

GRAFTON HARBOR MARINA

SOLD!

GRAFTON, IL



OFFERING MEMORANDUM

Grafton
Harbor
Marina

2025

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GRAFTON HARBOR

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PROPERTY INFORMATION

PROPERTY SUMMARY

ADD'L PARCEL APPRV'D FOR STRG. BLDG. (IN RED BELOW)

SUPERIOR UNDERCOVER WET SLIPS WITH AMENITIES

LARGE AND MID-RANGE BOAT SLIPS

BARS, GIFT SHOP, LEASED-OUT RESTAURANT

ACTIVITIES FOR ALL AGES

SPECTACULAR SHIPS' STORE & WINERY

DOCKS, FUEL TANKS, DREDGE INCLUDED

MEETING OF THE RIVERS AT GRAFTON

Property Summary



PROPERTY HIGHLIGHTS

Located in an Enterprise Zone!

Close access to St Charles and St Peters by Ferry

Known as "The Key West of the Midwest"

Exceptional Covered and Open Wet Slips with Full Amenities

Fabulous (seriously) Restaurant upstairs, Leased and Operated by Tenants

Winery Owned and Operated by Owners

Hakuna Matata - 53' All-weather Tour Boat (included)

Protective Break-water encompassing the Marina

Floating "ARRR Bar", Laundry Mat, 2 Offices

Loopers' Paradise

Floating Pool and Hot Tub

High Speed Diesel and Gas Pumps

Ships' Store, General Store, Gift Shop

Personal Watercraft Dockage

OFFERING SUMMARY

Sale Price (includes adjacent parcel owned in fee)

Undisclosed

CAP Rate

Undisclosed

Approx. Total Slips:

266

Deferred Maintenance:

Minimal, if any

Lease - Property / Submerged Lands:

Approx. 75 years + 100 Renewal

Value-add Opportunity:

Dry Storage Building

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	1,064	4,494	95,302
Total Population	2,494	11,149	231,088
Average HH Income	\$109,843	\$110,888	\$91,715

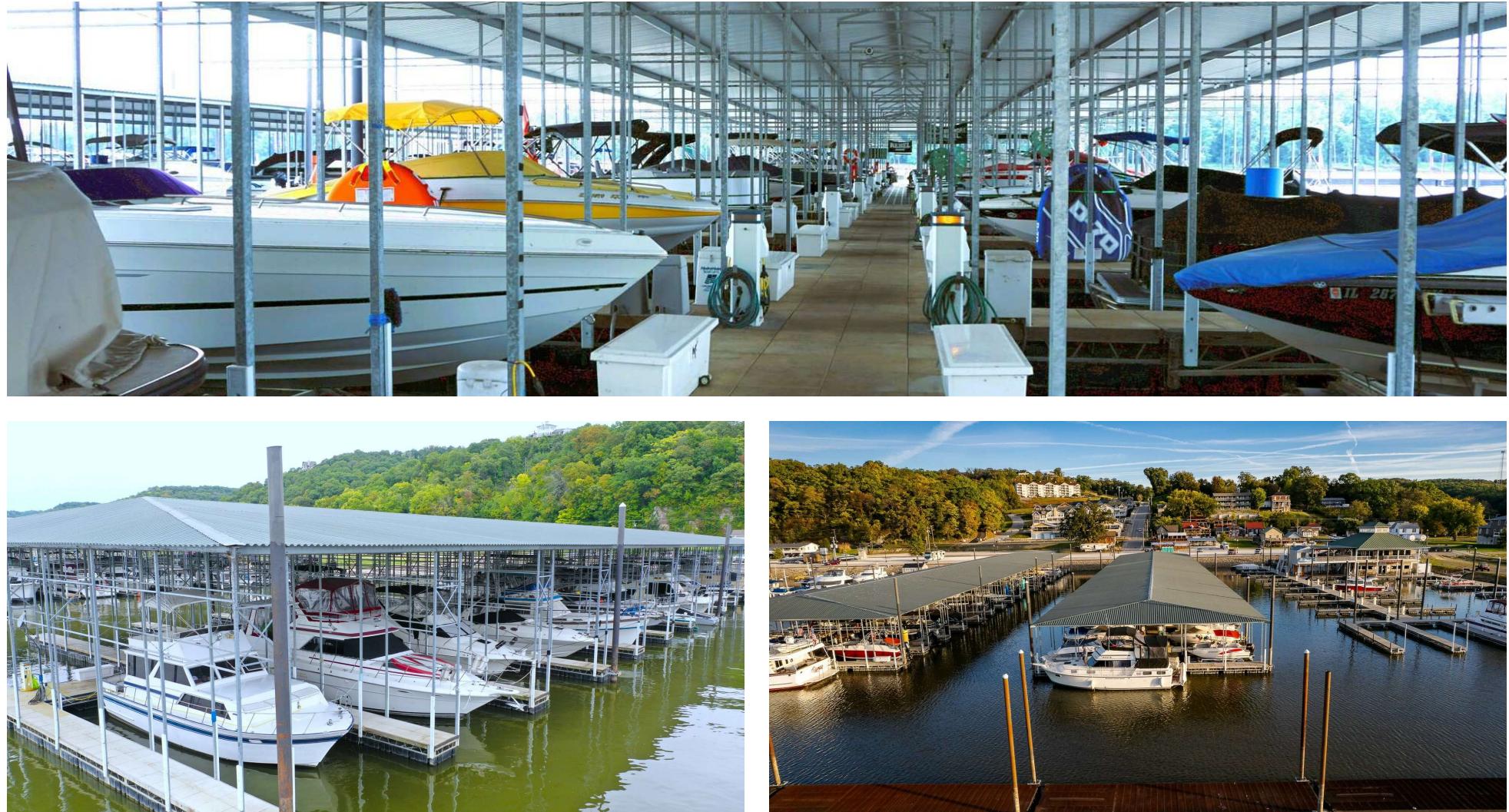
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Additional Parcel Approved For Storage Building (In Red Below)



