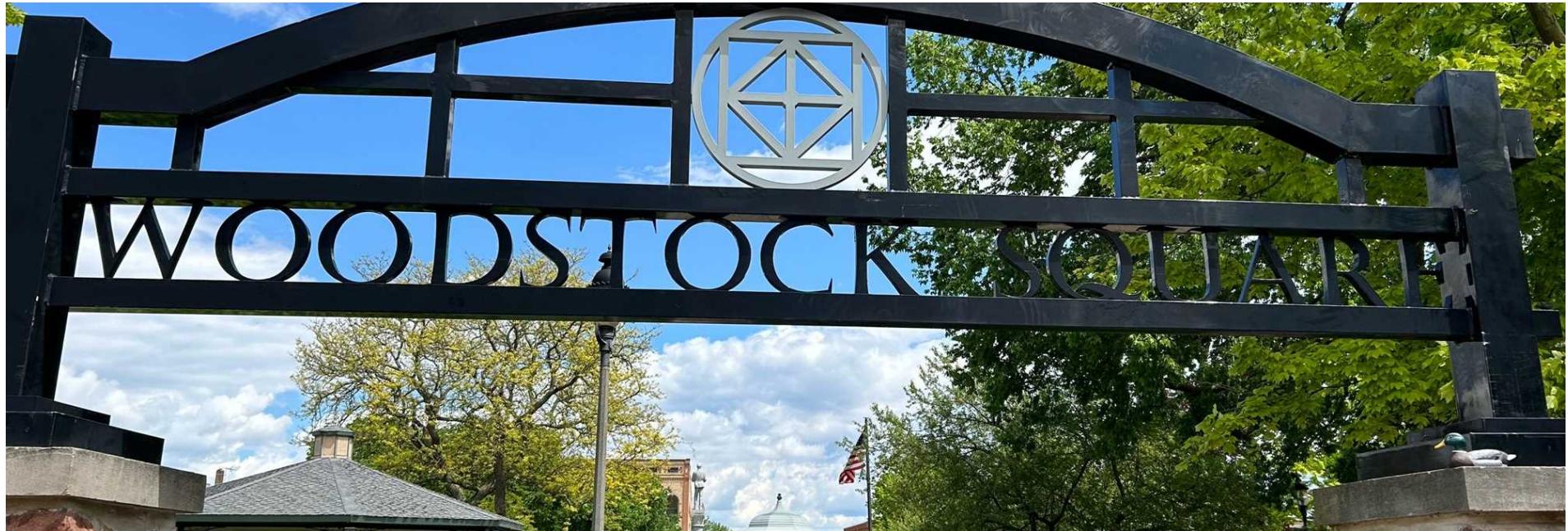
PROPERTY PHOTOS

110 SOUTH JOHNSON STREET



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110 SOUTH JOHNSON STREET

TRADE AREA OVERVIEW

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LOCATION & HIGHLIGHTS

110 SOUTH JOHNSON STREET



LOCATION INFORMATION

Building Name:	Woodstock Square Mall
Street Address:	110 South Johnson Street
City, State, Zip:	Woodstock, IL 60098
County:	Mc Henry County - IL
Market:	Far Northwest
Sub-market:	Woodstock
Cross Streets:	Johnson & Jackson

LOCATION OVERVIEW

Woodstock is a city in McHenry County, Illinois, United States. It is located 37 miles northwest of Chicago, making it one of the city's outer-most suburbs. Per the 2020 census, the population was 25,630. The city's historic downtown district and turn-of-the-century town square is anchored by the landmark Woodstock Opera House and the Old McHenry County Courthouse. In 2007 Woodstock was named one of the nation's Dozen Distinctive Destinations by the National Trust for Historic Preservation.

Early days, Centerville

Woodstock was originally known as Centerville because of its location at the geographic center of McHenry County. It was chosen as the county seat on September 4, 1843. Early settler Alvin Judd developed a plat for the town, which incorporated a two-acre public square, near which a 2-story frame courthouse and jail were constructed the following year by George C. Dean and Daniel Blair.

In 1845, prominent resident Joel Johnson proposed that Centerville be given a more original name, and the town was renamed Woodstock after Johnson's hometown of Woodstock, Vermont. The town was still listed as "Center" on the 1850 Federal Census. In 1852, Woodstock was incorporated as a village with Judd as president. In response to a growing population following the end of the Civil War, Woodstock was incorporated as a city in 1873.

