

4.91 ACRE DEVELOPMENT PARCEL ALONG THE FOX RIVER

1055 N LAKE ST
AURORA, IL 60506

Joel Miller, CCIM

SUBJECT PROPERTY
4.91 Acre Parcel

Nikarry's





DISCLAIMER

4.91 ACRE DEVELOPMENT PARCEL ALONG THE FOX RIVER | 0.0 ACRES | AURORA, IL

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SUBJECT PROPERTY
4.91 Acre Parcel



1 PROPERTY INFORMATION

1055 N Lake St
Aurora, IL 60506

Executive Summary



SALE OVERVIEW

SALE PRICE: \$427,759

LOT SIZE: 4 SF

APN #: 15-15-176-058

ZONING: M-1

MARKET: Chicago

SUB MARKET: Kane County

CROSS STREETS: Indian Trail Rd

PROPERTY DESCRIPTION

Wooded 4.91 acre parcel between the Fox River and Lake St (IL Route 31) zoned M1 Light Industrial with potential for multi-family development with rezoning to R-5 consistent with the Comprehensive Plan for the City of Aurora. Easements across adjacent parcel allow for full access to and potential signage on Lake St. Adjacent uses include residential, retail/restaurant, and light industrial. 2016 Taxes: \$15,043.80.

Can be combined with adjacent 4,656 sf net leased restaurant on 1.72 acres priced at a portfolio price of \$1,250,000 [5.03% CAP on in place income].

LOCATION OVERVIEW

The parcel is located along Lake St (Rt 31) just south of Indian Trail Rd in a vibrant commercial district in Aurora, Illinois' second largest city. The location affords convenient access to the local community via Lake St (Rt 31) and Indian Trail Rd, and strong regional access via I-88 [full interchange at Rt 31].

