Another Spectacular Marina

GRAFTON HARBOR

GRAFTON, IL

OFFERING MEMORANDUM

2023

Grafton Harbor

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Presented By:

Listing Broker
Jennifer Stein
Jennifer Stein
IL Lic. No. 471.018303
jstein@jdsreservices.com
(213) 446-5366

Out of State Cooperating Broker
Richard H Roughen PA
Keller Williams Realty Services
dba 'National Marina Sales'
FL Lic. No. BK706569
Rick@Roughen.net
(954) 298-7703

Jennifer Stein

GRAFTON HARBOR

PROPERTY INFORMATION

1

PROPERTY SUMMARY

ADD'L PARCEL APPRV'D FOR STRG. BLDG. (X MARKS SPOT)

RESTAURANT, FUN BARS & GIFT SHOP

ACTIVITIES FOR ALL AGES

SPECTACULAR SHIPS' STORE & WINERY

SUPERIOR UNDERCOVER WET SLIPS WITH AMENITIES

LARGE AND MID-RANGE BOAT SLIPS

DOCKS, FUEL TANKS, DREDGE INCLUDED

Property Summary

PROPERTY HIGHLIGHTS

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:	$7,800,000
Blended Cap Rate:	8.6%
Approx. Total Slips:	304
Deferred Maintenance:	Minimal, if any
Property / Submerged Lands:	Long-Term Leased, Renewable
Value-add Opportunity:	Lot Approved for Dry Storage Building

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	8,122	312,515	826,043
Total Population	17,163	704,861	1,796,011
Average HH Income	$77,778	$71,620	$82,777

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Additional Parcel Approved For Storage Building (X Marks Spot!)

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Restaurant, Fun Bars & Gift Shop, Abundant Parking & Offices

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

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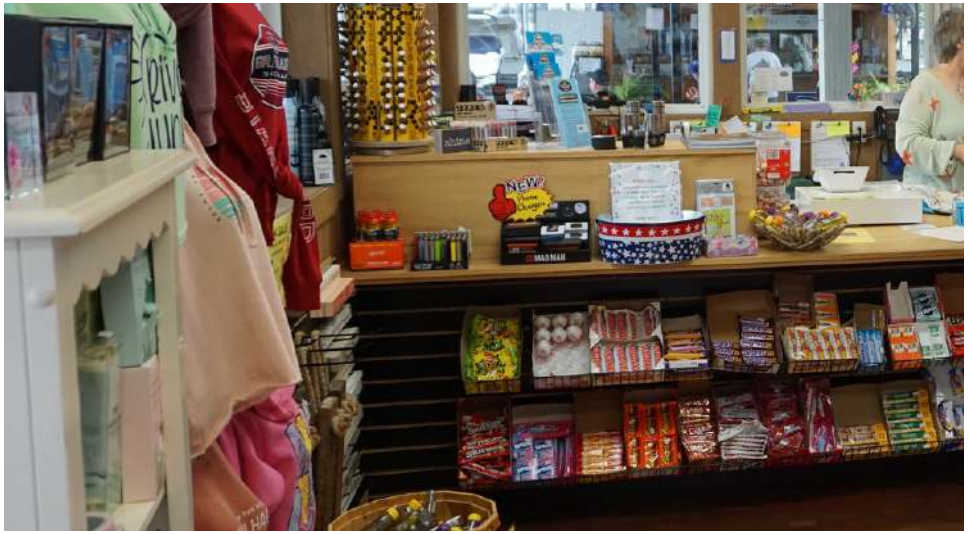
Spectacular Ships' Store & Winery, Laundry Mat And Walk-In Coolers



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Superior Undercover Wet Slips With Amenities

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Large And Mid-Range Boat Slips

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Floating Docks, Fuel Tanks, Dredge Included