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Superior Undercover Wet Slips With Amenities



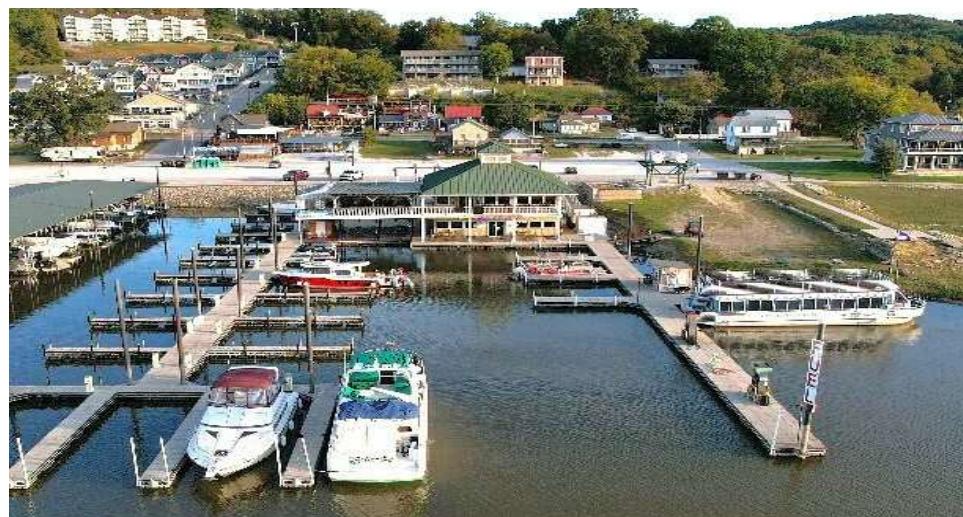
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Large And Mid-Range Boat Slips



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Bars & Gift Shop, Abundant Parking & Offices, Leased-Out Restaurant



