

## For Sale

101 West Lincoln Avenue, Hinckley, IL 60520

# Mixed-Use Property For Sale In Hinckley



### Location Description

Located in the heart of Downtown Hinckley on the SWC of W. Lincoln Ave. and Sycamore St.

### Property Highlights

- Two-story building with a full basement
- Main level is built-out for office use
- Second floor consists of unfinished residential units
- Basement consists of several offices and storage space
- Street parking and public parking nearby

### Offering Summary

Sale Price:	\$345,000
Lot Size:	0.25 Acres
Building Size:	10,196 SF
Zoning:	B-1 (Central Business)

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	390	1,043	1,588
Total Population	998	2,689	4,141
Average HH Income	\$98,663	\$100,176	\$108,115

### Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com

### J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

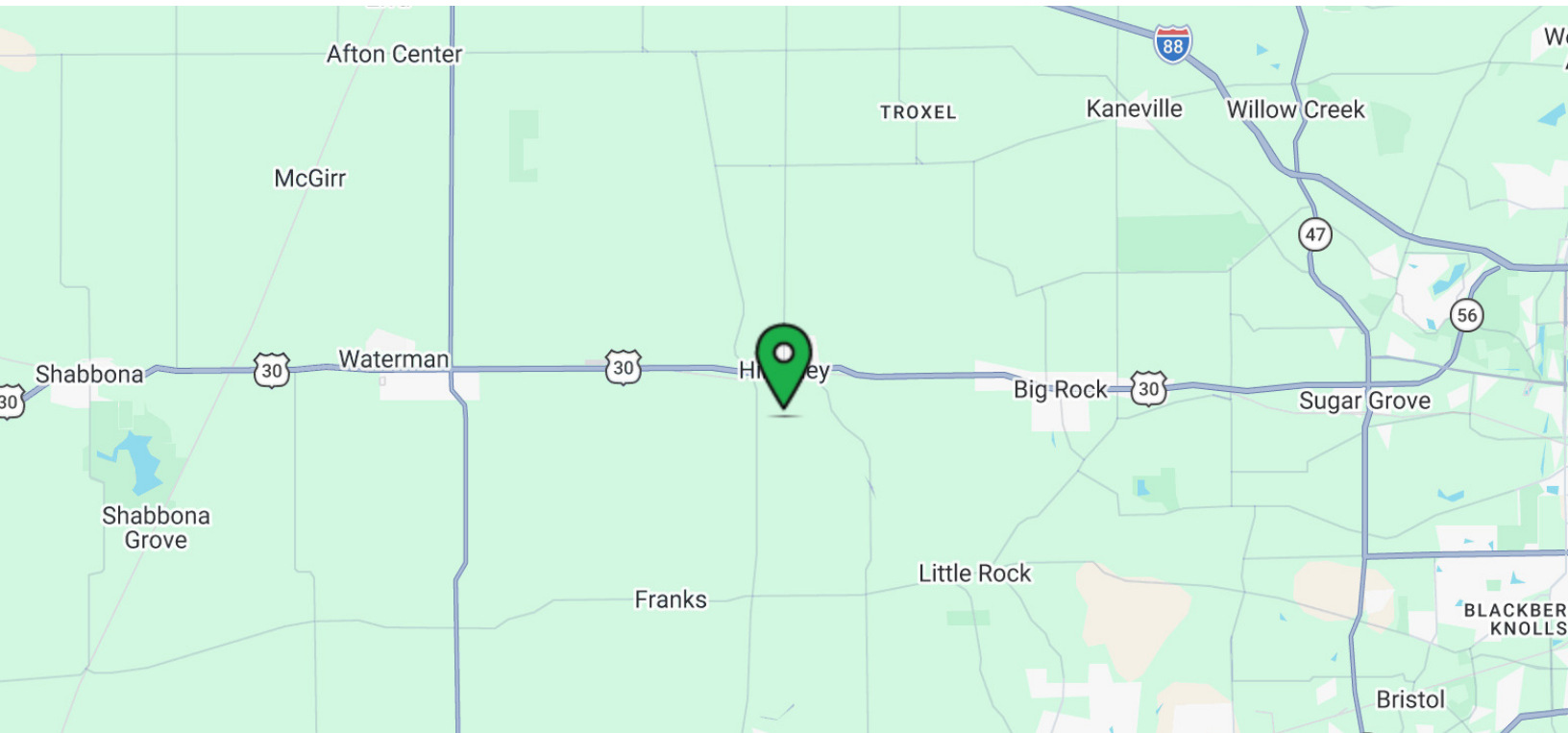
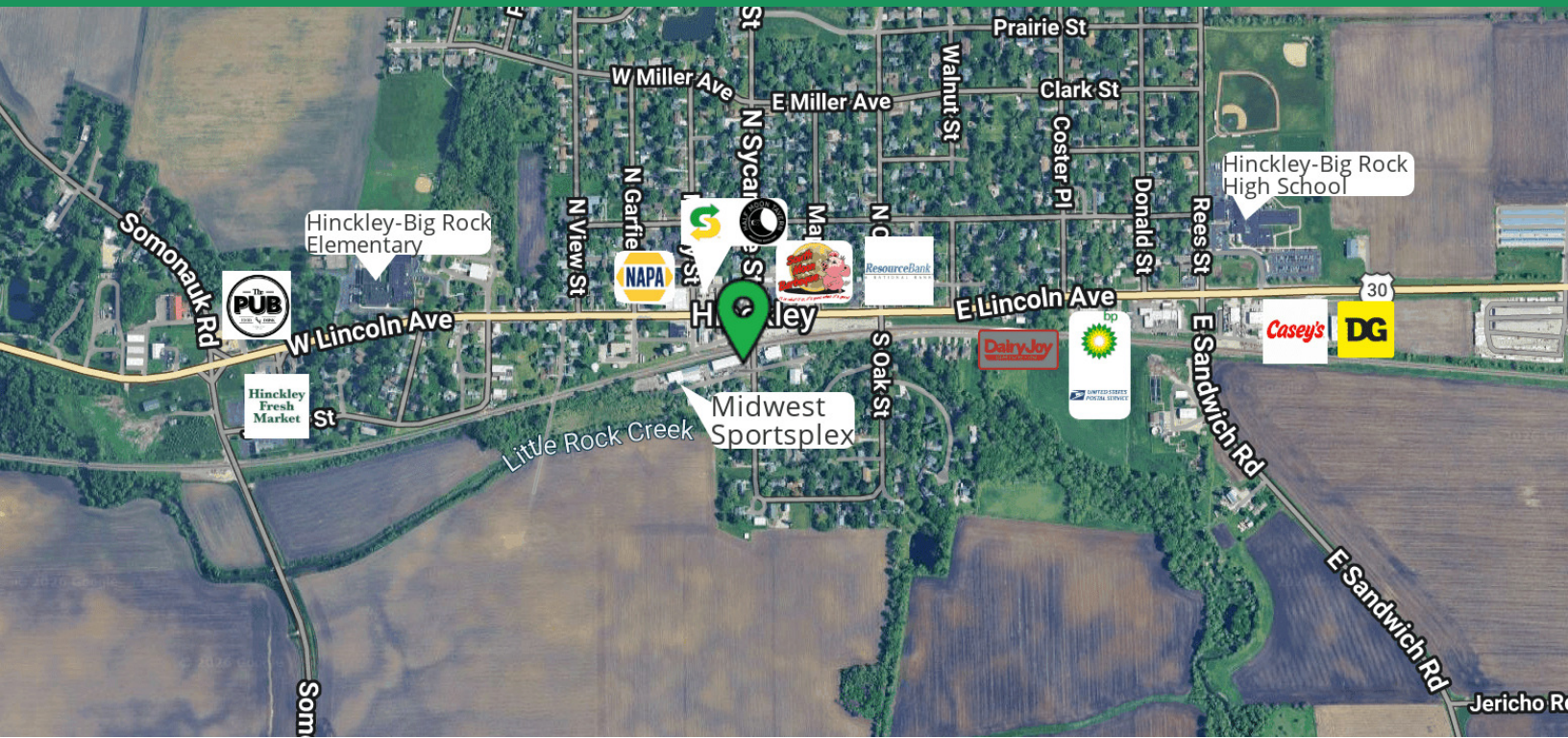
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Sale