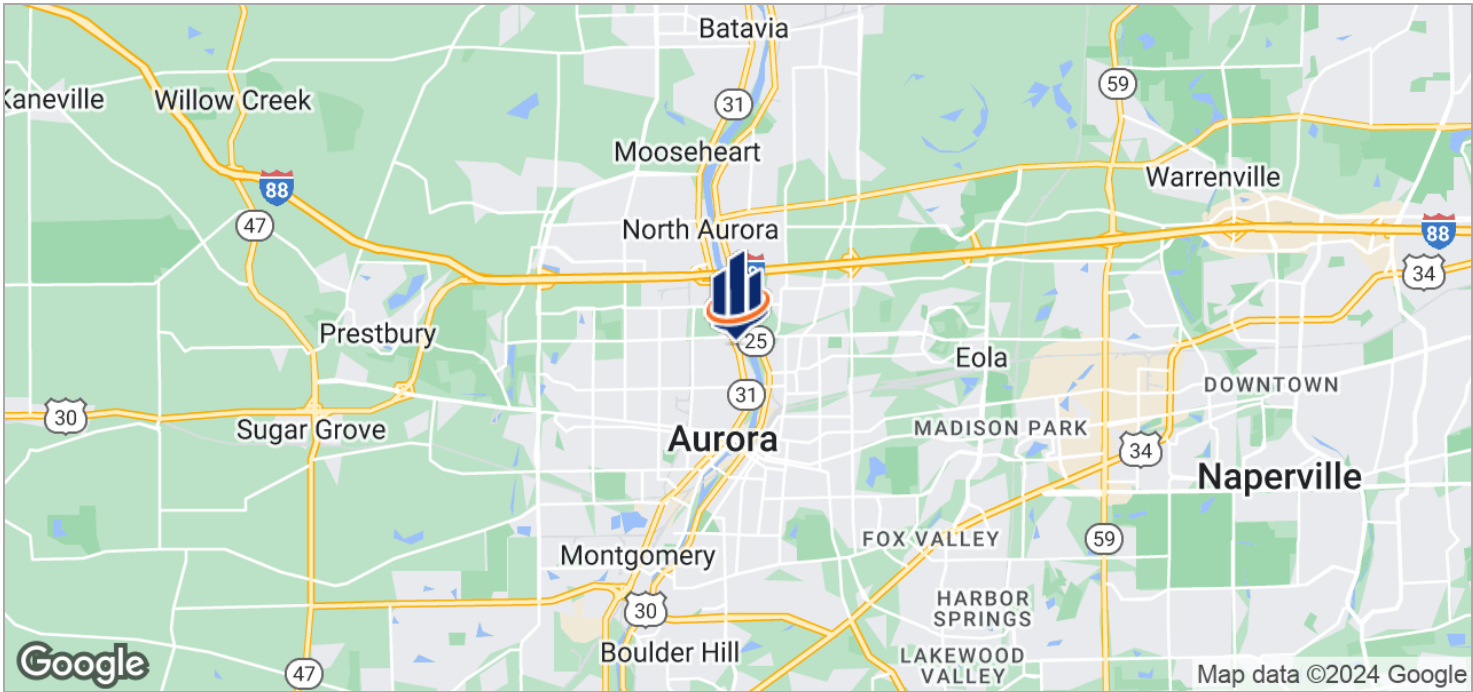
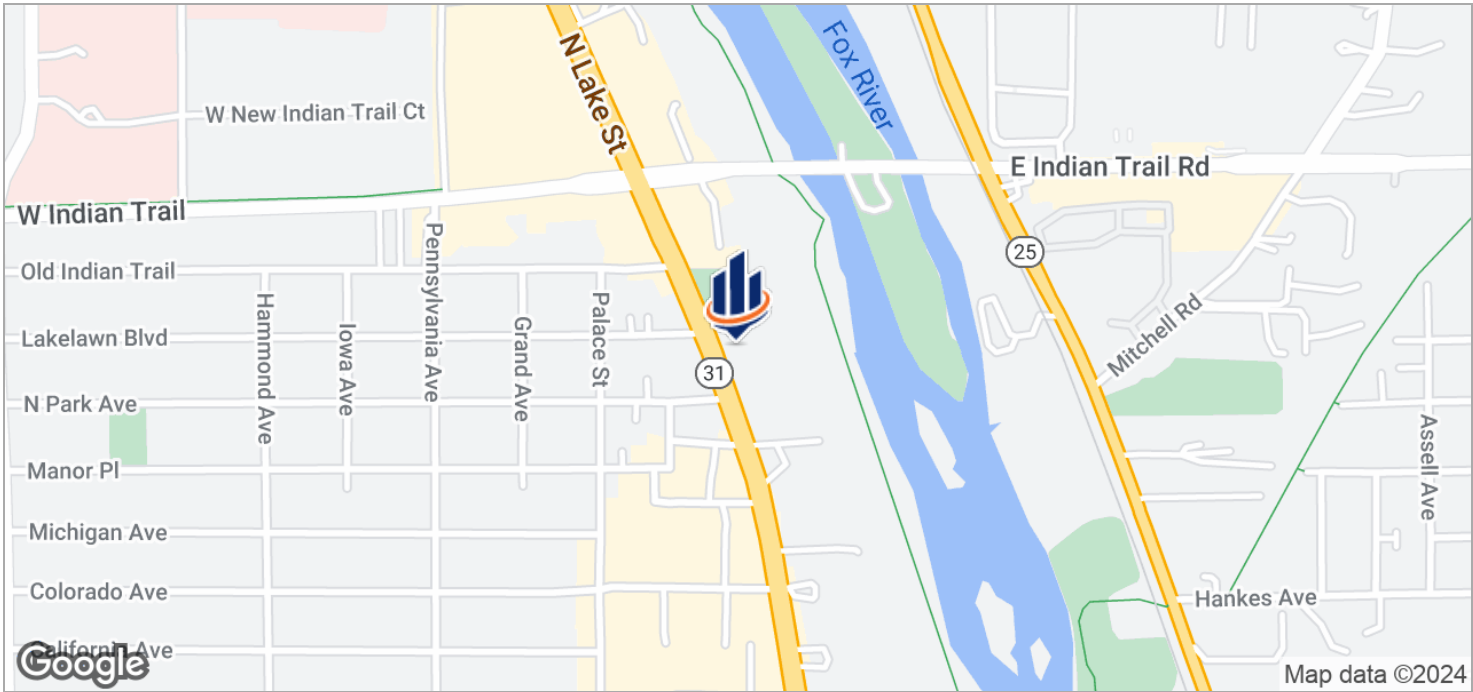
The parcel is adjacent to Nikarry's Restaurant and McDonalds, and is close to Northgate Shopping Center, Cermak Produce, Carson Pirie Scott, TJ Maxx, Ross, Long John Silvers, Taco Bell, White Castle, Walgreens and many other regional and national retailers.