Groundhog Day,

Woodstock is perhaps most famous for its role as the location for the 1993 movie *Groundhog Day*, starring Bill Murray. Although the story is set in Punxsutawney, Pennsylvania, the movie's producers preferred the quintessentially American, but non-specific backdrop of Woodstock Square and its surroundings. Outdoor and street scenes were filmed around the downtown and various side streets, and signs from stores and businesses are visible throughout the movie.

Many notable scenes' locations are commemorated with plaques as part of a walking tour for visitors

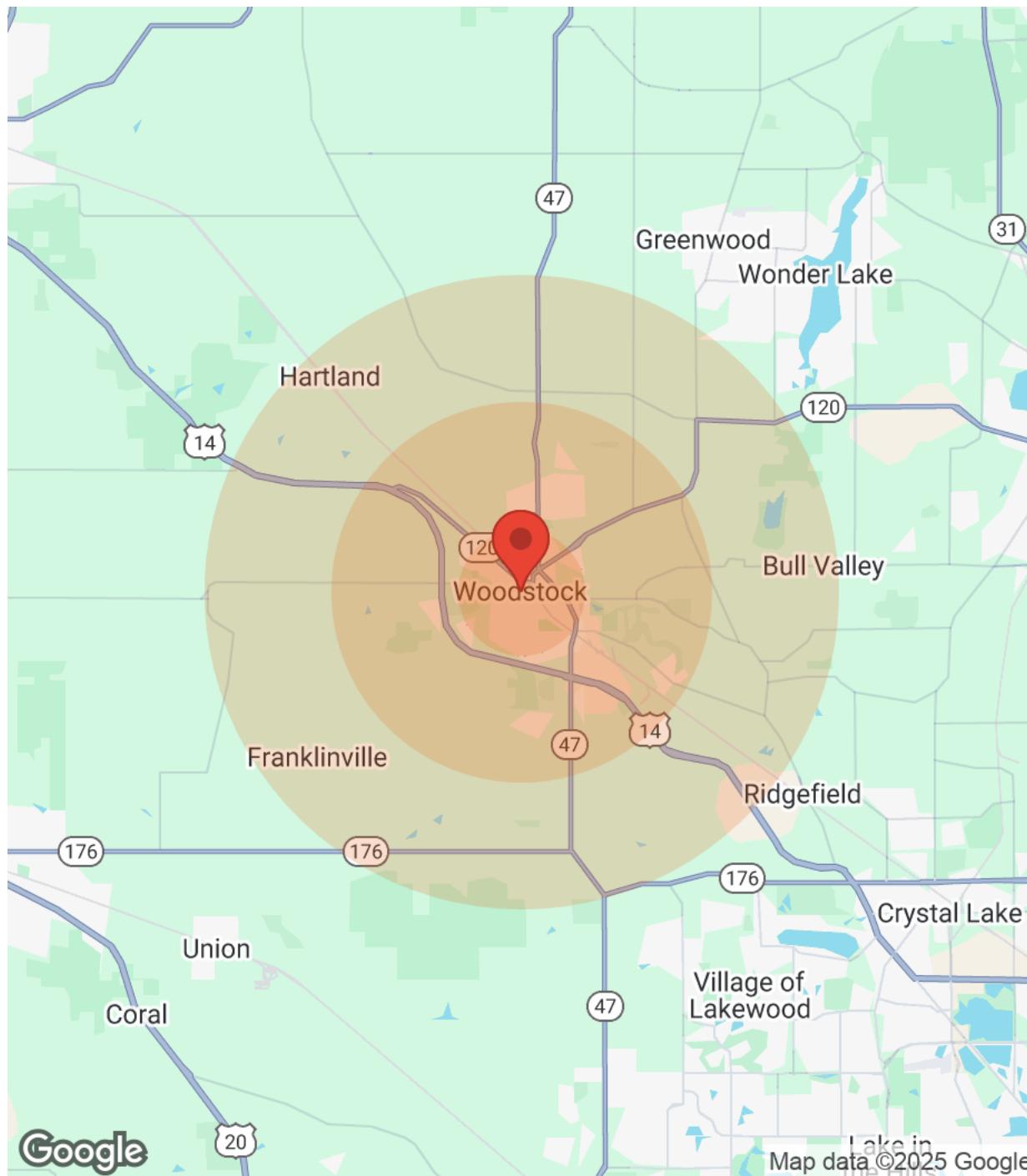
