

GRAFTON HARBOR

GRAFTON, IL



OFFERING MEMORANDUM

Grafton Harbor

2025

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GRAFTON HARBOR

PROPERTY INFORMATION

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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)	\$7,200,000
Approx. Total Slips:	304
Deferred Maintenance:	Minimal, if any
Lease - Property / Submerged Lands:	Approx. 75 years + 100 Renewal
Value-add Opportunity:	Approved for 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

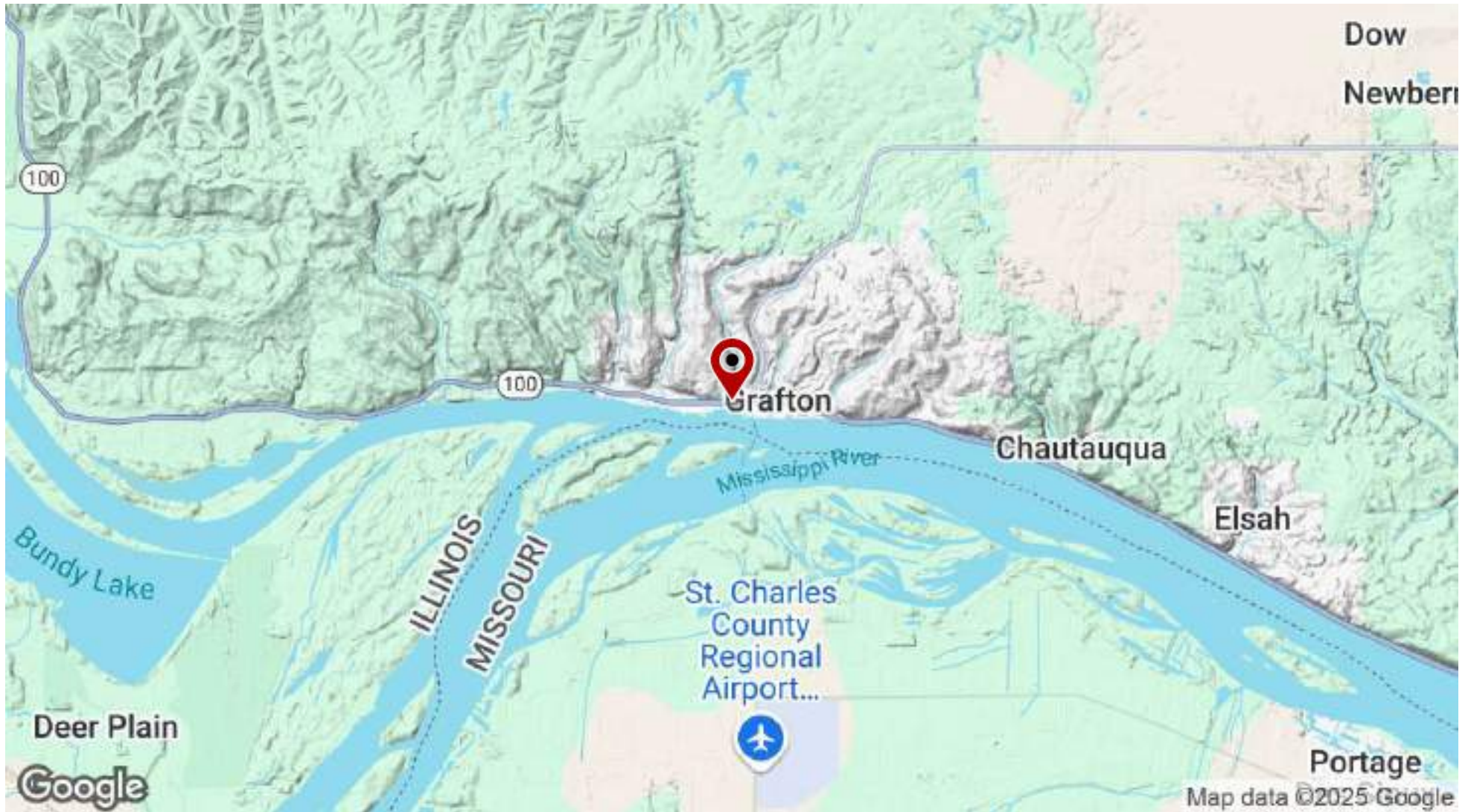
LOCATION MAP

Regional Map



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Aerial Map



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Location Map



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GRAFTON HARBOR

DEMOGRAPHICS

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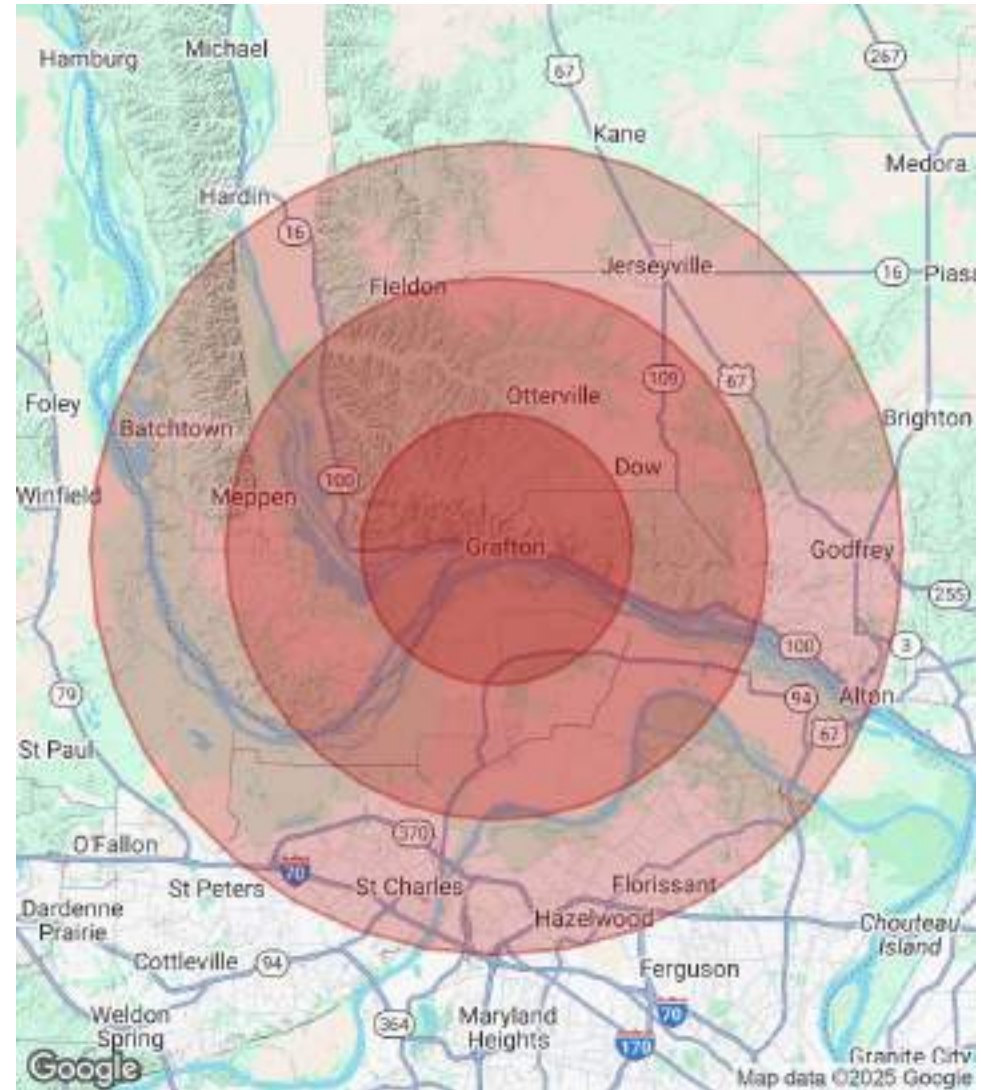
DEMOGRAPHICS MAP & REPORT

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



Jennifer Stein