2 LOCATION INFORMATION

1055 N Lake St
Aurora, IL 60506

Location Maps



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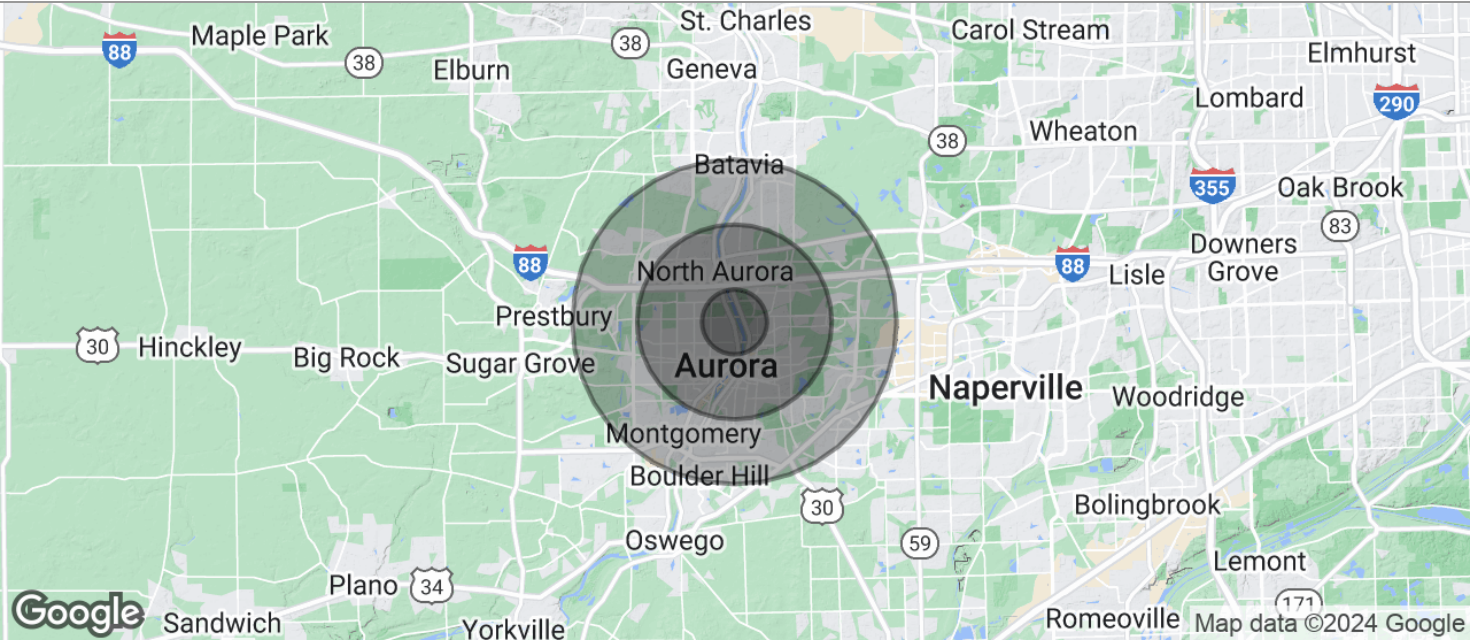