PROPERTY HIGHLIGHTS

- Ground Lease.
- Great Location.
- Diverse Businesses



DEMOCRAPHICS

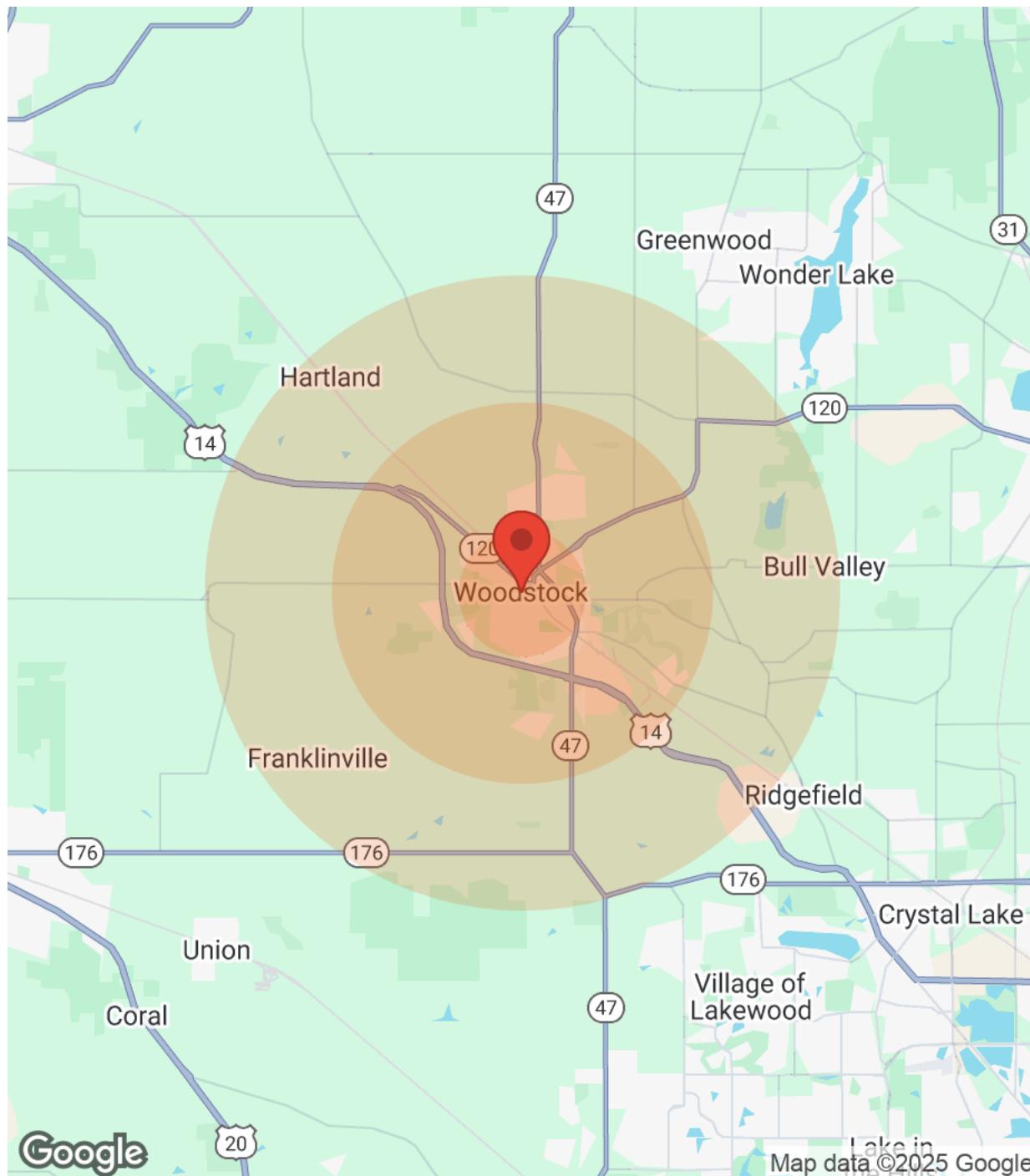
110 SOUTH JOHNSON STREET



Population	1 Mile	3 Miles	5 Miles
Male	5,958	11,752	17,905
Female	6,196	12,043	17,459
Total Population	12,154	23,795	35,364
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,617	5,061	7,069
Ages 15-24	1,738	3,365	5,054
Ages 25-54	5,004	9,457	13,569
Ages 55-64	1,370	2,738	4,391
Ages 65+	1,425	3,174	5,281
Race	1 Mile	3 Miles	5 Miles
White	10,524	20,324	31,276
Black	150	431	489
Am In/AK Nat	6	17	20
Hawaiian	N/A	N/A	N/A
