



39,383 SF
TOTAL GLA



CHICAGO
MSA

CASA DEI BAMBINI — MONTESSORI SCHOOL



4393 LIBERTY ST | AURORA, IL 60504

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INVESTMENT HIGHLIGHTS

CLASS A EDUCATIONAL FACILITY:

Built in 2017, offering a pristine, modern environment ideal for Charter Schools, Daycares, or Private School Operators.

PRIME LOCATION:

Situated in one of Illinois' most affluent submarkets with strong demand for quality educational institutions.

STRONG DEMOGRAPHICS:

Over 86,966 residents with an average household income exceeding \$139,077 within a 3-mile radius.

SPACIOUS CAMPUS:

±39,383 SF, two-story building on a +3.79-acre parcel, providing ample space for expansion or outdoor activities.

HIGH ENROLLMENT CAPACITY:

Designed to support up to 350 full-time students (FTE), with room for future growth.

ATTRACTIVE MARKET FUNDAMENTALS:

Average tuition rates in the area exceed \$1,000 per month, indicating strong revenue potential.

VERSATILE OPPORTUNITY:

Ideal for owner-operators, investors seeking stable income, or developers with an eye for repurposing.

TURNKEY CONDITION:

Meticulously maintained facility with modern infrastructure, minimizing the need for immediate capital improvements.

STRATEGIC GROWTH POTENTIAL:

Located in a thriving community with consistent population growth, enhancing long-term demand for educational services.



4393 LIBERTY ST
AURORA, IL 60504

\$12,000,000
LIST PRICE

\$304.70
PRICE PSF

±39,383 SF
PROPERTY GLA

±3.79 AC
LOT SIZE

07-21-200-052
PARCEL ID

350
FTE CAPACITY



PROPERTY DESCRIPTION







CHRYSLER
PARTS DISTRIBUTION

TARGET

WESTRIDGE COURT

Arby's
World Market
Bath & Body Works
five BELOW
Portillo's
HOT DOGS • BEEF • BURGERS • SALADS

Funtopia®

MENARDS®

HOLLYWOOD PALMS
A CINEMA, BAR & CATERY
352 S RT 59 NAPERVILLE, IL

FRIDAYS
PANDA EXPRESS

at home
The Home Décor Superstore
PET SMART

59 ± 79,700 VPD

meijer

NAPER WEST PLAZA

Burlington
JOANN
Cane's
Olive Garden
ROSS
DRESS FOR LESS®
BOOT BARN
sears
HOME SERVICES

SUNLAND
LOGISTICS SOLUTIONS

SUBJECT PROPERTY

LIBERTY ST

500 STATION APARTMENTS
417 UNITS

NAPER WEST PLAZA



PACIFICA SQUARE



AURORA MARKETPLACE



RALLY HOUSE FOX VALLEY MALL



STATION BOULEVARD PARK



SUBJECT PROPERTY

 500 STATION APARTMENTS
417 UNITS

LIBERTY ST

59

± 79,700 VPD

meijer



REACH OUT TO BROKER FOR
HISTORICAL FINANCIALS





5.0 STAR
RATING



4 LOCATIONS



FOUNDED IN 2009

CASA DEI BAMBINI MONTESSORI SCHOOL

Casa Dei Bambini, the first Montessori school, was established by Dr. Maria Montessori in 2009 in the San Lorenzo district of Rome, Italy. Designed initially as a childcare center for underprivileged children, it marked the beginning of Montessori's revolutionary approach to education. At Casa-Dei-Bambini Montessori School, each child is encouraged to reach their fullest potential. Their goal is to provide education and impart knowledge in a fun and nurturing manner. Children learn at their own pace by applying the techniques used by Maria Montessori's methods and philosophies. The Montessori class focuses on the emotional, intellectual, and physical development of each child. A child-centered classroom where each student can progress at his/her own pace is the basis of the Montessori approach.





MARKET OVERVIEW

AURORA, IL

Aurora is located about 40 miles west of Chicago. As the second-largest city in the state, it has a rich history, diverse community, and a dynamic cultural scene. Originally founded in the mid-19th century along the Fox River, Aurora grew as a manufacturing hub, earning the nickname "**City of Lights**" for being one of the first cities in the U.S. to implement an all-electric street lighting system. Today, the city boasts a revitalized downtown with attractions such as the **Paramount Theatre**, **Phillips Park Zoo**, and the **SciTech Hands-On Museum**. Aurora's blend of historic architecture, scenic parks, and a thriving arts scene make it a lively suburban community that continues to attract families and businesses alike. Its diversity is reflected in the wide variety of restaurants, festivals, and cultural events, giving it a unique charm in the Chicagoland area.

