

# PERU, IL STAPLES

Retail Property For Sale



4350 MAHONEY DRIVE  
PERU, IL 61354

BriskyNetLease  
the NNN platform of BRISKY COMMERCIAL

In Cooperation with JDS Real Estate Services, Inc. – Jennifer D. Stein | 1231 Puerta Del Sol, Suite 100 San Clemente, CA 92673 | (213) 446-5366 | [jstein@jdsreservices.com](mailto:jstein@jdsreservices.com)

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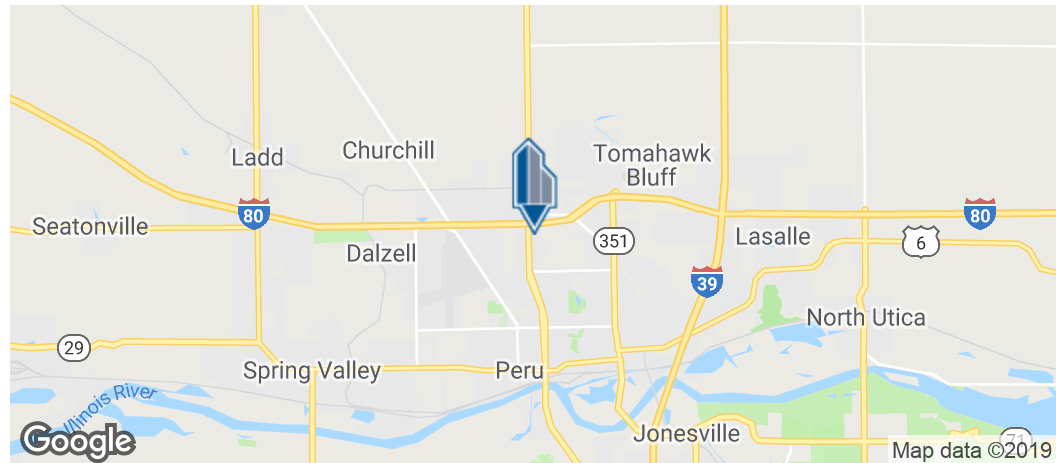
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,860,833
Building Size:	23,925 SF
Lot Size:	2.27 Acres
Price / SF:	\$77.78
Cap Rate:	9.0%
NOI:	\$167,475
Year Built:	1998
Market:	Chicago
Submarket:	Ottawa/Peru
Traffic Count:	15,900

## PROPERTY OVERVIEW

This freestanding Staples was built in 1998 and has a fantastic location just off of Interstate 80 with traffic counts of 25,000+ per day. It is also located in close proximity to several national retailers including Menards, Target, Hobby Lobby, Home Depot, Big Lots and Dollar Tree.

The City of Peru is within a 60-mile radius of Rockford, Peoria, Bloomington- Normal, Rock Island-Moline and 90 miles from Chicago. It is part of the Ottawa-Peru, IL Micropolitan Statistical Area with a population of 150,000+.

Staples is The Worklife Fulfillment Company, helping businesses of all sizes be more productive, connected and inspired — however and wherever they work today. The company operates 1,117 stores in 45 states through eCommerce and direct sales, and is headquartered near Boston, Massachusetts. From staples.com®.

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## PROPERTY HIGHLIGHTS

- Located in a retail corridor
- Next to Menards, across from Target, Home Depot, Hobby Lobby, Dollar Tree and the Peru Mall.
- The Ottawa-Peru, IL Micropolitan Statistical Area has a population of 150,000+
- Ample Parking, Great Visibility & High Traffic Counts



# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

Building Name	Peru, IL Staples
Street Address	4350 Mahoney Drive
City, State, Zip	Peru, IL 61354
County	La Salle
Market	Chicago
Sub-market	Ottawa/Peru
Signal Intersection	No
Road Type	Highway
Nearest Highway	IL - 251

## BUILDING INFORMATION

NOI	\$167,475.00
Cap Rate	9.0
Occupancy %	100.0%
Tenancy	Single
Year Built	1998
Free Standing	Yes

