Key West of the Mid West

GRAFTON HARBOR MARINA - 10% CAP!

GRAFTON, IL

OFFERING MEMORANDUM

Grafton Harbor Marina

2025

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Table Of Contents

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TABLE OF CONTENTS

PROPERTY INFORMATION 3

LOCATION INFORMATION 13

DEMOGRAPHICS 17

Presented By:

Listing Broker
Jennifer Stein
Jennifer Stein Real Estate, Inc.
IL Lic. No. 471.018303
jstein@jdsreservices.com
(800) 437-9956

Out of State Cooperating Broker
Richard H Roughen
Keller Williams Realty Services
dba 'National Marina Sales'
FL Lic. No. BK 706569
rick@roughen.net
(954) 298-7703

Jennifer Stein Real Estate, Inc.

GRAFTON HARBOR

PROPERTY INFORMATION

1

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)	$6,500,000
CAP Rate	10%
Approx. Total Slips:	304
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)

Superior Undercover Wet Slips With Amenities

Large And Mid-Range Boat Slips

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

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

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

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

Meeting Of The Rivers At Grafton

GRAFTON HARBOR

LOCATION INFORMATION 2

REGIONAL MAP

AERIAL MAP

LOCATION MAP

Regional Map

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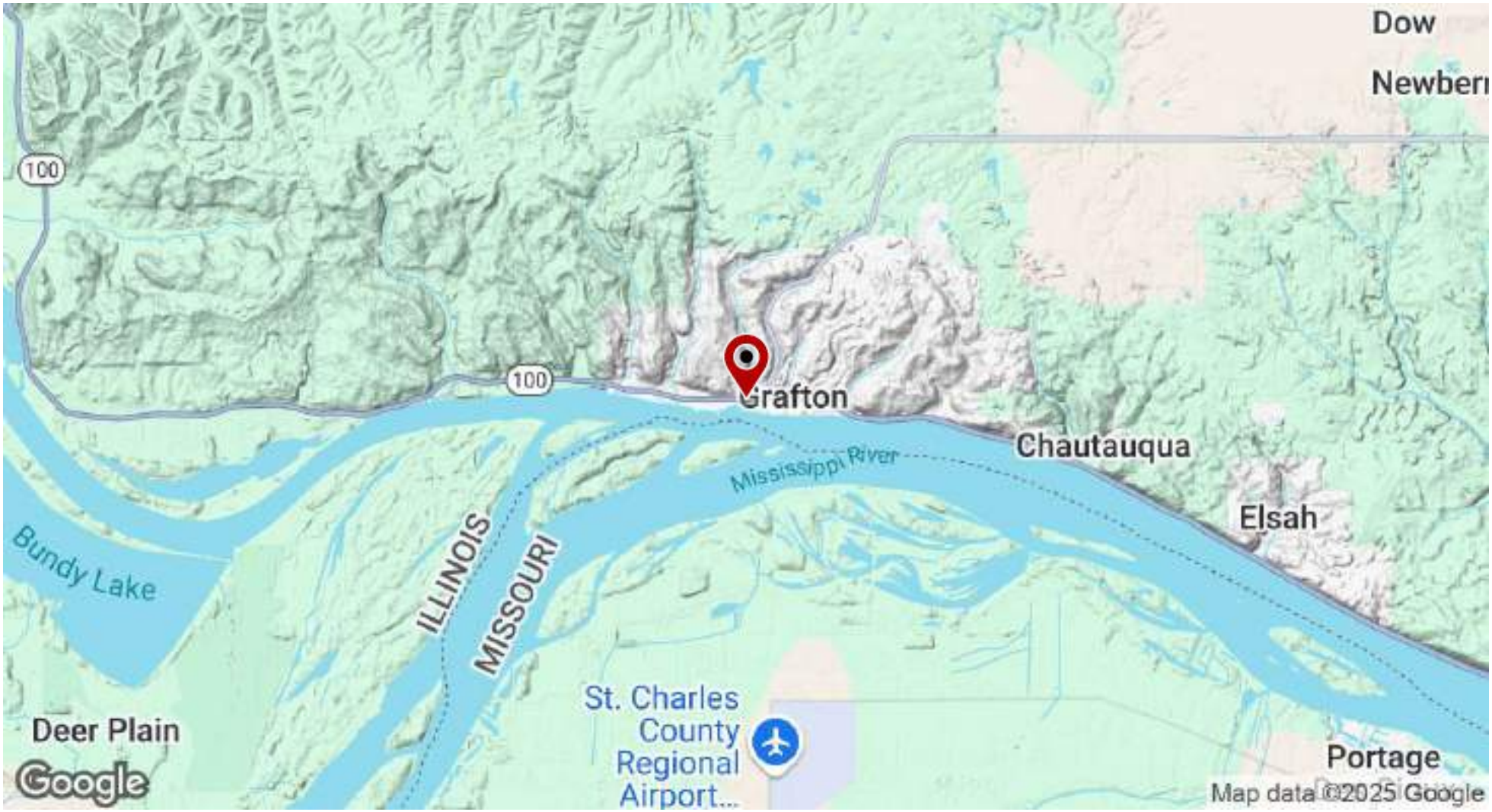
Aerial Map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Chautauqua
Mississippi River
Elsah
Bundy Lake
ILLINOIS
MISSOURI
St. Charles
County
Regional
Airport...
Deer Plain
Portage
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Location Map