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DEMOGRAPHICS

1055 N Lake St
Aurora, IL 60506

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,794	137,666	251,521
MEDIAN AGE	30.8	30.3	32.3
MEDIAN AGE (MALE)	31.8	29.5	31.7
MEDIAN AGE (FEMALE)	30.2	30.8	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,154	42,823	82,703
# OF PERSONS PER HH	3.1	3.2	3.0
AVERAGE HH INCOME	\$49,810	\$58,273	\$71,540
AVERAGE HOUSE VALUE	\$171,506	\$189,846	\$252,129
RACE	1 MILE	3 MILES	5 MILES
% WHITE	51.4%	51.9%	60.8%
% BLACK	14.1%	9.0%	8.6%
% ASIAN	0.3%	1.2%	2.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.7%	0.3%	0.3%
% OTHER	29.9%	34.6%	25.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	51.0%	58.5%	43.4%

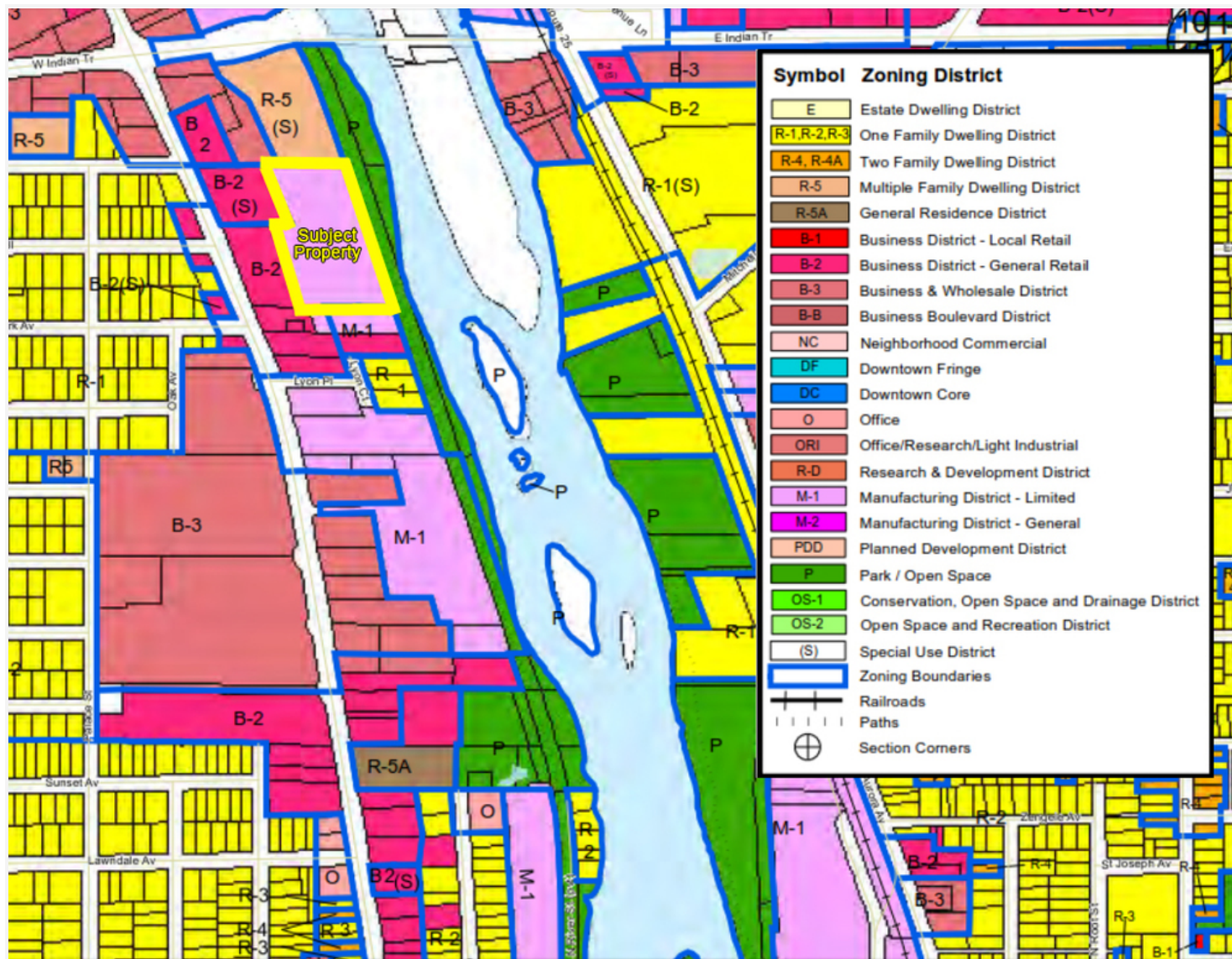
* Demographic data derived from 2020 ACS - US Census