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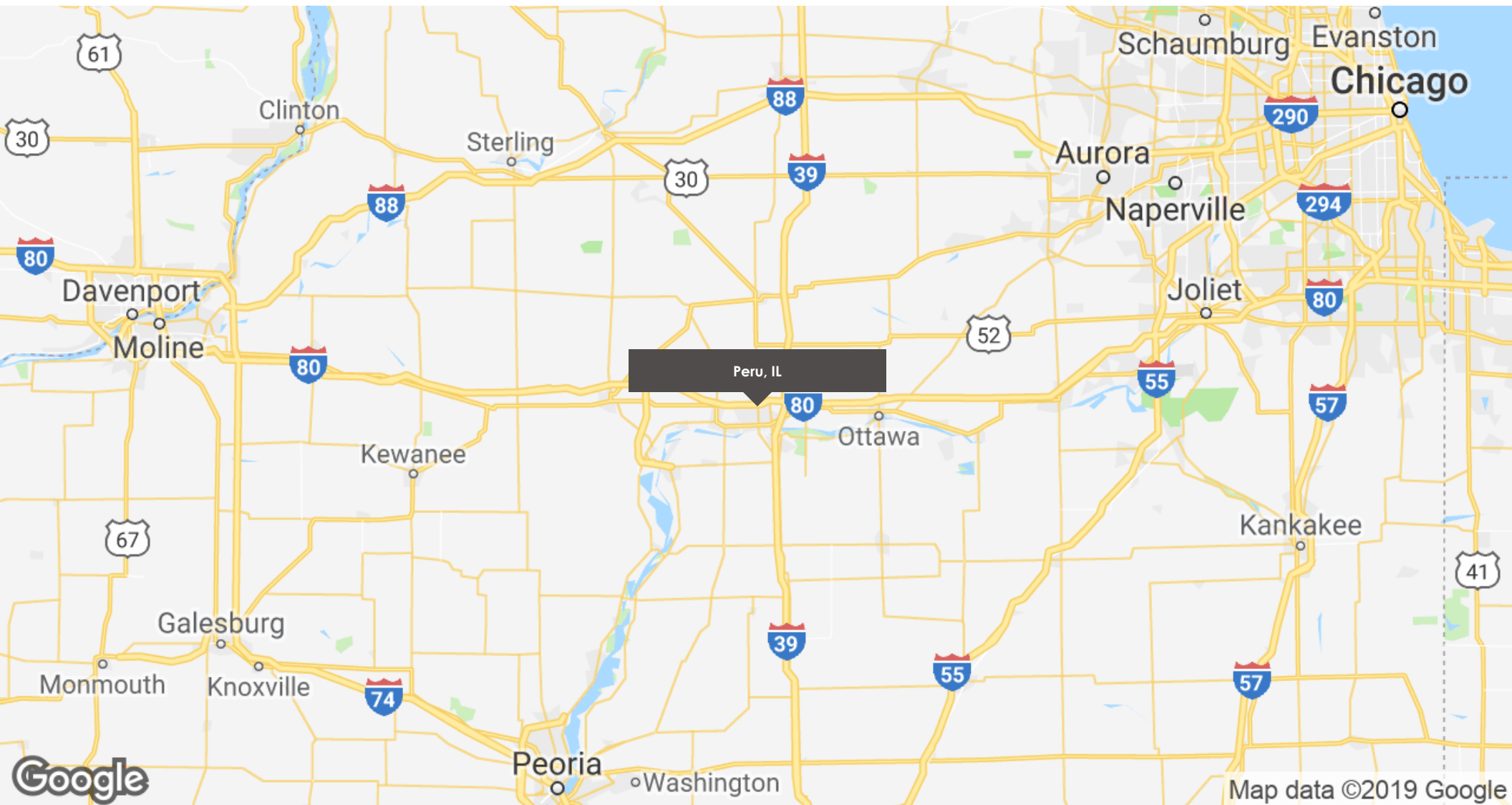
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# REGIONAL MAP



