



**DK REALTY
PARTNERS, LLC**

650 E. Algonquin Road, Suite 201
Schaumburg, IL 60173

7.5%
CO-ops

Court Orders

IMMEDIATE SALE

Chicagoland Retail Center and a Net-Leased McDonalds Restaurant

- **Eola Commons** 405 N. Eola Road, Aurora, IL
- **McDonalds** 425 N. Eola Road, Aurora, IL



Eola Commons, 405 N. Eola Road, Aurora, Illinois

The property consists of a modern 13-year old, one-story, multi-tenant, 24,000 sq.ft. retail center containing 13 units ranging in size from 940 sq.ft. to 3,500 sq.ft. Amenities include attractive façade, abundant parking, upscale landscaping, as well as being located one door north of Walgreens. Ideal neighborhood center tenant mix includes: L.A. Tan, H&R Block, State Farm Insurance, cleaners, medical and pancake house.

Zoned: B-B (Business District)

Lot Size: Approximately 3.12 acres

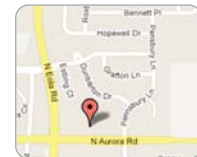
Construction: Brick and Block

Age: Built in 1998

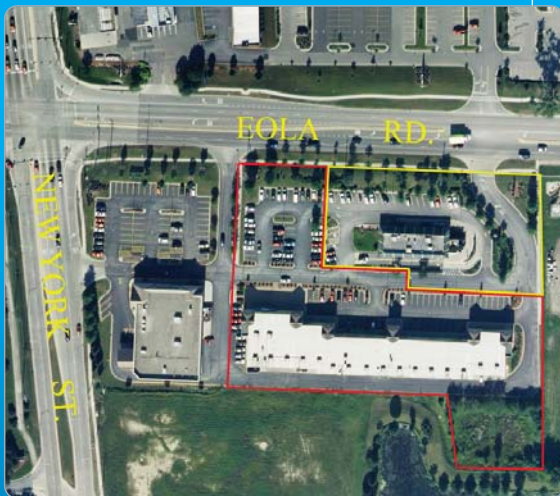
Roof: Flat

Daily Traffic Count: 33,000 vehicles
along Eola Road

Taxes: \$93,244.06 (2010)



Click to see map



McDonalds site, 425 N. Eola Road, Aurora, Illinois

The property, an outlot to the Eola Commons center, is a site net leased to McDonald's Corporation through 2020.

Lot Size: Approximately 1.29 acres

Daily Traffic Count: 33,000 vehicles
along Eola Road

Taxes: Billed to and paid by Tenant



PROPERTY INFORMATION PACKAGE:

A Property Information Package is available and includes: Title Summary, Survey, Tax Information, Rent Rolls, Income/Expenses, Leases, Appraisal and Environmental Information.

NOTE: All sales as well as cooperating fees are subject to court approval.

FOR FURTHER INFORMATION, CONTACT:



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EXCLUSIVE AGENT



Thinking of selling your Real Estate? Call Paul Demik to find out which of our sales approaches will be best for your property. Need a property manager? Our management division specializes in managing all types of real estate.

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