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GRAFTON HARBOR

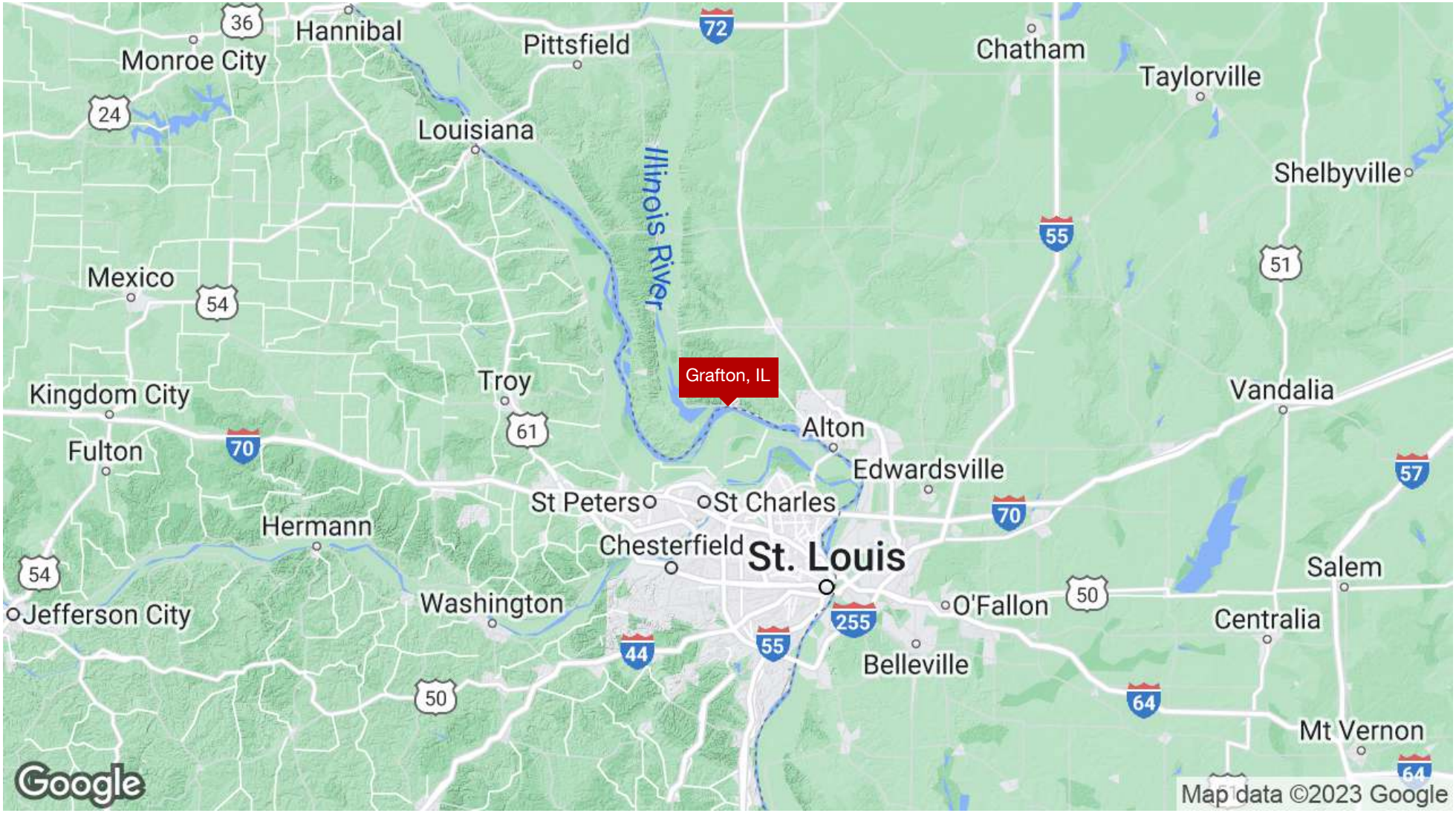
LOCATION INFORMATION 2

REGIONAL MAP