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## RETAIL MAP



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# CLOSE RETAIL MAP



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# AERIAL MAP



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# FINANCIAL SUMMARY

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- PRICE: \$1,860,833
- CAP RATE: 9.0%



## LEASE SUMMARY

- ANNUAL RENT: \$167,475
- LEASE TYPE: NN\*
- LEASE COMMENCEMENT: 7/1/98
- LEASE EXPIRATION: 6/30/20
- RENT INCREASES: \$11.05 PSF IN FIRST OPTION
- OPTIONS: TWO 1-YR FOLLOWED BY TWO 5-YR

## TENANT SUMMARY

- TENANT: STAPLES
- TENANT TYPE: RETAIL
- LOCATIONS: 1,117
- SQUARE FEET LEASED: 23,925 SF
- OCCUPANCY: 100.0%

\*LANDLORD RESPONSIBLE FOR FOUNDATION, STRUCTURE, ROOF, ALL CAPITAL REPAIRS, SIDEWALKS & PAVEMENT. TENANT RESPONSIBLE FOR ALL EXTERIOR DOORS AND GLASS, NON-CAPITAL REPAIRS, PARKING LOT STRIPING, SNOW / DEBRIS REMOVAL & HVAC MAINTENANCE.

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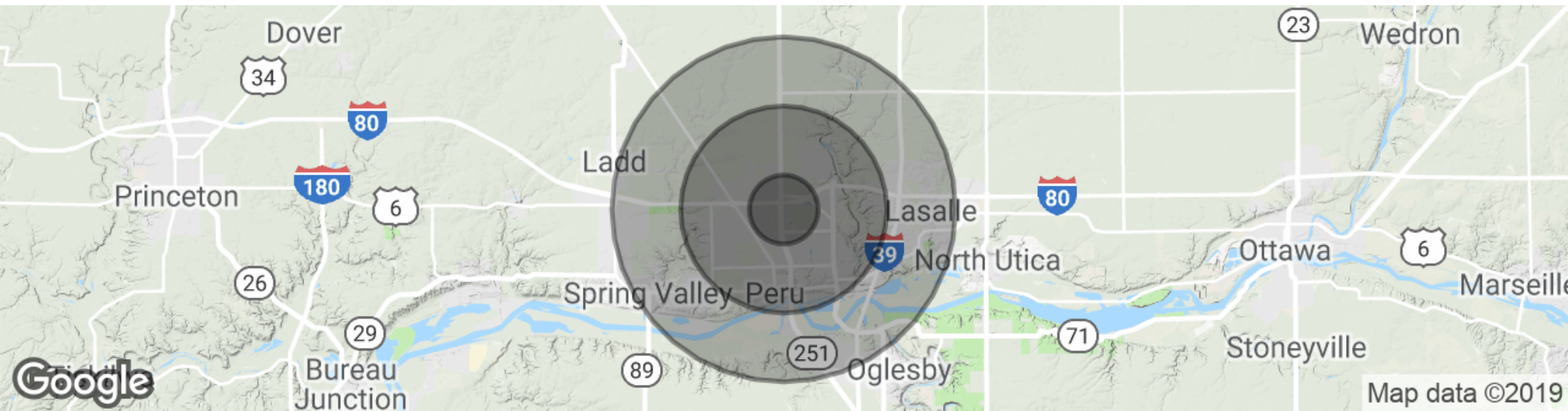
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,003	16,777	26,734
Median age	42.6	42.9	41.6
Median age (Male)	42.4	42.3	40.5
Median age (Female)	43.1	44.3	43.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,238	7,160	11,334
# of persons per HH	2.4	2.3	2.4
Average HH income	\$71,016	\$64,863	\$61,559
Average house value	\$163,628	\$147,956	\$139,145

\* Demographic data derived from 2010 US Census

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# ADDITIONAL PHOTOS



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