

FOR LEASE

GRADE A OFFICE SPACE IN DOWNTOWN KANKAKEE

187 S. Schuyler Ave., Kankakee, IL 60901



OFFERING SUMMARY

Available SF:	2,000 - 2,850 SF
Lease Rate:	\$13.50 SF/yr (MG)
Lot Size:	0.0 Acres
Building Size:	66,566 SF
Renovated:	2005
Zoning:	C-2
Market:	Kankakee/ Bradley/ Bourbonnais
Submarket:	Manteno

PROPERTY OVERVIEW

Grade A office space in Downtown Kankakee. The building sits adjacent to Clock Tower Plaza which is immediately east of the Depot.

PROPERTY HIGHLIGHTS

- Central Business District
- Atrium
- Passenger Elevators
- ADA Washrooms
- Heavy Floor Load
- High Speed Communication Circuits
- Pre-wired PC Network

MCCOLLY BENNETT COMMERCIAL

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BUCK TAMBLYN

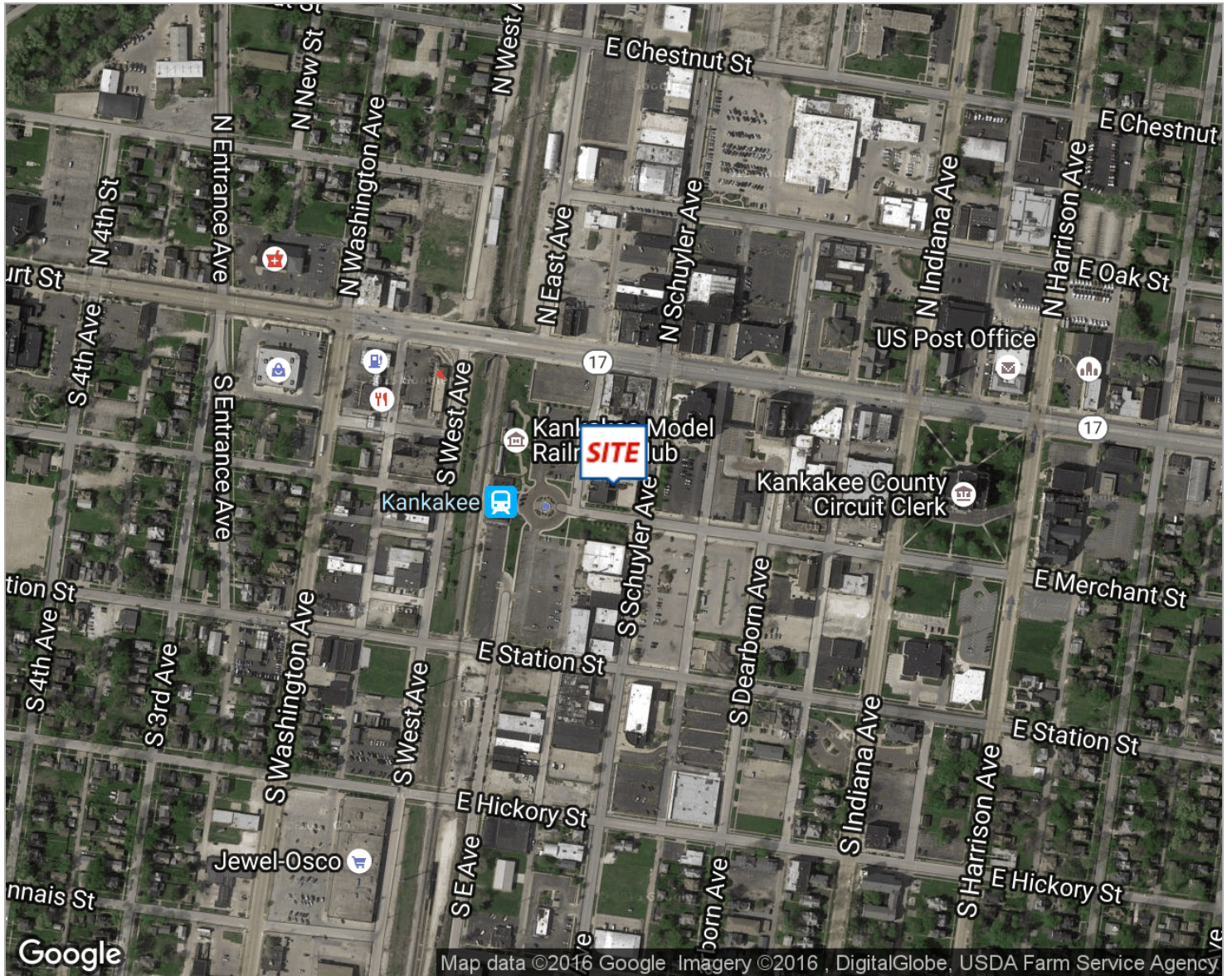
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LOCATION DESCRIPTION

Rt. 17 (Court St.) to Schuyler Ave. South on Schuyler one block. Building on northwest corner.