AERIAL MAP

LOCATION MAP

Regional Map



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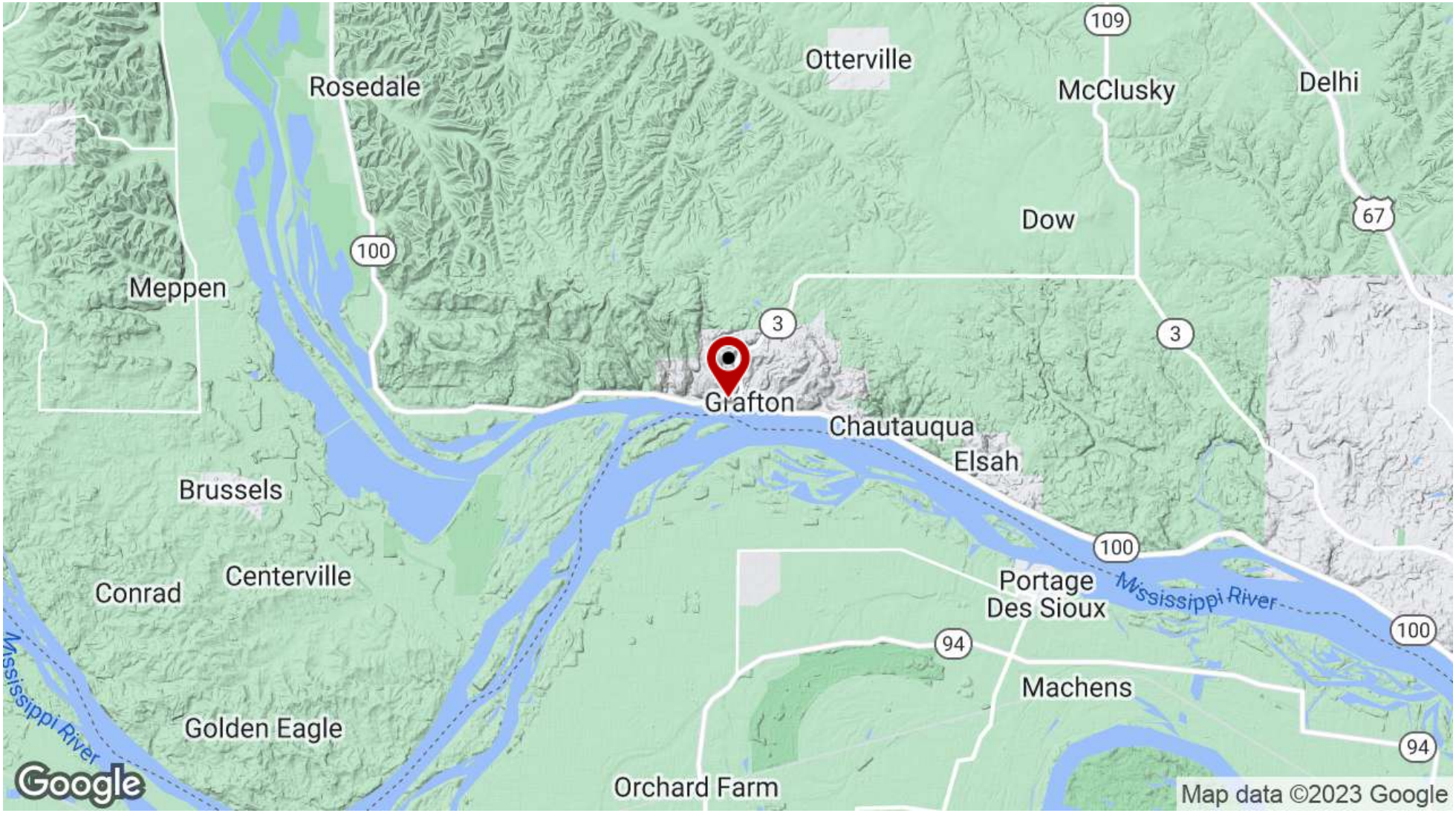
Aerial Map



