

Fee Simple NNN Investment in Illinois

Alexander Pavone | Partner | apavone@amplifycapgroup.com | (480) 622-0050

CP COMMERCIAL PLUS, LLC
COMMERCIAL REAL ESTATE
AND BUSINESS

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	0.82 +/- AC
County	LaSalle County
APN	17-04-319-004
Zoning	Commercial (General)
Building Size	5,180 +/- SQ FT
Frontage	85 +/- FT
Traffic Count	7,400 +/- VPD

4234 Mahoney Drive
Peru, Illinois 61354



Site Highlights

Prominent Visibility: Site benefits from high impact coverage to Hwy 251, ensuring consistent visibility to high volumes of passing commuter and daily-use traffic

Proximity to Interstate 80: Located near a major interstate that serves as a key route to Chicago, providing regional access and consistent traffic flow

Dense Retail Hub: Positioned in a well-developed commercial area with national anchors such as Walmart Supercenter and Take 5 Oil Change

Site Designed for High Throughput: Built to accommodate high customer volume with efficient traffic flow and operational layout



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