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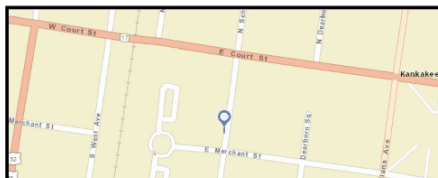
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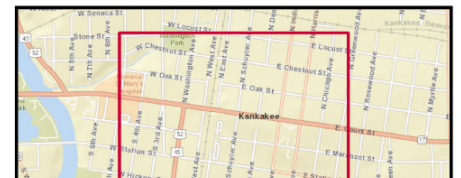
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000



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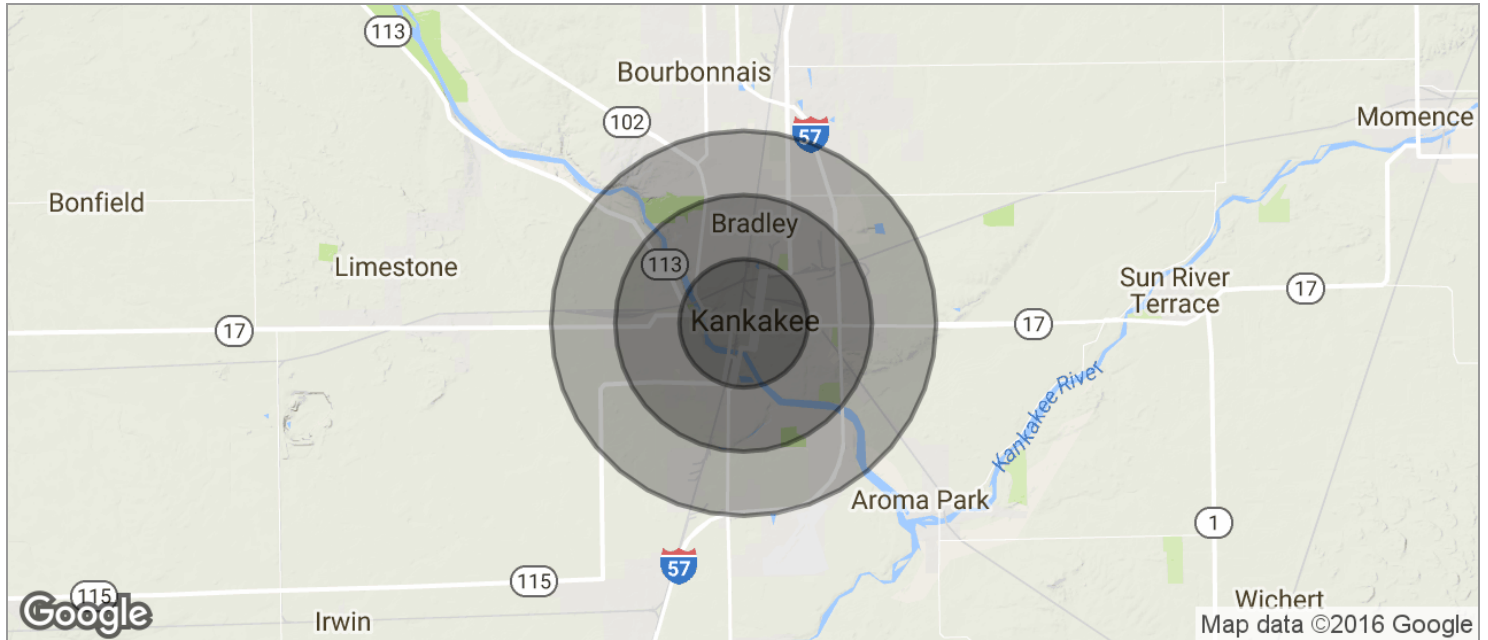
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	1 MILE	2 MILES	3 MILES
POPULATION			
TOTAL POPULATION	12,122	27,518	40,464
MEDIAN AGE	28.7	31.8	32.5
MEDIAN AGE (MALE)	27.0	29.1	30.2
MEDIAN AGE (FEMALE)	29.3	33.3	34.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	3,897	9,907	14,630
# OF PERSONS PER HH	3.1	2.8	2.8
AVERAGE HH INCOME	\$37,428	\$43,703	\$47,220
AVERAGE HOUSE VALUE	\$90,224	\$103,636	\$129,249

* Demographic data derived from 2010 US Census

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