

1140 W. Spring St., South Elgin, IL

Negotiable



Property Highlights

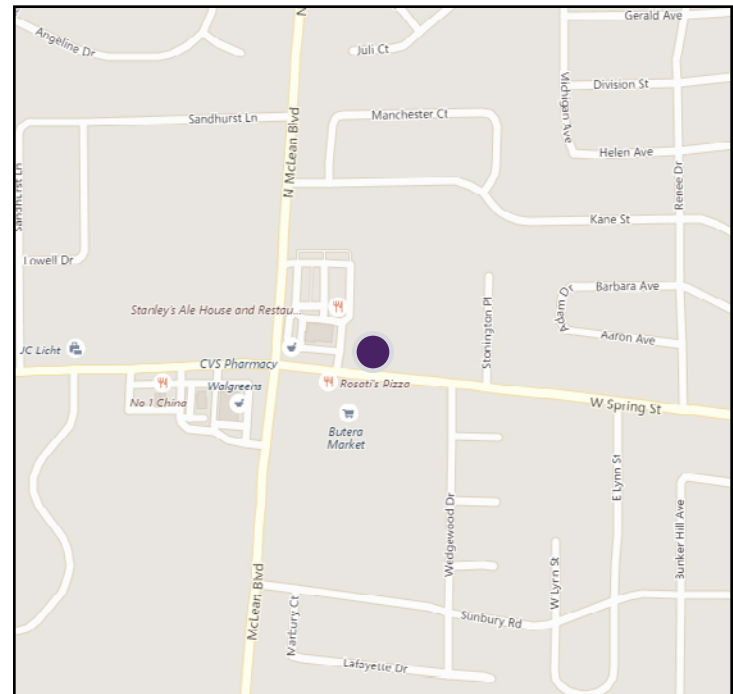
- 4,525 SF free-standing retail
- Former bank branch location
- Some build-out in place including open area, several private offices
- Great location for office, bank, medical office or retail use
- Monument sign increases visibility
- Close to busy intersection of McLean Blvd. and Spring St.
- Adjacent to CVS Pharmacy
- Nearby businesses include Butera Market, Walgreens, McDonald's
- Land Area: 47,045 SF
- Zoning: B-2

Property Overview

Near the corner of Spring and McLean, a 4,525 square foot free-standing building is available for lease. The building is a former bank branch with drive thru lanes. Some of the build-out is in place including the large open area and several private offices. A monument sign increases visibility on Spring St. and the property is adjacent to CVS. This property has great potential for office, bank, medical office or retail use.

South Elgin is a rapidly expanding suburb approximately 40 miles northwest of Chicago. Over the last decade, the population increased by more than 36%; the population is expected to grow by 5% over the next five years.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,120	68,091	155,853
Growth 2017-2022	2.51%	2.72%	2.19%
Households	4,735	22,293	51,132
Median Income	\$75,807	\$72,237	\$71,832



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MILLENNIUM PROPERTIES R/E *Free-Standing Former Bank Near McLean For Lease*

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Property Photos



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MILLENNIUM PROPERTIES R/E

Free-Standing Former Bank Near McLean For Lease

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Nearby Businesses



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