

# COMMERCIAL STRIP CENTER FOR SALE OR LEASE IN BEECHER

759 W. INDIANA AVENUE, BEECHER, IL 60401



EXCLUSIVELY PRESENTED BY:

**BUCK TAMBLYN**

Broker

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29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM



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## OFFERING SUMMARY

**Sale Price:** \$419,900

**Price / SF:** \$69.98

**Available SF:** 870 - 4,500 SF

**Lease Rate:** \$12.00 SF/yr (MG)

**Lot Size:** 36,450 SF

**Building Size:** 6,000 SF

**Zoning:** B-1

## PROPERTY OVERVIEW

Commercial Strip Center FOR SALE OR LEASE in Beecher.

This 6,000 square foot, all brick, building is in great condition.

Perfect for owner occupied or investment/rental income.

Ample Parking, new roof, and great visibility.

Building sits on large lot with room for expansion.

Currently 870 to 4500 square feet available for lease and zoned B-1.

## LOCATION OVERVIEW

Rt. 1 Dixie Hwy. to Indiana Ave. , at stop light go west to building on north side of street.

### McCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr  
Bourbonnais, IL 60914  
P: 815.929.9381  
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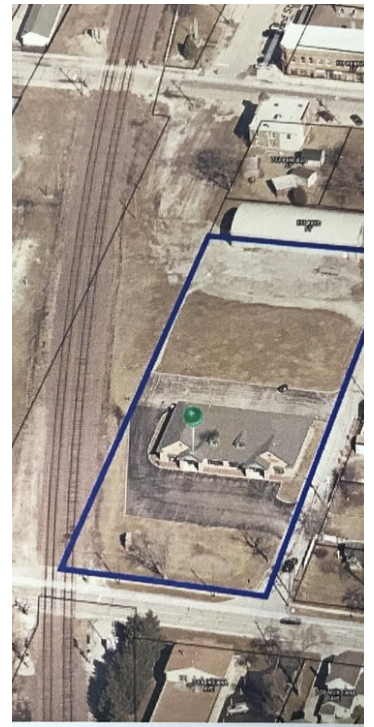
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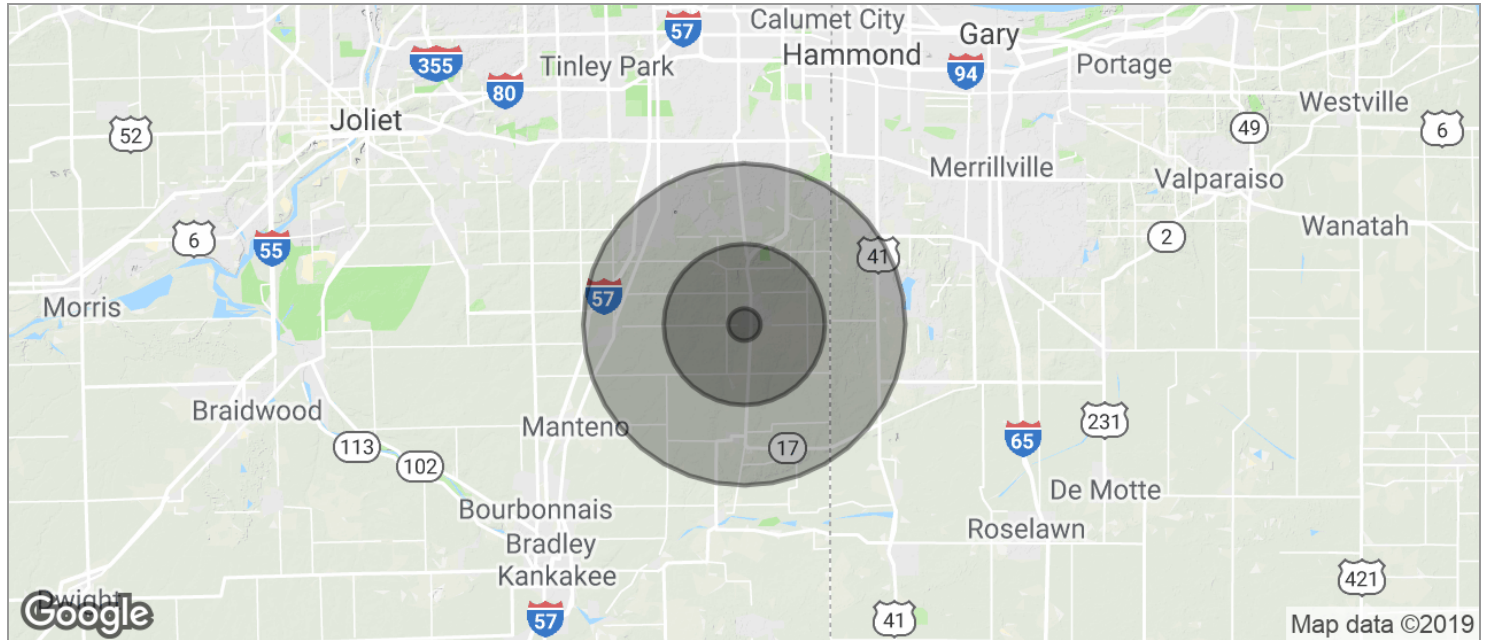
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	425	10,327	79,826
MEDIAN AGE	39.7	41.5	38.7
MEDIAN AGE (MALE)	37.5	39.9	37.7
MEDIAN AGE (FEMALE)	40.5	41.8	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	149	3,816	30,724
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$86,649	\$80,139	\$69,257
AVERAGE HOUSE VALUE		\$244,377	\$220,013

\* Demographic data derived from 2010 US Census

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