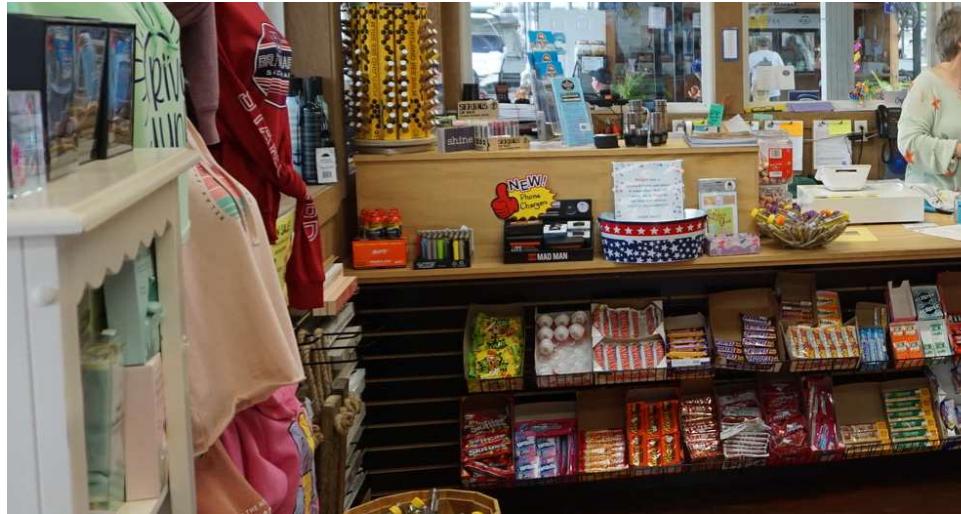
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Activities For All Ages With Floating "ARRR Bar" And Private Bathroom Suites



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Spectacular Ships' Store & Winery, Laundry Mat And Walk-In Coolers



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Floating Docks, Elevated Double-Walled Fuel Tanks, Dredge Included



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Meeting Of The Rivers At Grafton



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GRAFTON HARBOR

LOCATION INFORMATION

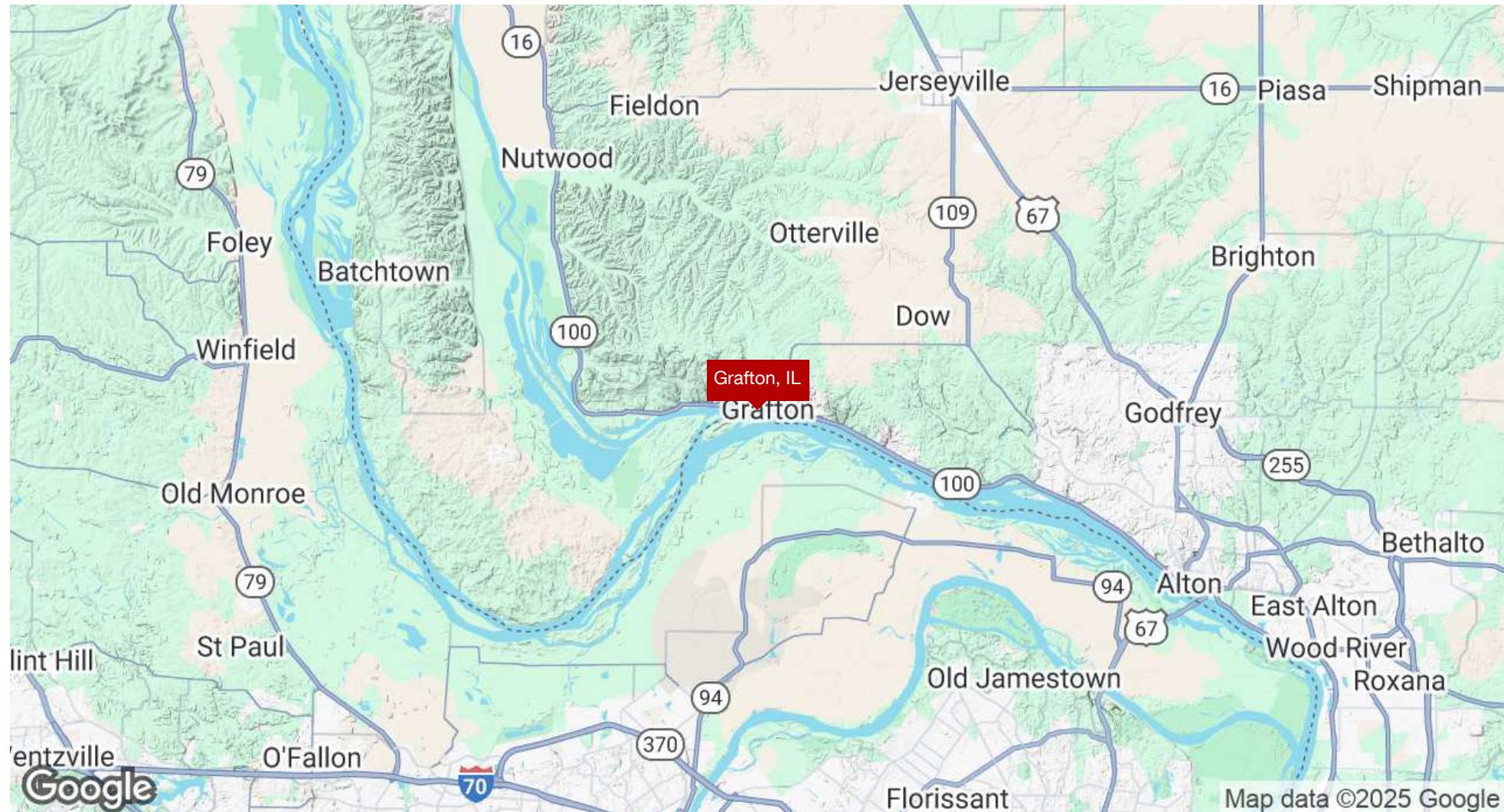
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REGIONAL MAP