Hispanic	2,766	5,929	7,016
Multi-Racial	2,704	5,556	6,592
Income	1 Mile	3 Miles	5 Miles
Median	\$60,870	\$54,938	\$61,147
< \$15,000	434	814	1,232
\$15,000-\$24,999	436	767	1,176
\$25,000-\$34,999	486	740	1,089
\$35,000-\$49,999	624	1,097	1,458
\$50,000-\$74,999	771	1,583	2,466
\$75,000-\$99,999	829	1,672	2,277
\$100,000-\$149,999	640	1,221	1,966
\$150,000-\$199,999	287	435	719
> \$200,000	134	282	477
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,795	8,894	13,426
Occupied	4,446	8,232	12,420
Owner Occupied	2,732	5,565	8,953
Renter Occupied	1,714	2,667	3,467
Vacant	349	662	1,006

DETAILED DEMOGRAPHICS

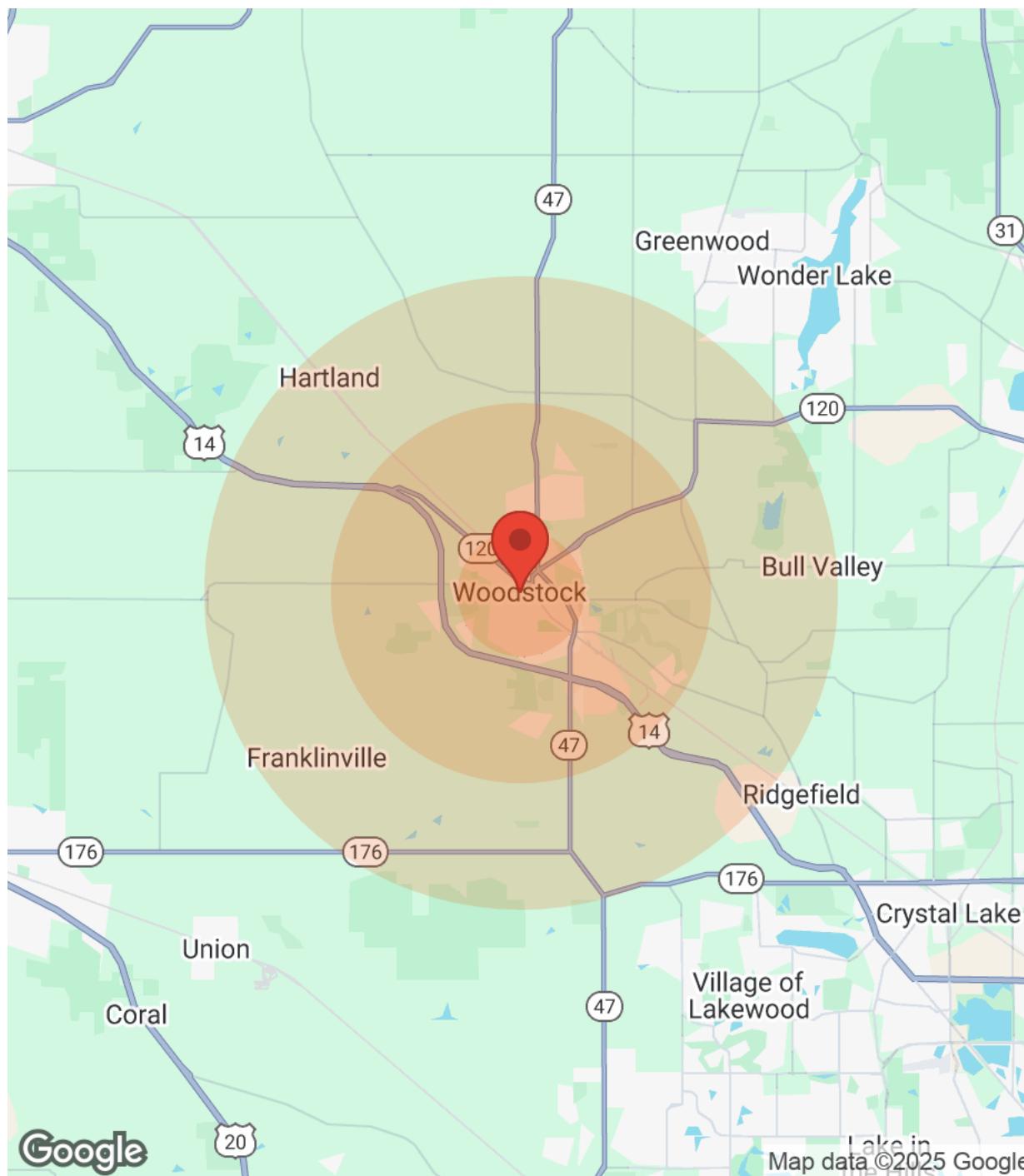
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Vacant	349	662	1,006
Age	1 Mile	3 Miles	5 Miles
Ages 0-4	769	1,505	2,070
Ages 5-9	949	1,841	2,563
Ages 10-14	899	1,715	2,436
Ages 15-19	873	1,675	2,512
Ages 20-24	865	1,690	2,542
Ages 25-29	825	1,617	2,415
Ages 30-34	812	1,530	2,225
Ages 35-39	807	1,502	2,093
Ages 40-44	852	1,577	2,157
Ages 45-49	874	1,625	2,302
Ages 50-54	834	1,606	2,377
Ages 55-59	748	1,470	2,313
Ages 60-64	622	1,268	2,078
Ages 65-69	467	1,008	1,707
Ages 70-74	334	772	1,334
Ages 75-79	228	524	897
Ages 80-84	137	335	542
Ages 85+	259	535	801