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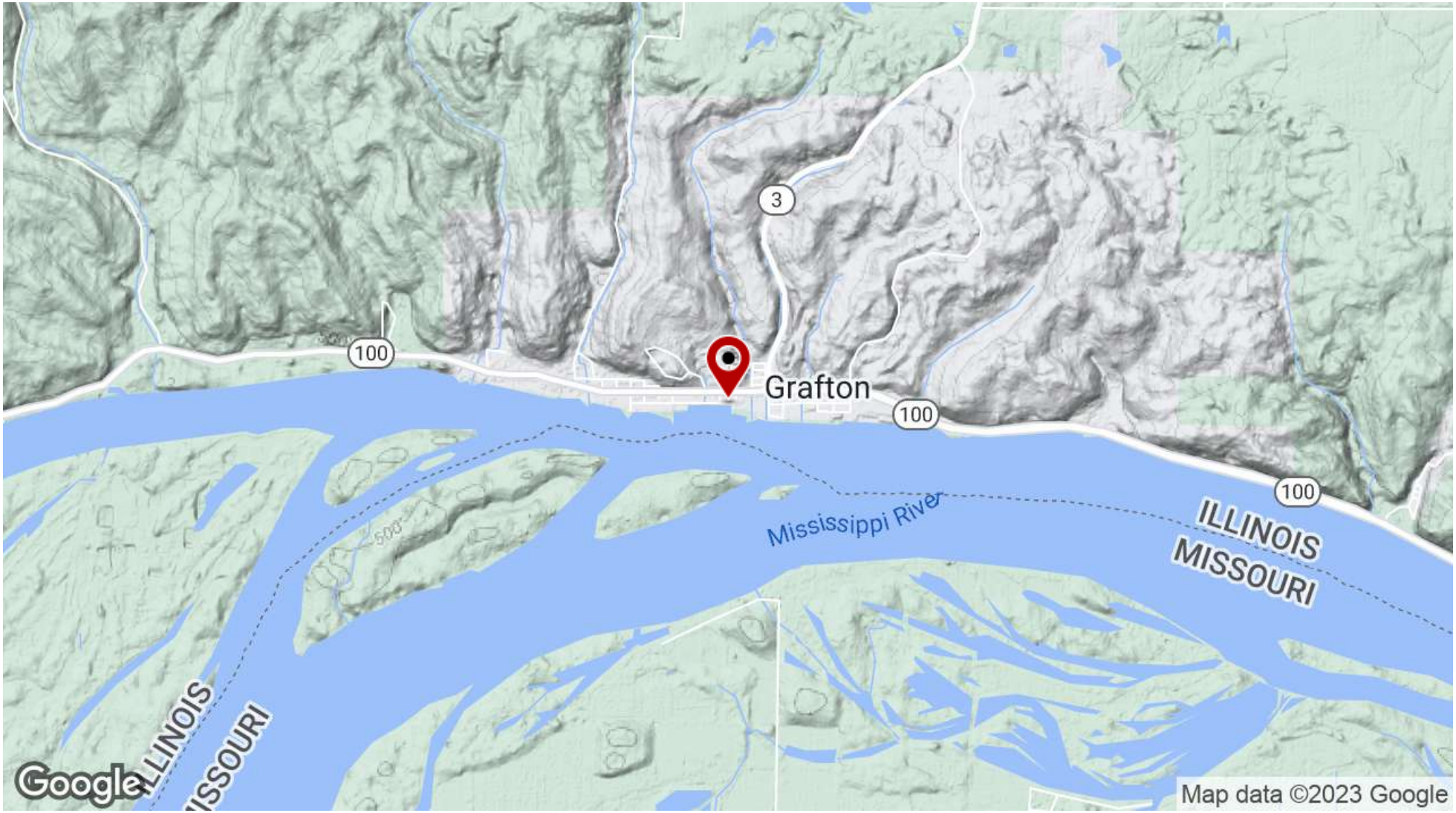
Location Map



