

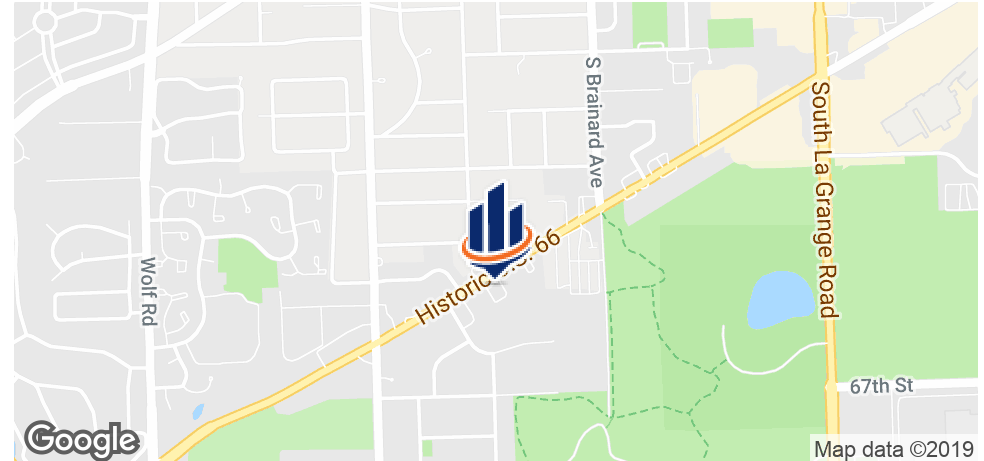


AUTO DEALER / SERVICE FACILITY

6420 JOLIET RD
COUNTRYSIDE, IL 60525

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Property Summary



OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	3.18 Acres
Year Built:	1987
Building Size:	18,760 SF
Renovated:	2018
Zoning:	B3
Market:	Chicago
Submarket:	West Suburbs
Traffic Count:	20,600
Price / SF:	\$199.89

PROPERTY OVERVIEW

A great plug and play opportunity for an automotive/motor vehicle dealer and service facility. Potential for monument signage on Joliet Road. Ownership has made interior and exterior improvements in 2018. Some of those improvements include resurfacing, striping, LED exterior lighting, interior high efficiency lighting, ADA bathrooms, ADA grading of hardscape, HVAC replacement and more. Showroom area great is great for indoor display and the outside showroom created by the roof overhang is a unique feature in the Chicago market. Owner had recent phase 1 environmental study completed. A strong market with many new car dealers located east of the subject property. This location has ease of access to I-55 and I-294. Property has ample parking spots and a service department with room for 16 car lifts. A great opportunity for the right owner or tenant. Taxes paid in 2017 were \$63,555.85.

PROPERTY HIGHLIGHTS

- Auto Dealer / Service Facility
- Substantial upgrades 2018
- Strong retail corridor for auto/motor sales
- 3.18 acre site 321 parking spaces
- Minutes from full interchange of I-55 & I-294
- Near many branded auto dealers

