

GRAFTON HARBOR

GRAFTON, IL



OFFERING MEMORANDUM

Grafton Harbor

2023

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Jennifer Stein

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GRAFTON HARBOR

PROPERTY INFORMATION

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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:	\$6,900,000
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

**Jennifer
Stein**

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

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REGIONAL MAP

AERIAL MAP

LOCATION MAP

Regional Map



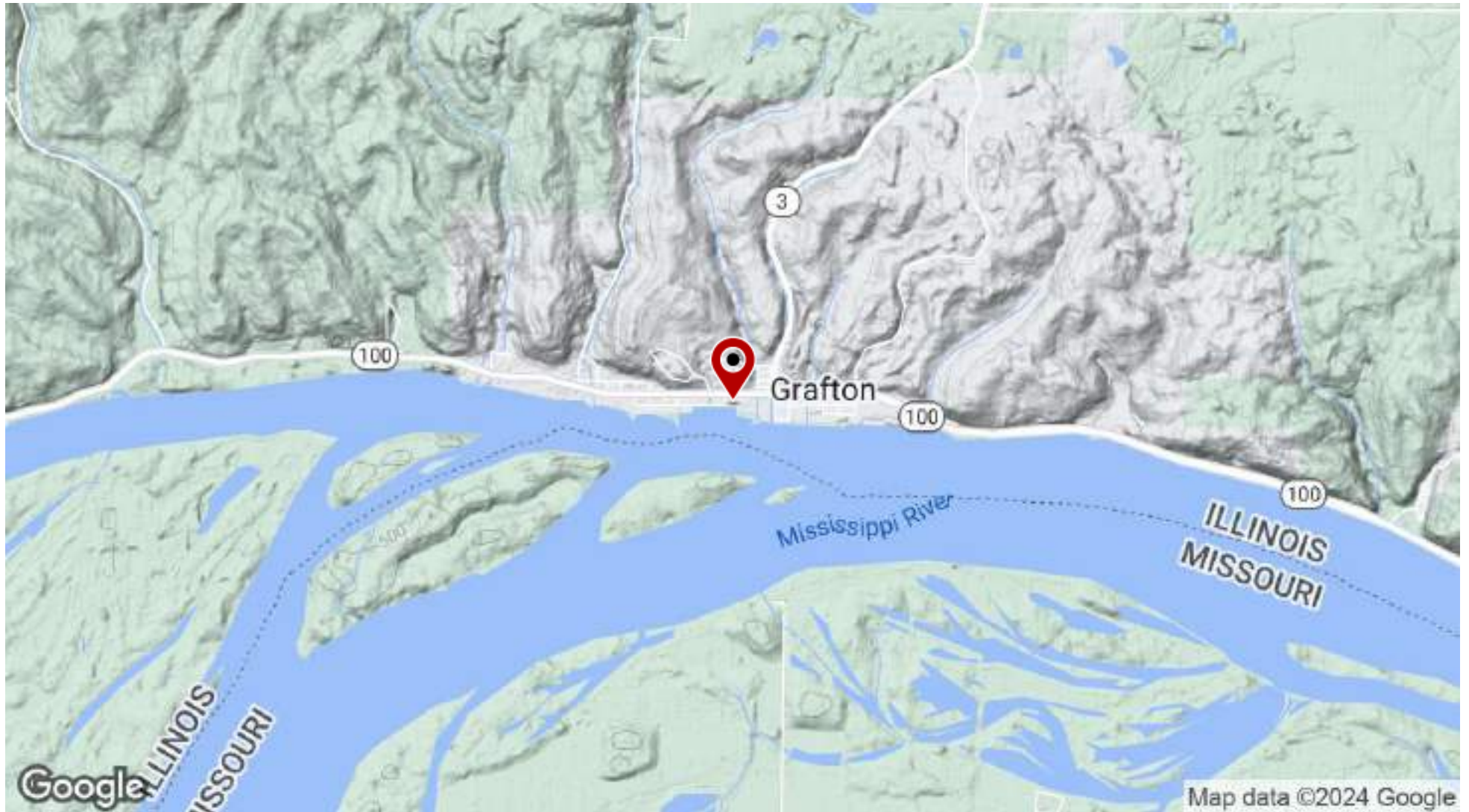
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Aerial Map



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Location Map



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GRAFTON HARBOR

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

