Key West of the Midwest

GRAFTON HARBOR

GRAFTON, IL

OFFERING MEMORANDUM

Grafton Harbor

2025

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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)	$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

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

Aerial Map

Dow
Newberr
100
100
Grafton
Chautauqua
Mississippi River
Elsah
Bundy Lake
ILLINOIS
MISSOURI
St. Charles
County
Regional
Airport...
Deer Plain
Portage
Google
Map data ©2025 Google

Location Map

GRAFTON HARBOR

DEMOGRAPHICS 3

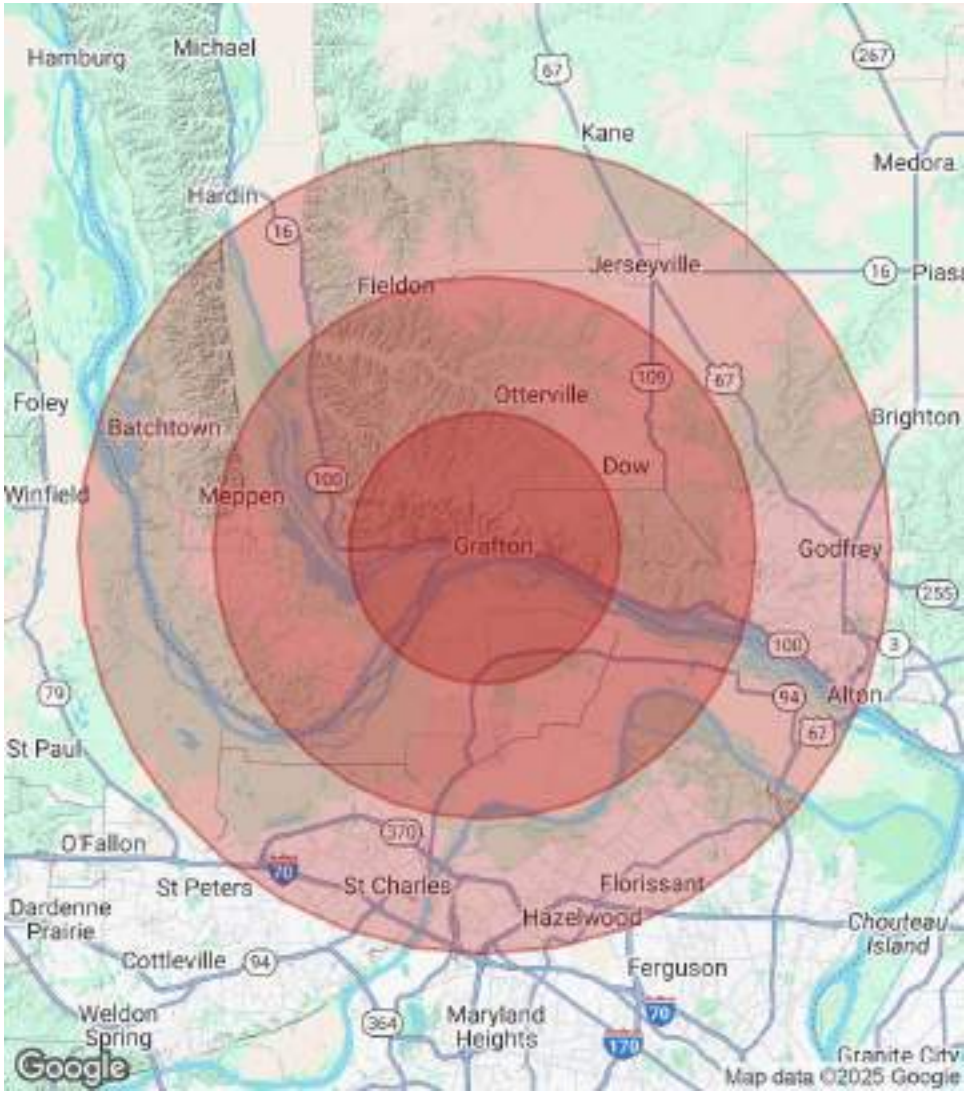
DEMOGRAPHICS MAP & REPORT

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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