101 West Lincoln Avenue, Hinckley, IL 60520

# Mixed-Use Property For Sale In Hinckley



**Dan J. Dolan**

630.885.5785

djdolan@dolanmurphy.com

**J.D. Dolan**

630.272.2134

jddolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

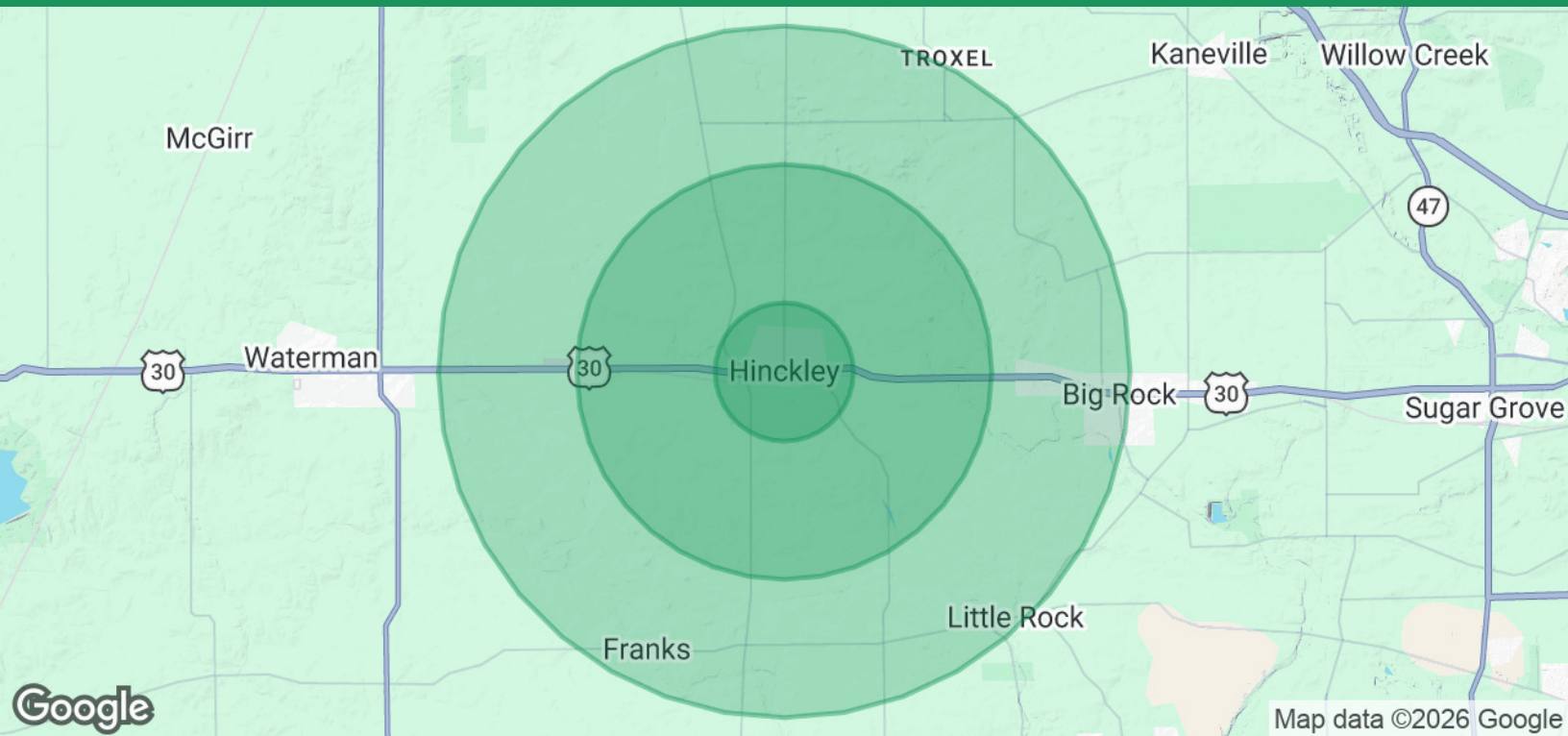
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



## For Sale

101 West Lincoln Avenue, Hinckley, IL 60520

# Mixed-Use Property For Sale In Hinckley



### Population

	1 Mile	3 Miles	5 Miles
Total Population	998	2,689	4,141
Average Age	34.8	36.1	39.0
Average Age (Male)	30.8	32.1	35.9
Average Age (Female)	38.1	39.7	41.9

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	390	1,043	1,588
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$98,663	\$100,176	\$108,115
Average House Value	\$270,325	\$287,694	\$318,850

2023 American Community Survey (ACS)

### Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com

### J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com



Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.