



**COLDWELL  
BANKER  
COMMERCIAL**

**REAL ESTATE GROUP**

## MARTIN WHALEN BUILDING

\$2,650,000

23157 S Frontage Road  
Channahon, IL 60410

AVAILABLE SPACE  
25,000 SF

### FEATURES

- 25,000 SF Building
- 5,250 SF Open/Gathering Space
- 2 Kitchens
- 19 Private office spaces
- 625 sf Conference Room
- 1,080 sf Office Space
- 8,800 sf Warehouse Space
- 15 Acres of open land

### AREA

1/2 mile North of US Rt 6 on I-55 Frontage road.



**FOR SALE**

CBCWORLDWIDE.COM

### OFFICE

Nick Ferro  
815 405 3679  
nferro@ferroinvestments.com

Keith Conroy  
815 347 2756  
keithconroy35@gmail.com

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925 Illinois Rt 59, SHOREWOOD, IL 60404  
815.725.8500



SALE

# MARTIN WHALEN BUILDING

23157 S Frontage Road, Channahon, IL 60410



## OFFERING SUMMARY

Sale Price:	\$2,650,000
Lot Size:	17.8 Acres
Year Built:	1970
Building Size:	25,000 SF
Zoning:	C3
Traffic Count:	69,200
Price / SF:	\$106.00

## PROPERTY OVERVIEW

25,000 SF Building on 17.8 Acres in Channahon. Huge building with lots of potential. Build out includes large open space surrounded by offices. 2 kitchens, large conference rooms as well as additional office space and warehouse space. Ample parking and 15 acres of open land to develop. Frontage on I-55.

## PROPERTY HIGHLIGHTS

- 25,000 SF Building
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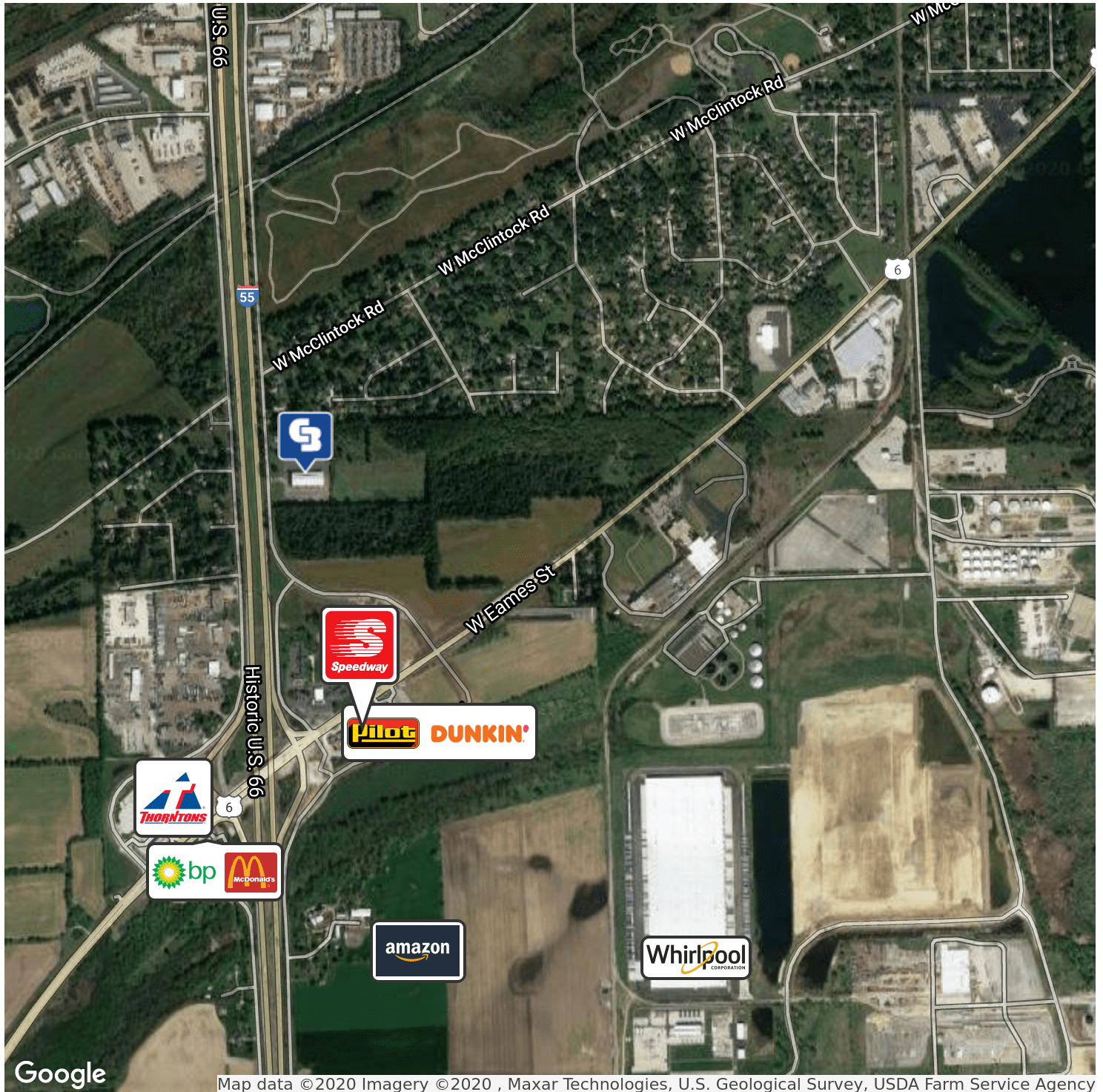




