



Offering Memorandum

501-541 W. 87th Street Naperville, IL 60565

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Executive Summary

Colliers is pleased to introduce this stabilized neighborhood strip center located at 501–541 W 87th Street in Naperville, Illinois. Positioned at 87th Street and Modaff Road, the property benefits from excellent visibility and strong local access. This fully occupied center includes a gas station and features a diverse tenant mix, offering strong in-place income and long-term investment stability.

The property spans approximately 22,300 square feet on a 1.97-acre lot and was originally constructed in 1974. With a Net Operating Income (NOI) of \$387,276 and a purchase price of \$4,840,950, this offering delivers an attractive 8% capitalization rate.



Property Detail Profile

Strategic Location

- Anchoring the southwestern section of Naperville.
- Dense residential surrounding site
- Situated between Kingsley Elementary School and Madison Junior High School

Strong Investment Fundamentals

- 100% leased
- Long term leases in place
- Average length of tenancy is more than 8 years
- The strip is filled with service-necessary tenants.





Offering Highlights



Property Address:

501-541 W. 87th Street
Naperville, Illinois 60565



Offering Price
\$4,840,950

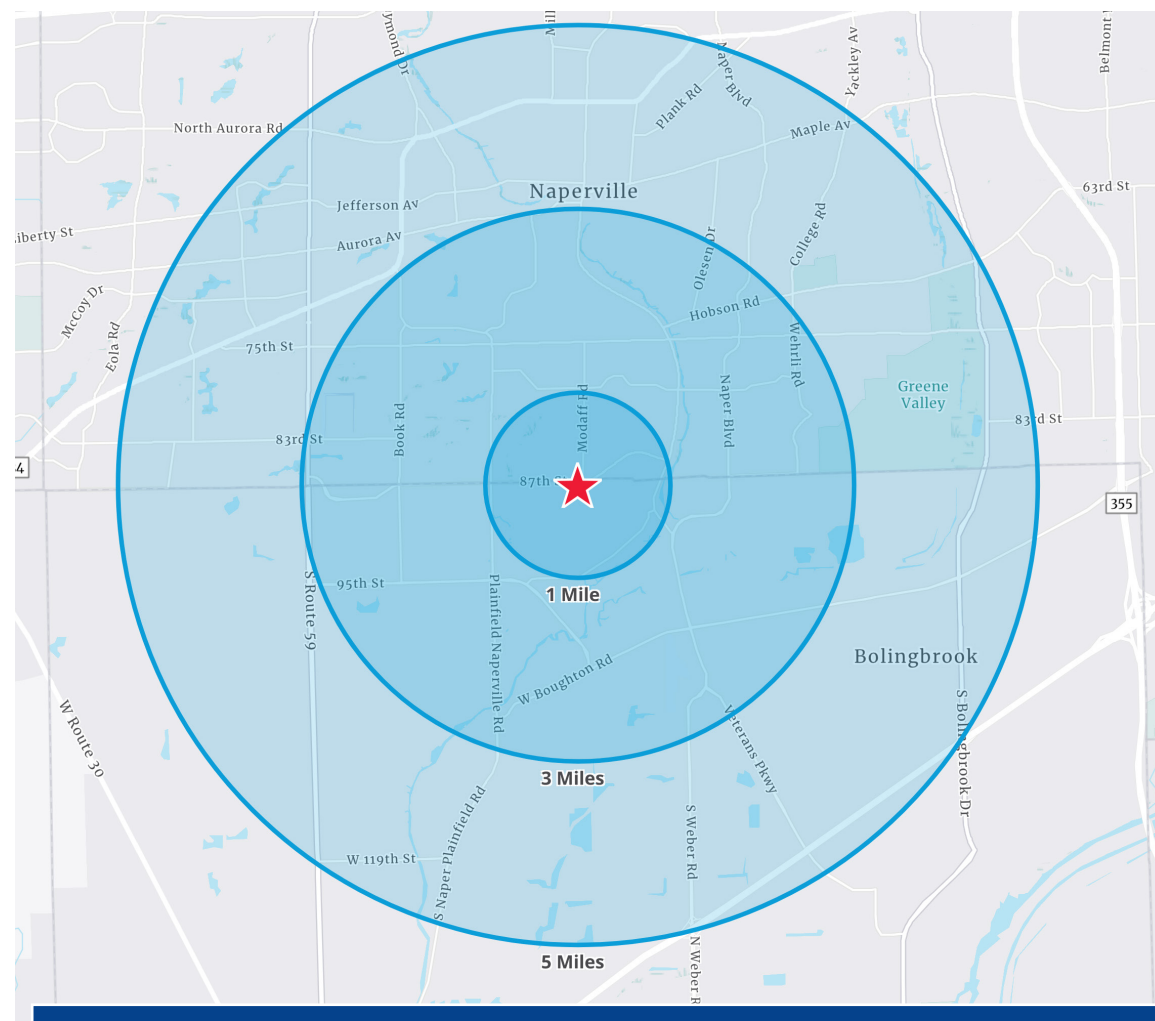
NOI
\$387,276

Cap Rate
8.0%

Building
22,300 SF

Land
1.94 ACRES

Tenants
13



1 mile



10,738
people



6,954
daytime pop



\$201,119
average HHI

3 mile



92,026
people



79,210
daytime pop



\$197,941
average HHI

5 mile



242,784
people



236,196
daytime pop



\$175,205
average HHI



Location Overview

Naperville, Illinois, is a thriving suburb located about 30 miles west of downtown Chicago. As one of the largest cities in the state, it offers a well-balanced mix of residential, commercial, and recreational amenities. With a population exceeding 149,000, Naperville is known for its highly rated public schools, historic downtown area, and strong sense of community. The city is consistently ranked among the best places to live in the U.S., thanks to its low crime rates, robust local economy, and extensive park district. Major employers in the area include Edward-Elmhurst Health, Nicor Gas, and several prominent tech and financial services firms, making it a hub for both families and professionals.

Naperville's vibrant downtown district features a wide variety of shops, restaurants, and cultural attractions, including the Naperville Riverwalk, a scenic promenade along the DuPage River. The city is easily accessible via Interstate 88 and Metra's BNSF Railway Line, connecting residents to Chicago and surrounding suburbs. Naperville also places a strong emphasis on education and innovation, being home to North Central College and various research and technology businesses. With its combination of small-town charm and urban convenience, Naperville continues to attract residents, investors, and visitors alike.



Naperville



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 501-541 W. 87th Street Naperville IL 60565. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 501-541 W. 87th Street Naperville IL 60565 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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