The city has a diverse and growing economy, supported by a mix of manufacturing, retail, technology, and healthcare sectors. Historically, the city was a major manufacturing hub, and while this remains an important part of its economic foundation, Aurora has expanded to include newer industries. The presence of major employers like **Caterpillar, Inc.**, and **MetLife**, alongside a variety of small businesses, helps drive local job growth. Aurora is also home to several retail centers, including the **Chicago Premium Outlets**, which attract shoppers from the wider region.

DEMOGRAPHICS


POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,134	86,093	241,539
2025 Estimate	7,086	86,966	244,243
2020 Census	6,367	85,675	248,408
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2030 Projection	2,817	32,651	85,699
2025 Estimate	2,802	32,994	86,674
2020 Census	2,536	32,515	87,982
INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$130,312	\$139,077	\$135,691



86,966+
3 MILE 2025 POPULATION



\$139,077
2025 AVG HH INCOME



±9.5M
METRO AREA
POPULATION



\$400
GDP, BILLIONS



THE **WINDY**

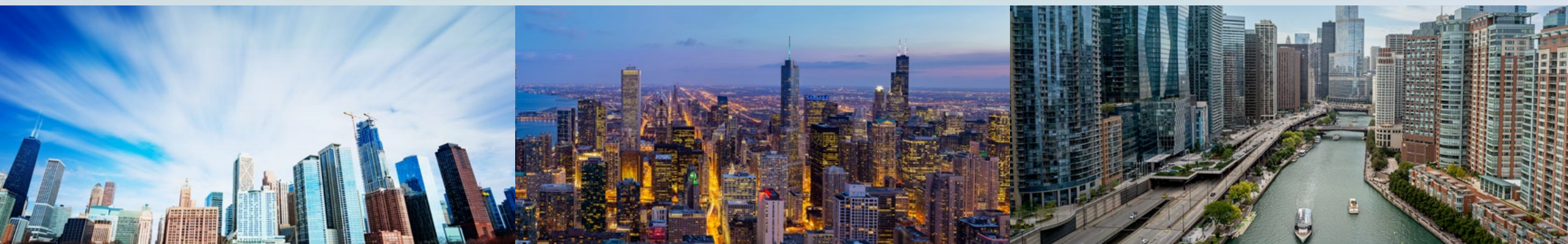


±50%
OF HOUSEHOLDS
RENT THEIR
HOMES

\$1.5
TRILLION
GROSS STATE PRODUCT

CITY

Chicago, Illinois, is a major urban center with a population of approximately 2.7 million people, making it the third-most populous city in the United States. The city serves as a critical economic hub, contributing significantly to the national economy. Chicago's Gross State Product (GSP) stands at over \$350 billion, reflecting its robust economic infrastructure and diverse industrial base. The city has experienced steady economic growth over the years, with an expanding economy supported by key sectors such as finance, technology, manufacturing, and healthcare.



LOCAL MARKET OVERVIEW

The Chicago real estate market is a dynamic and diverse landscape characterized by a blend of historic neighborhoods and modern developments. In recent years, the market has experienced a mix of stability and volatility, with property values and rental rates reflecting broader economic trends. The city's strong rental market, driven by its large population of renters and high demand for urban living, has kept rental prices relatively steady, though they can vary significantly across different neighborhoods. Areas like Lincoln Park and River North are known for their high-end properties and premium rental rates, while neighborhoods further from the downtown core offer more affordable options. The ongoing development of new residential and mixed-use projects continues to reshape the city's housing market, catering to a diverse range of residents and contributing to the city's overall economic growth.

In the commercial real estate sector, Chicago remains a key player, with its office space market reflecting the broader trends of urban commercial real estate. The city's central location and well-developed infrastructure make it a prime location for businesses, attracting a variety of industries including finance, technology, and manufacturing. Recent shifts towards hybrid and remote work models have impacted demand for office space, leading to increased interest in flexible leasing arrangements and coworking spaces. Despite these changes, Chicago's robust commercial market continues to attract investment, with ongoing redevelopment projects and the expansion of tech hubs contributing to a dynamic business environment. The city's role as a major economic center ensures its commercial real estate market remains a crucial component of its overall economic health.

**2ND MOST BEAUTIFUL CITY IN THE WORLD
AND THE 1ST IN NORTH AMERICA**

(VOTED BY 27,000 TIME OUT INDEX SURVEY
VOTERS FROM ACROSS THE GLOBE)

**ILLINOIS HAS THE 3RD MOST FORTUNE 500
CORPORATE HEADQUARTERS IN THE US.**

(FORTUNE 500, 2022)



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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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