DETAILED DEMOGRAPHICS

110 SOUTH JOHNSON STREET



Income	1 Mile	3 Miles	5 Miles
Median	\$60,870	\$54,938	\$61,147
< \$10,000	238	494	749
\$10,000-\$14,999	196	320	483
\$15,000-\$19,999	190	333	508
\$20,000-\$24,999	246	434	668
\$25,000-\$29,999	285	404	547
\$30,000-\$34,999	201	336	542
\$35,000-\$39,999	187	416	494
\$40,000-\$44,999	283	439	617
\$45,000-\$49,999	154	242	347
\$50,000-\$60,000	347	743	1,054
\$60,000-\$74,000	424	840	1,412
\$75,000-\$99,999	829	1,672	2,277
\$100,000-\$124,999	464	913	1,380
\$125,000-\$149,999	176	308	586
\$150,000-\$199,999	287	435	719
> \$200,000	134	282	477



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LOCATION INFORMATION

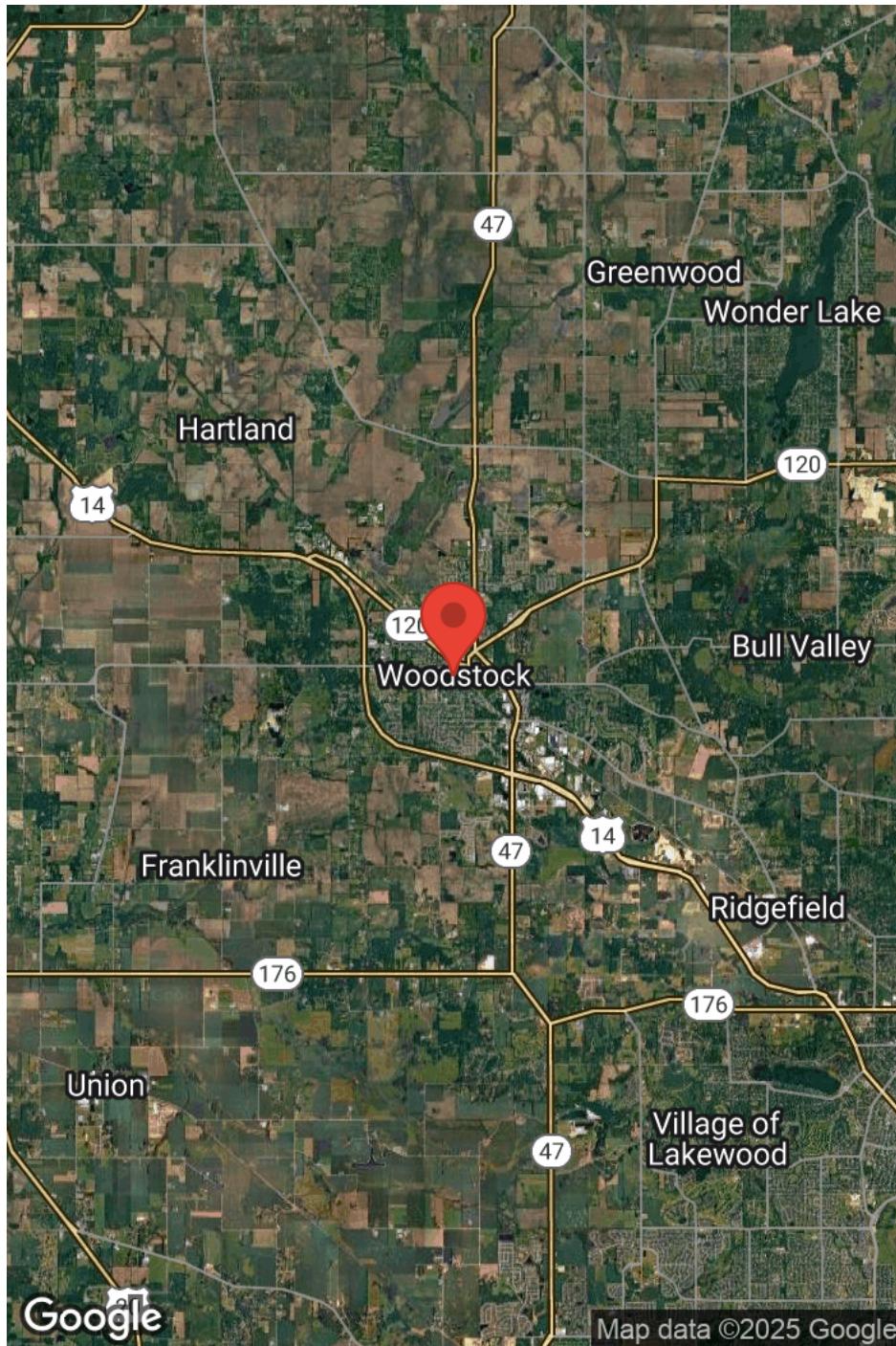
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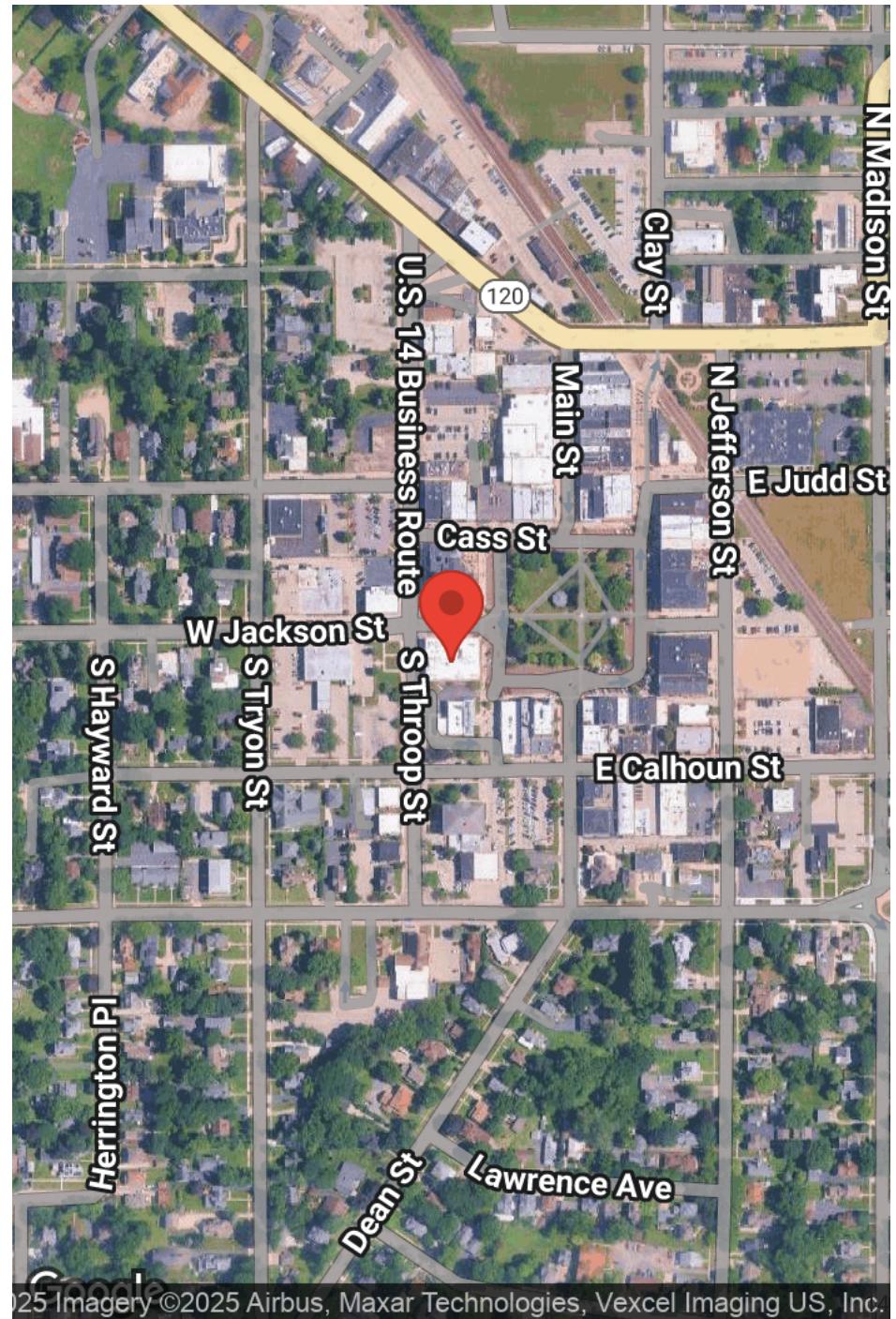
AERIAL MAP 15