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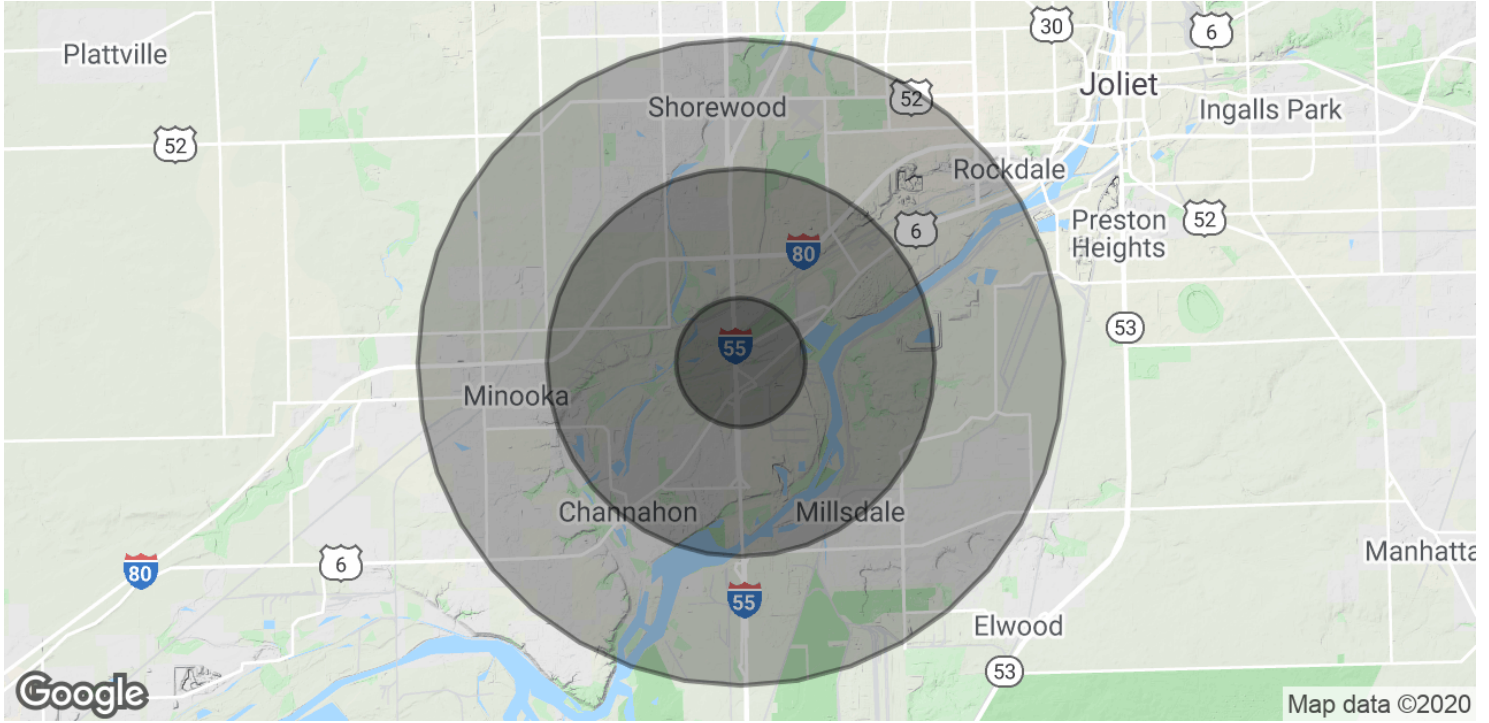
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,839	13,889	39,053
Average age	39.4	37.2	37.4
Average age (Male)	38.5	36.5	36.7
Average age (Female)	39.7	37.4	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	608	4,516	13,200
# of persons per HH	3.0	3.1	3.0
Average HH income	\$102,998	\$97,561	\$93,778
Average house value	\$234,452	\$249,228	\$250,317

\* Demographic data derived from 2010 US Census

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