



1021 COURT ST. PEKIN, IL.

Ryan Reid of AQRE Advisors is pleased to offer for sale the property located at 1021 Court St, Pekin, IL ("Property"). The +/-11,404 SF two-tenant building is situated on +/- .37 acres of land and is 100% occupied, with 57% occupied by DaVita (Nasdaq: DVA) and 43% occupied by Kidney and Hypertension of Illinois ("Tenants"). Both Tenants have operating histories of 9+ years at this location and have made significant investments into the buildout of their space. DaVita operates 8 dialysis stations at this location. They run multiple shifts a day and operate six days a week.

INVESTMENT HIGHLIGHTS

- DaVita's rent will increase by 10% increase in 2023
- Property being offered below replacement cost; tenants have spent approximately \$4M in combined buildout costs
- Only DaVita in 40-mile radius
- Located 0.4 miles from Pekin Hospital (UnityPoint Health)
- DaVita is #271 in Fortune 500 (2022), had annual revenue of \$11.6 billion in 2021
- Long term operating histories showing Tenants' commitment to the site
- Synergistic relationship between co-Tenants.



PRICE
\$1,895,354



NOI
\$123,198



CAP RATE
6.50%

PROPERTY INFO

Building Size	+/- 11,404 SF
Land Size	+/- 0.37 AC
Year Built	1989
Occupancy	100%

DEMOGRAPHICS

	2 mile radius	5 mile radius	10 mile radius
2021 Population	28,720	42,734	135,720
Average Household Income	\$64,363	\$69,664	\$68,298
Population Median Age	40.2	41.4	38.9
2021 Households	12,197	17,260	53,949
Total Businesses	1,109	1,639	6,853

KEY FACTS

*Data provided by CoStar 2021
Based on 5 mile radius



42,734
POPULATION



41.4
MEDIAN
AGE



1,639
TOTAL BUSINESSES



17,260
NUMBER OF
HOUSEHOLDS

\$69.7K
AVERAGE HH
INCOME

CONTACT

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