LOCATION MAPS

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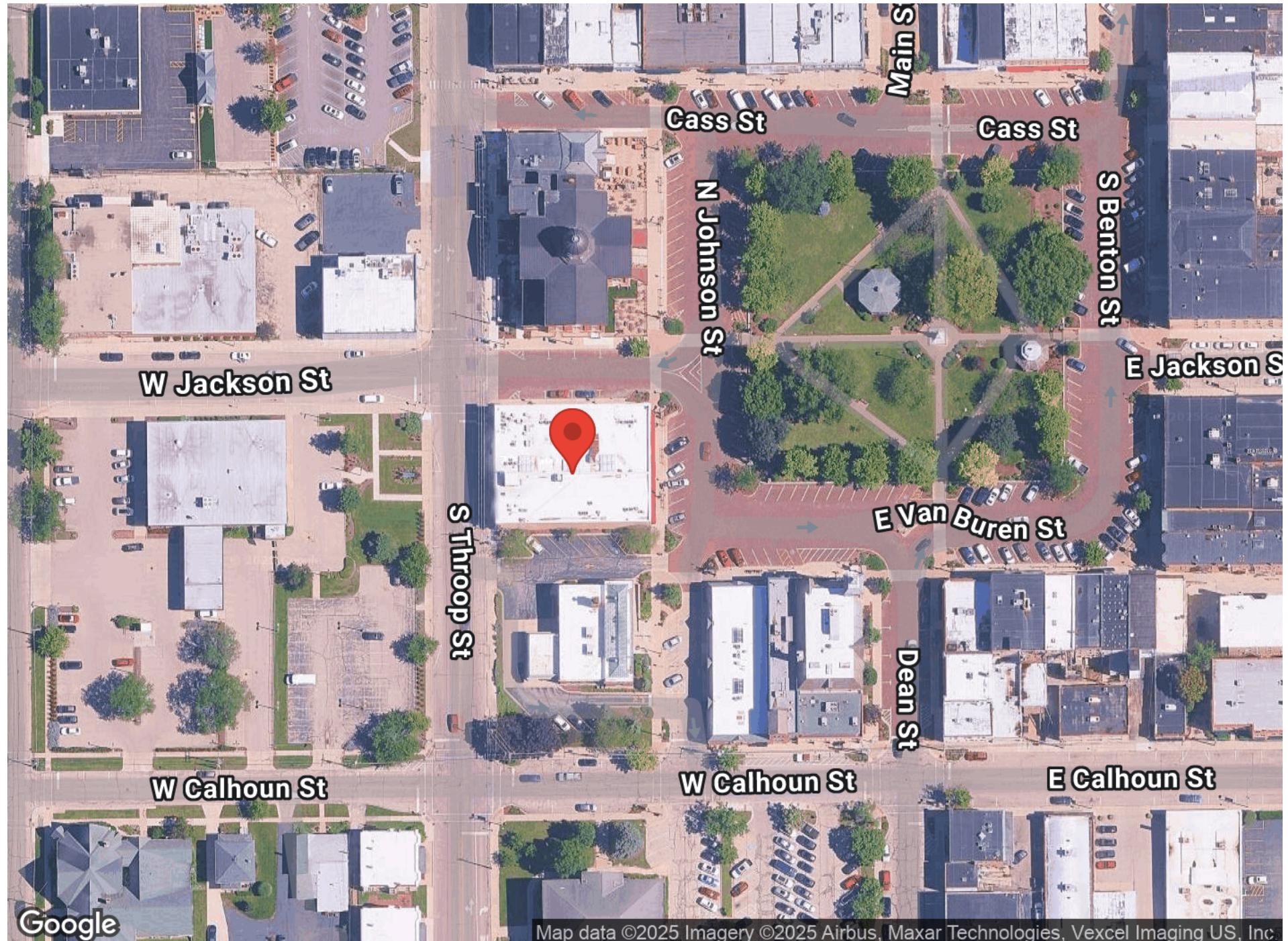
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AERIAL MAP

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110 SOUTH JOHNSON STREET

FINANCIAL ANALYSIS

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PROPERTY SUMMARY

110 SOUTH JOHNSON STREET



Property Summary

Price:	\$650,000
APN:	13-05-360-001
Building Name:	Woodstock Square Mall
Total Building SF:	22,716
Lot Size:	11,761 SF
County:	Mc Henry County - IL
Elevators:	1
Floors:	3
Lease Type:	Ground Lease
NOI:	\$11,800
Zoning:	B2C General business District
Parking:	No off street parking

Property Overview

Introducing the WOODSTOCK SQUARE MALL located at 110 SOUTH JOHNSON STREET, WOODSTOCK, IL 60098 - a prime retail opportunity! Nestled in a bustling commercial area, this property boasts immense potential for a variety of businesses. Featuring a strategic location, the WOODSTOCK SQUARE MALL benefits from high foot traffic and excellent visibility, ensuring maximum exposure for any business. The surrounding demographics are favorable, promising a steady flow of potential customers to support your venture. This property presents a lucrative investment opportunity with a strong financial outlook. Don't miss out on the chance to make your mark in this vibrant retail destination. Reach out today to unlock the endless possibilities that the WOODSTOCK SQUARE MALL has to offer!

Location Overview

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BASE RENT REPORT

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Description	Year 1 04/2025	Year 2 04/2026	Year 3 04/2027	Year 4 04/2028	Year 5 04/2029
Year Ending					
NSDD Trust # 2018	\$10,775	\$11,853	\$13,038	\$14,342	\$15,776
Total Income	\$10,775	\$11,853	\$13,038	\$14,342	\$15,776



110 SOUTH JOHNSON STREET

PROFESSIONAL BIO

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PROFESSIONAL BIO 20

PROFESSIONAL BIO

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PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.
2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.
2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.
2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)
2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.
2018 – Joined Keller Williams Realty Partners.
2013 - Member of Mainstreet Organization of REALTORS®.
2011 – Licensed in the State of Illinois as Real Estate Broker.