4 ADDITIONAL INFORMATION

1055 N Lake St
Aurora, IL 60506

Zoning Map



Additional Photos



2015 Taxes

Parcel **15-15-176-058**

Property Location
N LAKE ST
AURORA, IL 00000-

Mailing Address
DOVER REALTY COMPANY,
LUCIAN J FREJLACH
74 STONEFIELD CT
OSHKOSH, WI 54902-7488

	1st Installment Due 6/1/2016	2nd Installment Due 9/1/2016	Total		
Tax Amount	6,919.12	6,919.12	13,838.24	Equalized Assessed Value (EAV)	121,773
Abated Amount (-)	0.00	0.00	0.00	Senior Assessment Freeze (-)	0
Penalty Amount (+)	0.00	0.00	0.00	Senior Exemption (-)	0
Additional Costs (+)	0.00	0.00	0.00	Homestead Exemption (-)	0
Amount Due	6,919.12	6,919.12	13,838.24	Other Exemptions (-)	0
Paid Amount	6,919.12	0.00	6,919.12	Net Taxable Value	121,773
Paid Date	05/26/2016	UNPAID			

Tax Sale/Redemption Information

Kane County Clerk, John A. Cunningham
Tax Redemption Department 630/232-5964

****Contact the Tax Extension Office for more information**

Year	Type	Date Sold	Status	Date
1995	Tax Sale	10/28/1996	Redeemed	1/15/1997

Tax History

Year	Base Tax Due	Net Taxable Value
Current	13,838.24	121,773
2014	13,193.52	111,913
2013	12,610.36	110,319
2012	18,301.78	177,649
2011	14,370.74	157,770
2010	12,118.52	152,141
2009	10,988.74	143,286
2008	9,648.74	127,547
2007	8,435.72	111,249



5 ADVISOR BIOS

1055 N Lake St
Aurora, IL 60506

Advisor Bio & Contact



Joel Miller, CCIM

Senior Advisor, Retail Services
SVN | Landmark Commercial Real Estate

Joel Miller serves as Senior Advisor, Retail Services for SVN Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties throughout the Chicago market. Joel has been a licensed real estate broker in the state of Illinois since 2009 and has focused on representing investors in acquisition, disposition, and leasing of their retail properties. Joel has also spearheaded the regional and national expansion of restaurant and retail brands including The Port of Peri Peri, Beef Shack, World Finance Corporation, I Love Kickboxing, Kumon, Qahwah House, Bill Cho's United Taekwondo, and more.

Joel has more than 15 years of experience in real estate brokerage, marketing, market analysis and client services. He has executed the sale or leasing of more than 1,350,000 sf of retail space, and his transaction volume exceeded \$125,000,000.

Joel is board chair and treasurer at Bright Community Services focusing on employment services in the Englewood neighborhood of Chicago, and a deacon at Covenant Presbyterian Church in Chicago.

Joel is a licensed real estate broker in the states of Illinois and Indiana, and is a Certified Commercial Investment Member [CCIM], a current member of the International Council of Shopping Centers [ICSC], and a Member of the National Association of Realtors.

Memberships & Affiliations

Certified Commercial Investment Member [CCIM]
International Council of Shopping Centers [ICSC]
National Association of Realtors [NAR]

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