



OFFERING MEMORANDUM

3068 E. New York St.
Aurora, IL 60502

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Executive Summary

Colliers Net Lease Investment Group is pleased to present qualified investors the opportunity to acquire 100% fee simple interest in this free standing express Car Wash with a 3 bay oil change.

The site has been improved with a one-story, masonry-constructed, 7,037 SF freestanding car wash with a 152' long automatic conveyor wash tunnel, three lube bays with pits, a small customer waiting area, and 11 vacuum stations. The building improvements were constructed in 2006.

This freestanding building sits on 1.67 acres and is located on a hard corner of a lighted intersection with 20,000 vehicles passing the site daily. There are over 14,000 people within a 1 mile radius of this property.

This is a great value-add opportunity for any Car Wash or Quick Lube operator through lease up of the existing built out space.

The car wash is currently not operating but is operational and would need capital improvements to get it up to the modern express wash standards.



Property Detail Profile

Strategic Location

- Located at a hard corner of a lighted intersection
- 20,000 VPD at intersection
- Great Demos including 102,255 people within 3 miles
- Average household income \$133,886 within 1 mile
- Aurora is the second most populous city in Illinois.
- Close proximity to national retailers



Offering Highlights

Land Size 1.67 acres

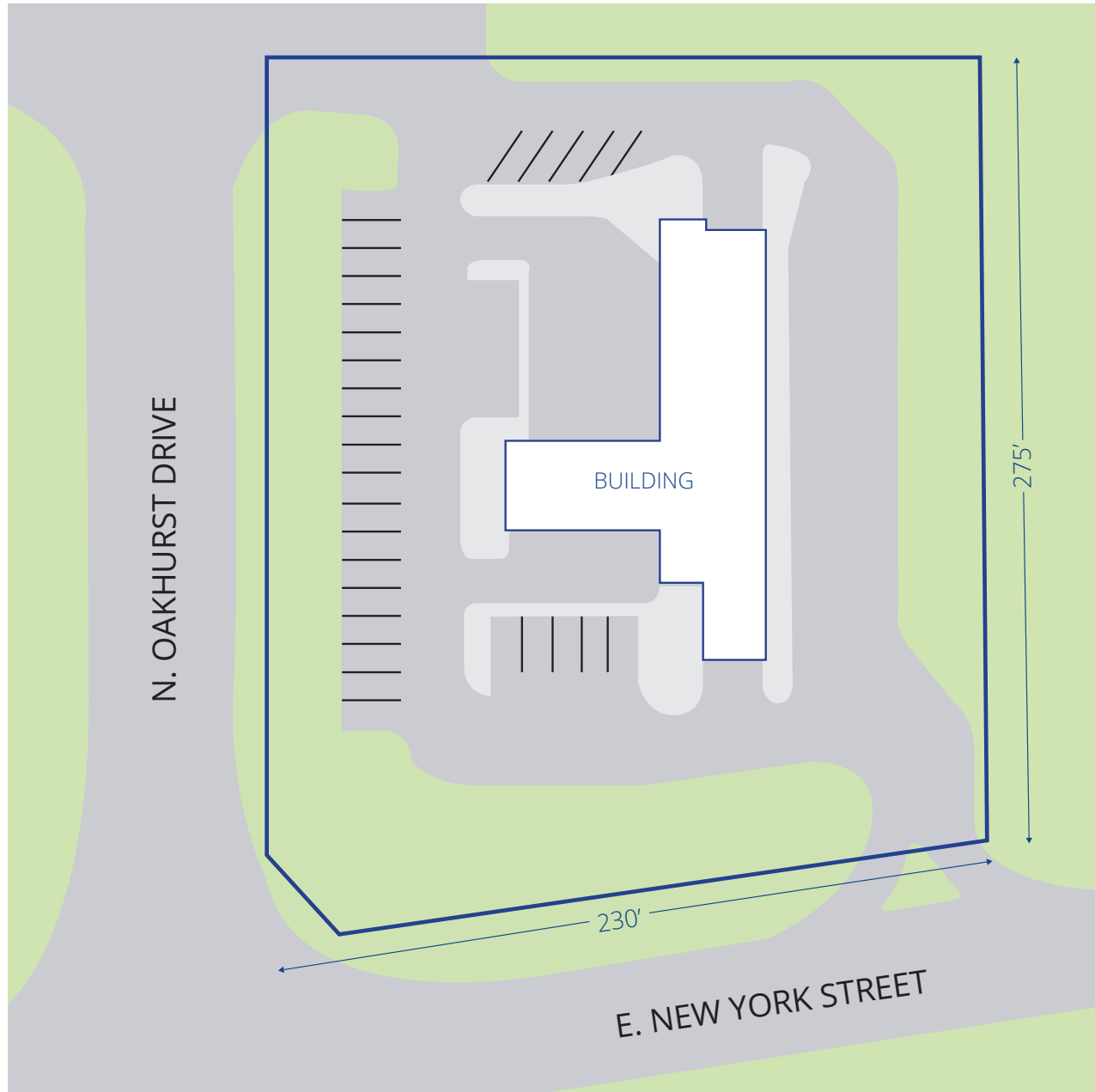
Building Size 7,037 SF



Unpriced

Property Address
3068 E. New York St.
Aurora, IL

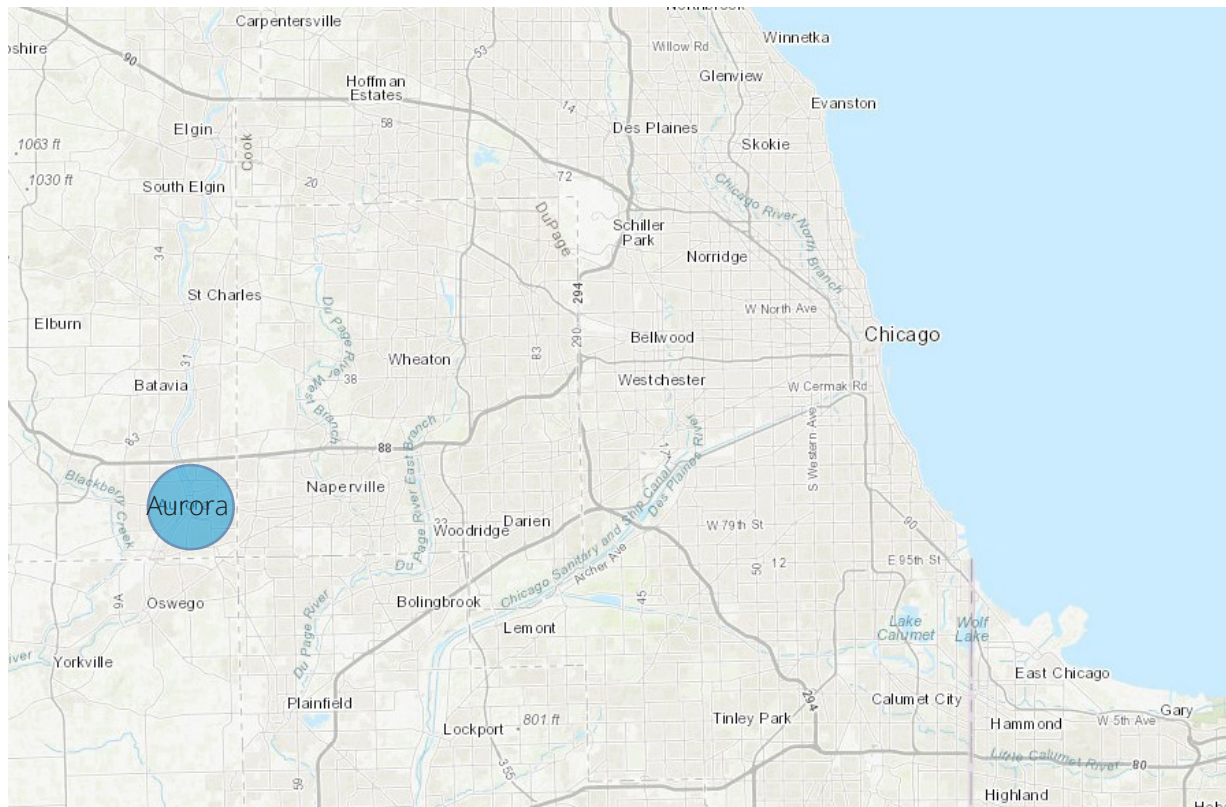
Site Plan



Location Overview

AURORA, IL

The city of Aurora is located in Northeast Illinois and is home to 180,000 residents –making it the second most populous city in Illinois. DuPage, Kane, Kendall, and Will counties all contribute to the makeup of the city. Aurora is accessible through 5 interchanges on the East/West Tollway Corridor. Corporate offices and commercial growth on the city's east and west sides continue to expand its boundaries, now stretching from Route 59 on the east to portions beyond Orchard Road on the west. The city of Aurora is part of a larger conglomerate of cities known as Aurora Area. This area is enjoyable for all walks of life as it is home to the largest waterpark in Illinois, an award-winning Broadway musical theater, & Chicagoland's largest outlet shopping center, unique modern architecture, and endless adventure opportunities along the Fox River.