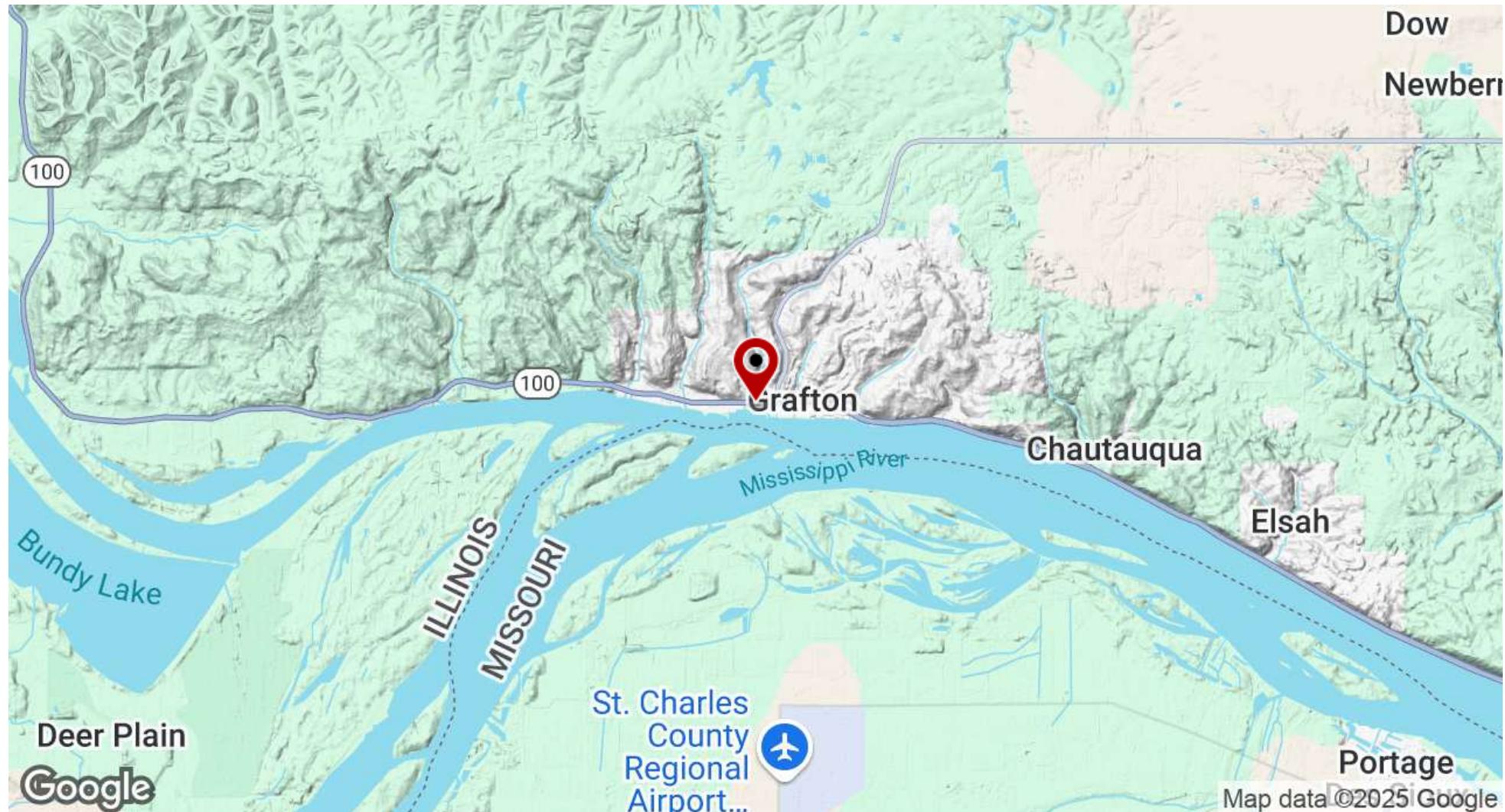
AERIAL MAP

LOCATION MAP

Regional Map



Aerial Map



Location Map



GRAFTON HARBOR

DEMOCRAPHICS

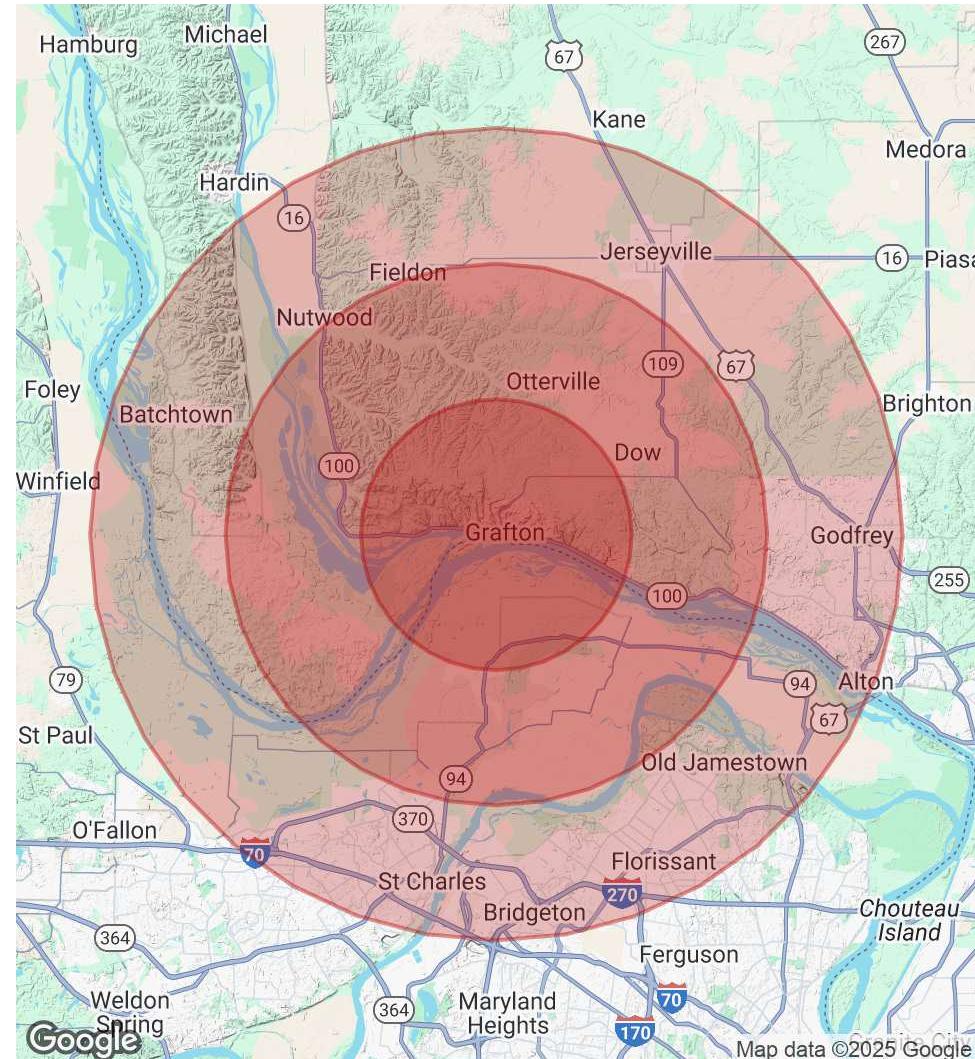
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DEMOCRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	2,494	11,149	231,088
Average Age	45	43	42
Average Age (Male)	45	43	40
Average Age (Female)	46	44	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,064	4,494	95,302
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$109,843	\$110,888	\$91,715
Average House Value	\$270,692	\$288,159	\$218,548

Demographics data derived from AlphaMap



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