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DEMOGRAPHICS 3

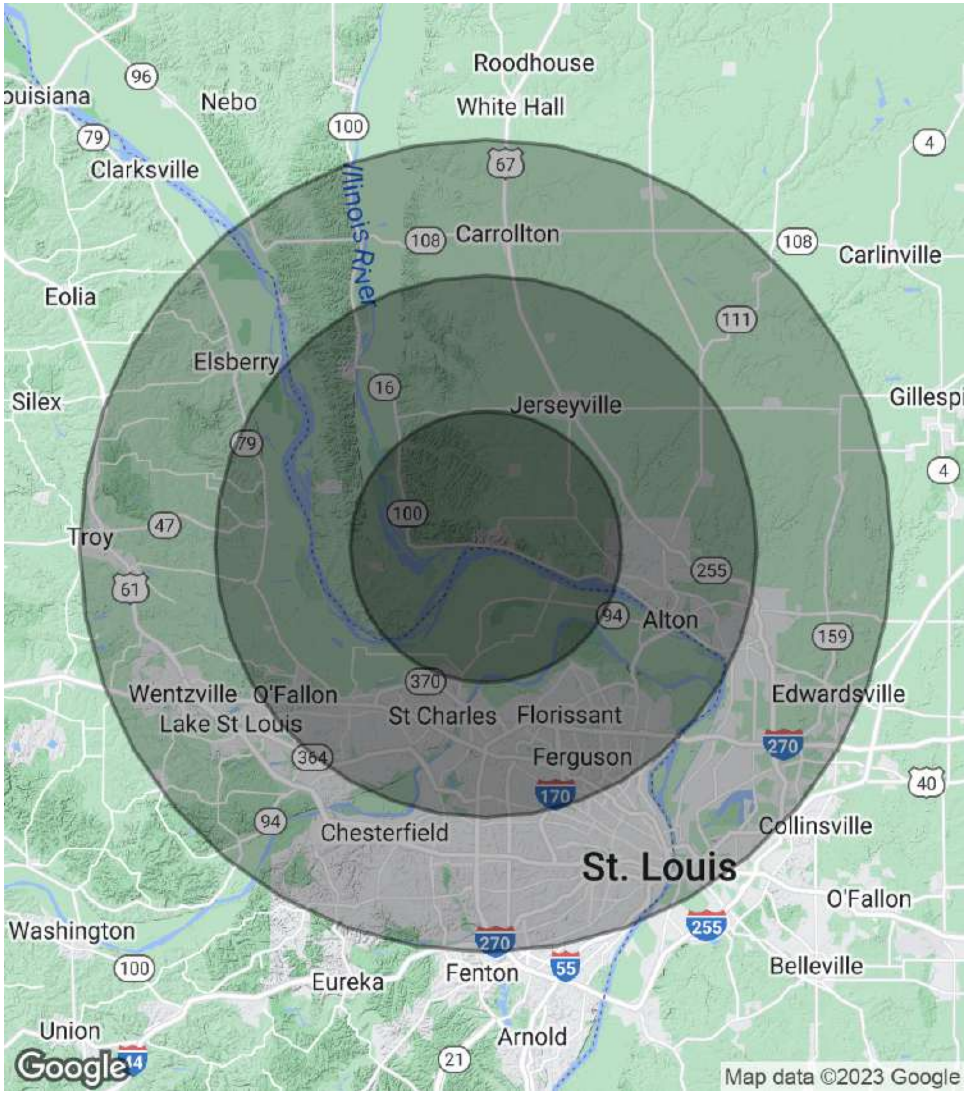
DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	17,163	704,861	1,796,011
Average Age	43.1	39.9	40.1
Average Age (Male)	41.5	38.1	38.4
Average Age (Female)	43.5	41.5	41.5

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	8,122	312,515	826,043
# of Persons per HH	2.1	2.3	2.2
Average HH Income	$77,778	$71,620	$82,777
Average House Value	$195,341	$148,436	$205,410

** Demographic data derived from 2020 ACS - US Census*



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