5 Interchanges

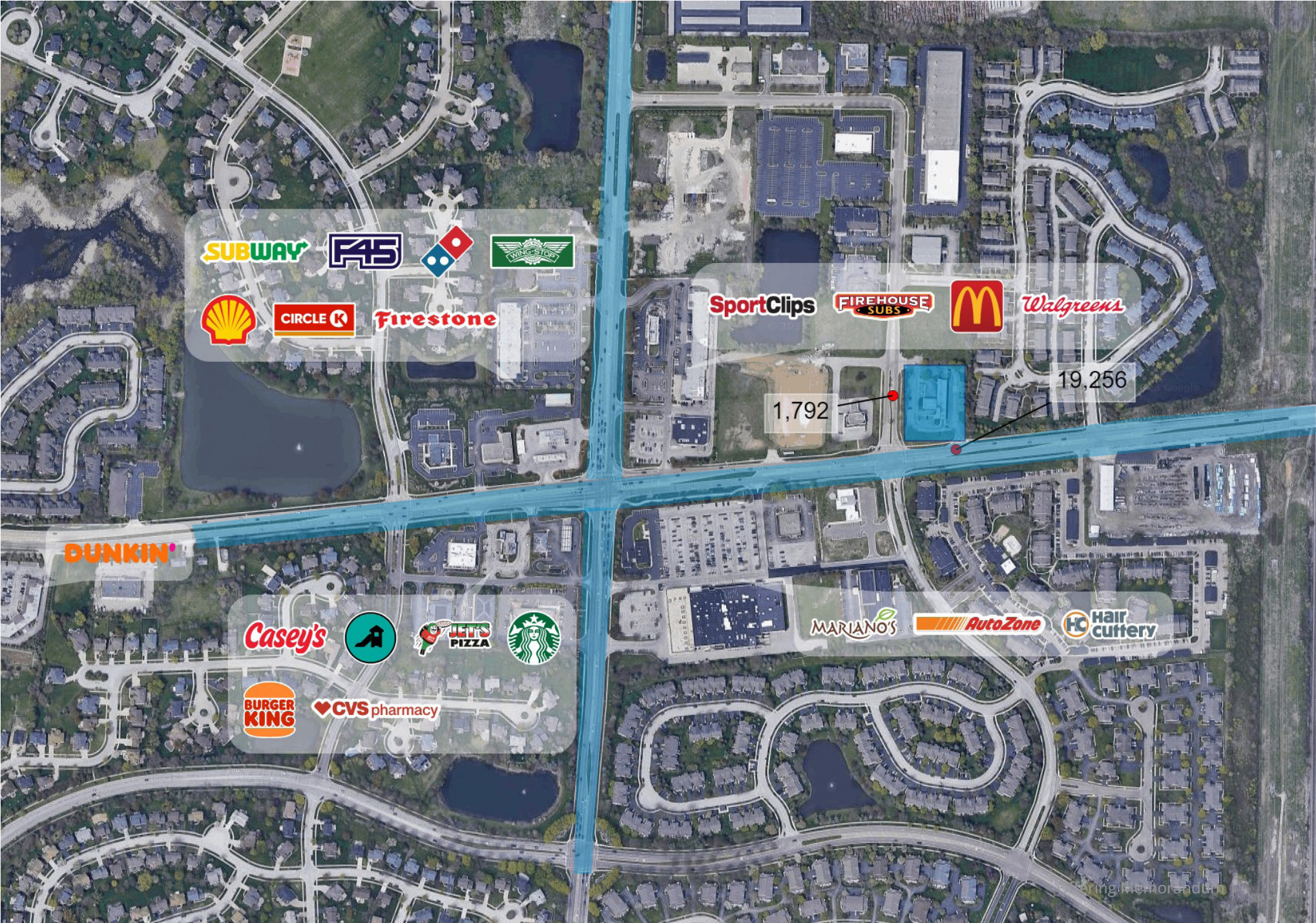
**East/West
Tollway
Corridor**



Population

**2nd Largest
populous city in
Illinois**

Retail Map

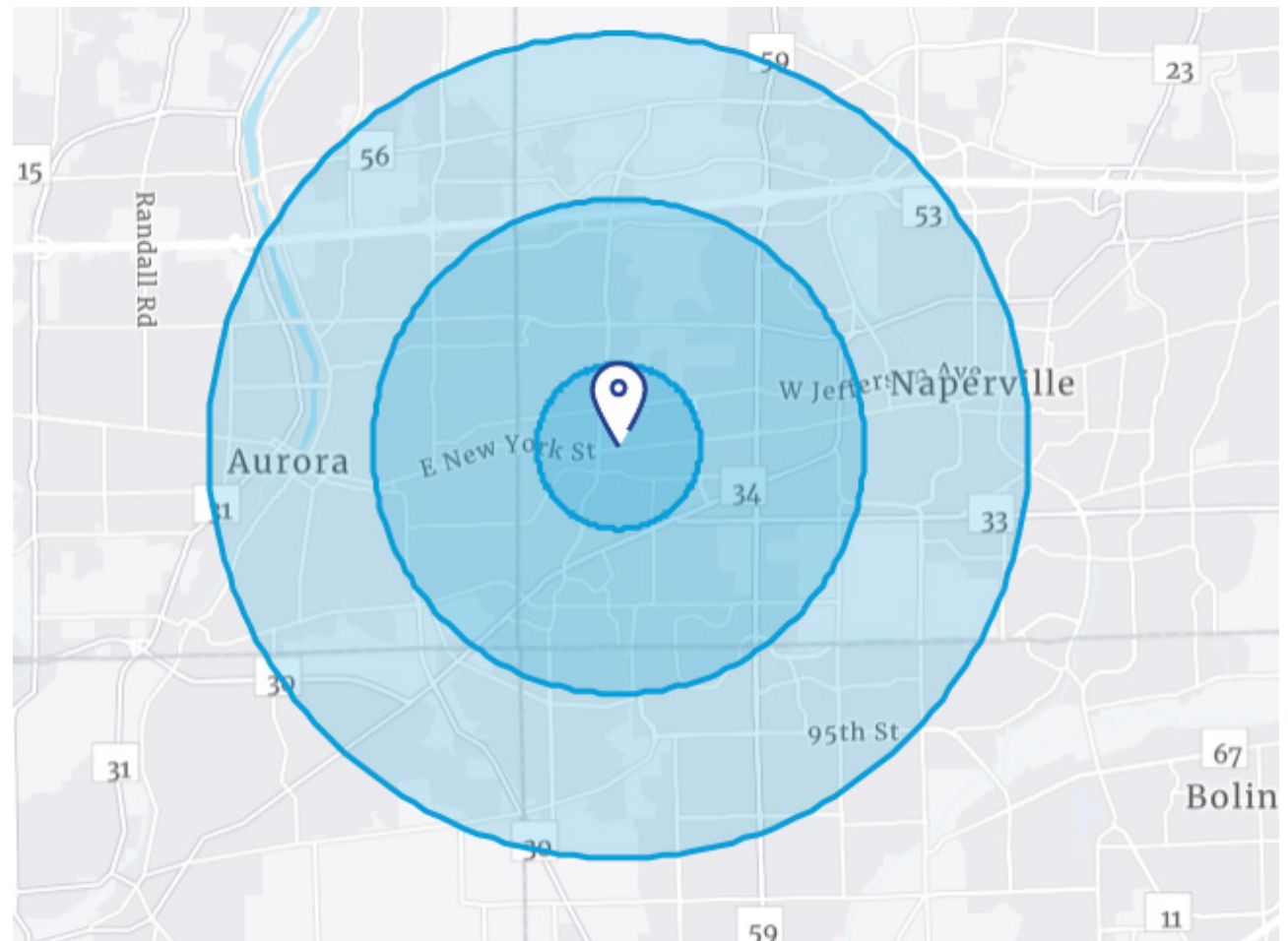


Area Map





Demographics



		1 MILE	3 MILE	5 MILE
PEOPLE		14,321	102,255	251,834
HOUSEHOLDS		5,464	36,239	87,353
AVERAGE HH INCOME		\$133,886	\$131,656	\$131,907
DAYTIME POPULATION		10,755	105,298	263,199

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 3068 E. New York St. Aurora, IL 60502. 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.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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 3068 E. New York St. Aurora, IL 60502 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.



Colliers

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