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GRAFTON HARBOR

DEMOGRAPHICS 3

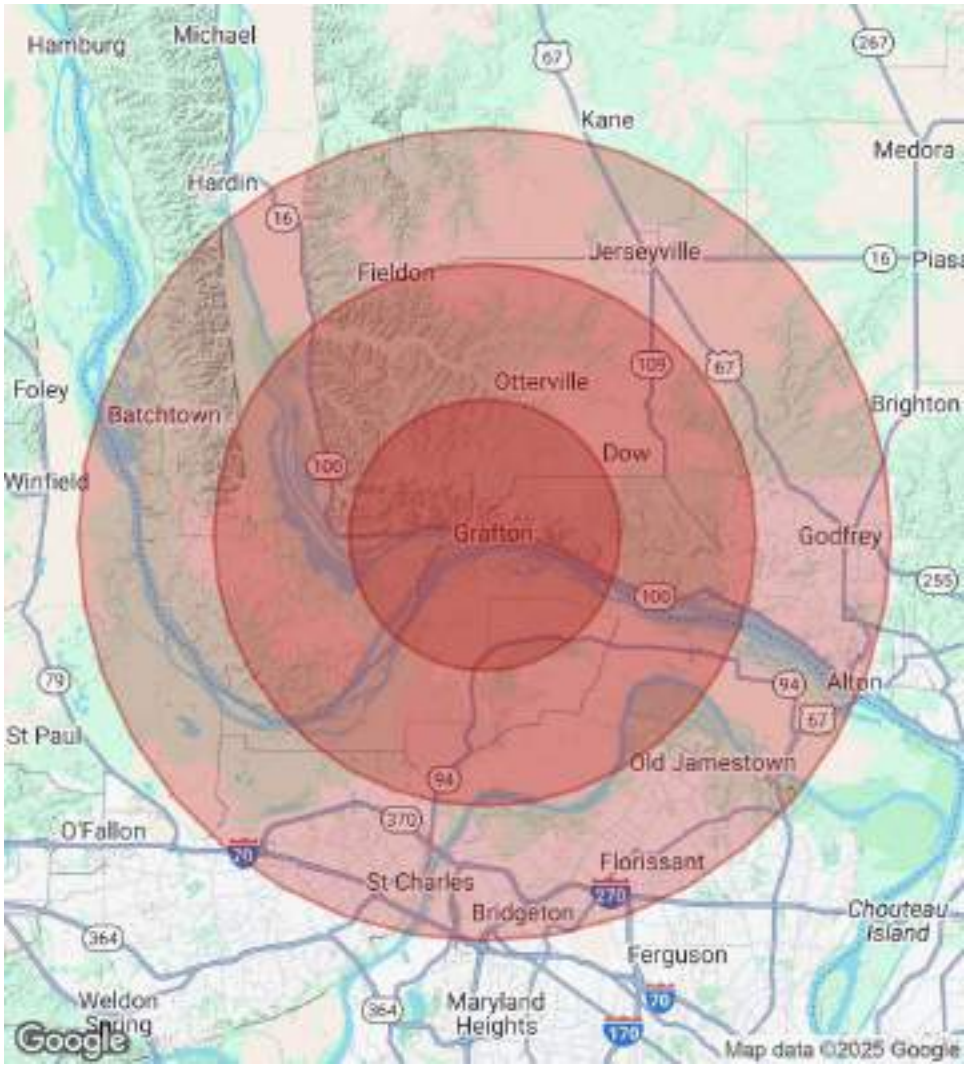
DEMOGRAPHICS MAP & REPORT

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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