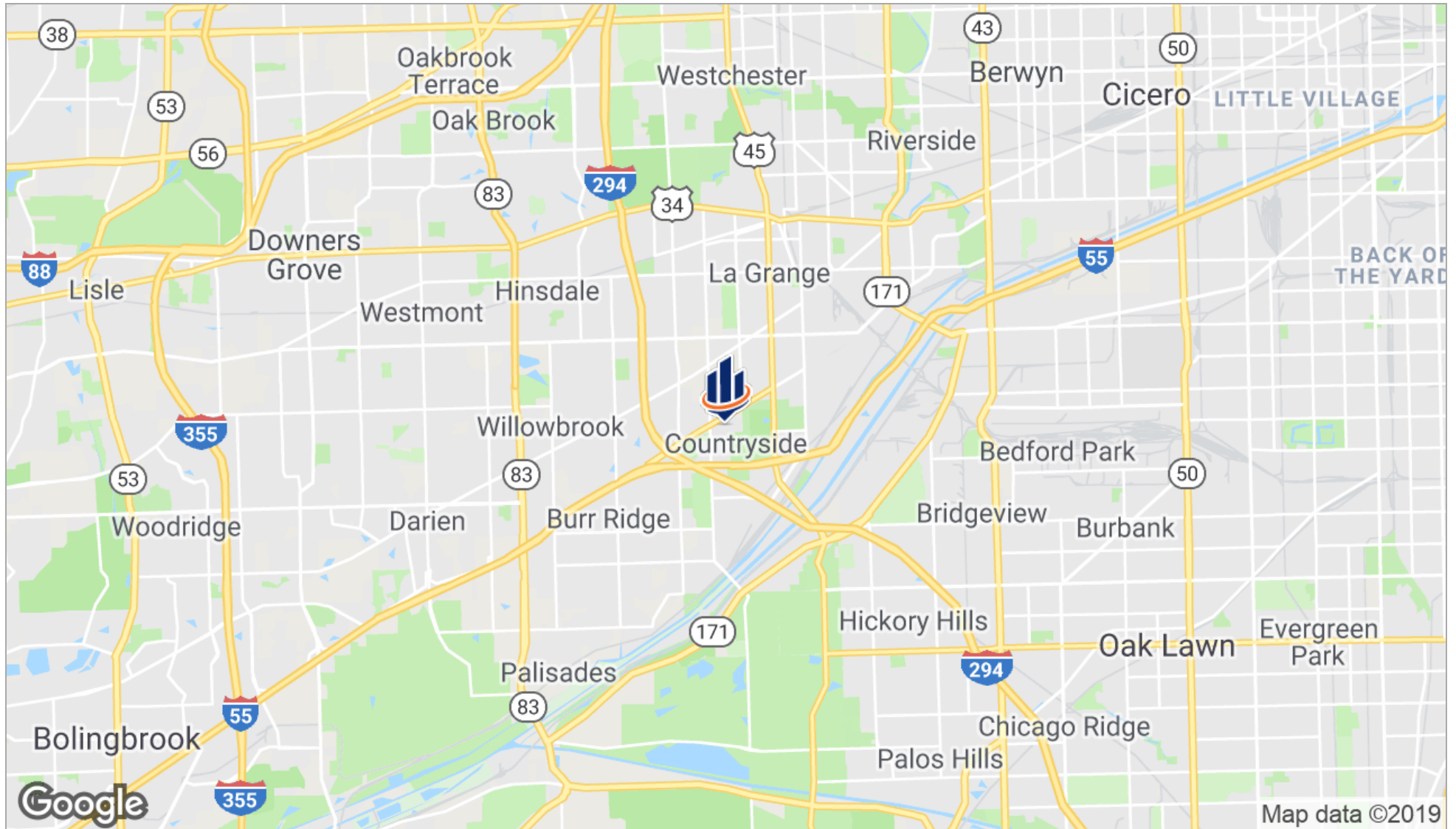
Additional Photos



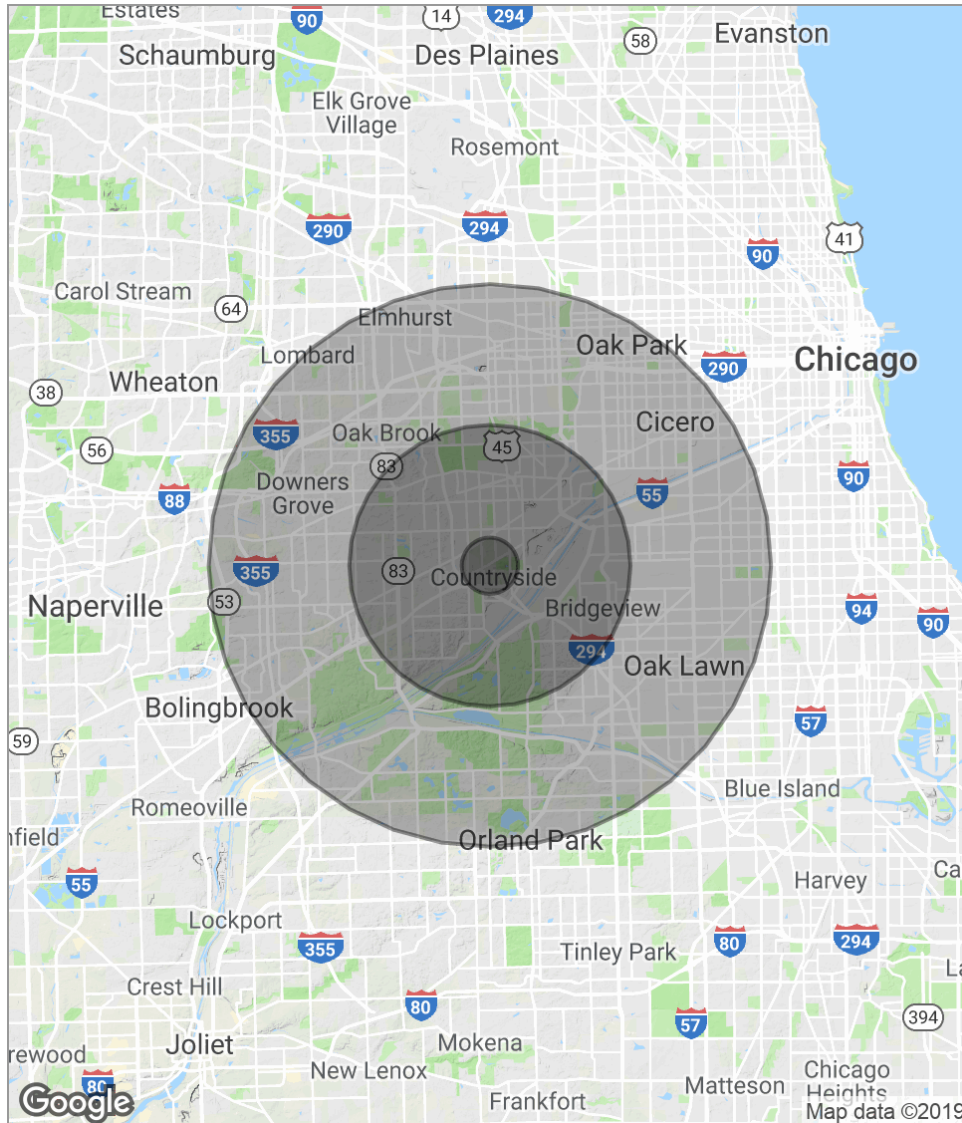
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,410	206,159	1,130,310
Median age	44.6	40.7	37.9
Median age [Male]	43.9	39.5	36.6
Median age [Female]	45.8	41.6	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,623	75,513	408,332
# of persons per HH	2.4	2.7	2.8
Average HH income	\$108,349	\$115,908	\$87,514
Average house value	\$468,220	\$472,160	\$374,653

** Demographic data derived from 2010 US Census*