



2 Unit Retail With Warehouse

436 S Schuyler Ave, Bradley, IL 60915

Executive Summary

RETAIL PROPERTY FOR SALE 436 S SCHUYLER AVE, BRADLEY, IL



OFFERING SUMMARY

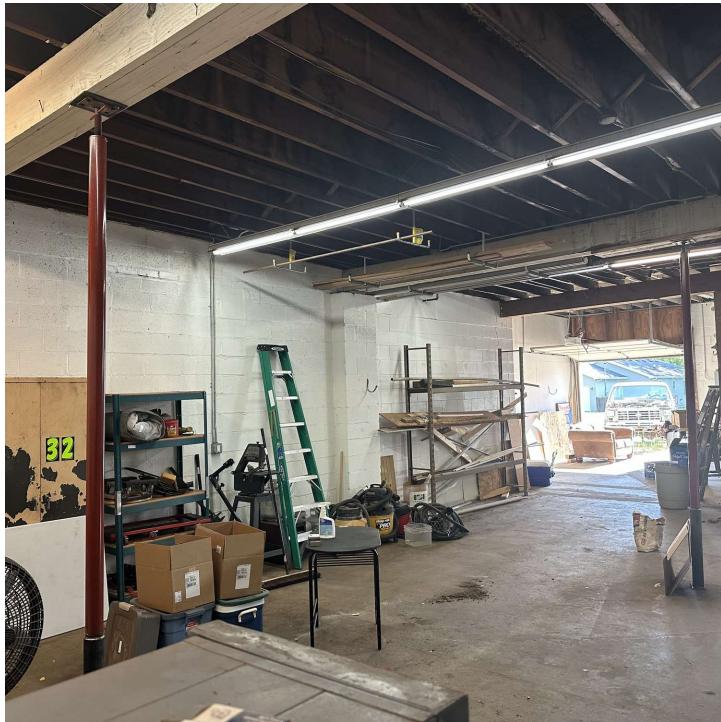
Sale Price:	\$399,000
Building Size:	4,747 SF
Real Estate Taxes:	\$3,990
Lot Size:	10,411 SF
Number of Units:	2
Price / SF:	\$84.05
Year Built:	1950
Zoning:	B-2

PROPERTY OVERVIEW

Presenting a prime retail investment opportunity in Bradley, Illinois, this 4,747 square foot building offers two units, ideal for a retail investor seeking a high-traffic, high-visibility location. Larger unit is 2,840 square feet with ample showroom, private office and warehouse with 9'x8' overhead door. The second unit has 1909 square feet with a modest front office, large classroom, multi-purpose room and warehouse with 9'x8' overhead door. Both units have recently had furnaces replaced as well as electrical upgrades. The building has a new insulated rubber roof installed in 2023. Built in 1950 and zoned B-2, this property provides an excellent foundation for a retail business or investment venture, with potential for significant returns. Nestled in the heart of the Bradley area, this property boasts the attributes essential for retail success, making it a great opportunity for savvy investors looking to establish or expand their presence in a thriving commercial market.

Larger Unit

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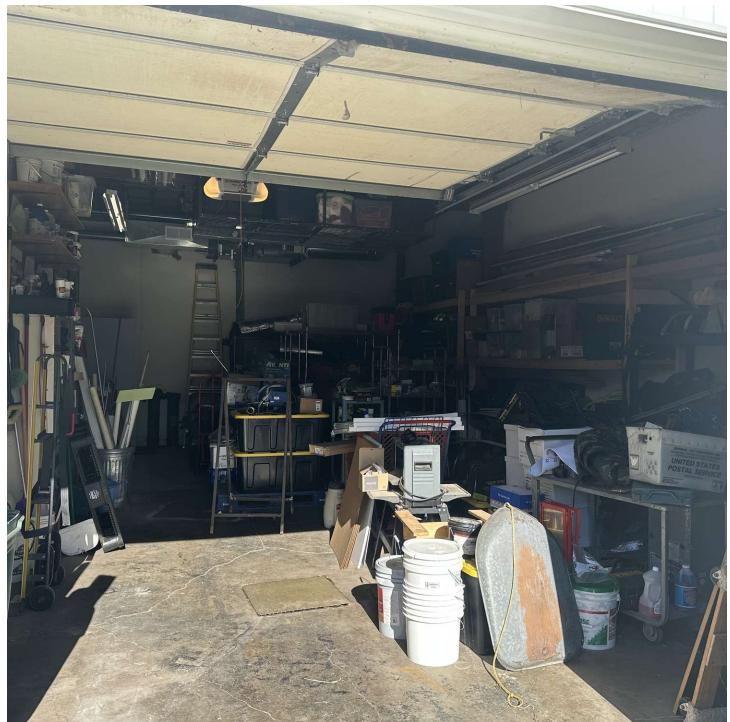
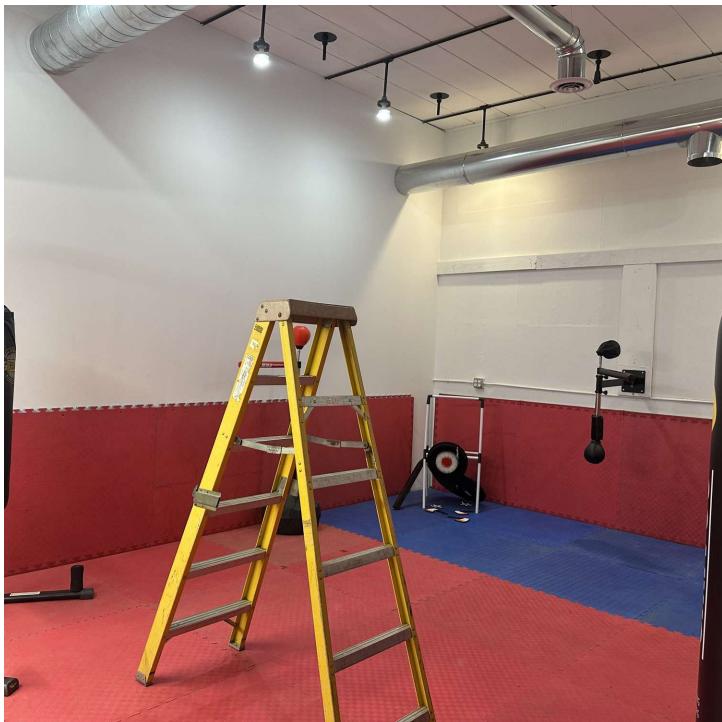


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Smaller Unit

RETAIL PROPERTY FOR SALE 436 S SCHUYLER AVE, BRADLEY, IL

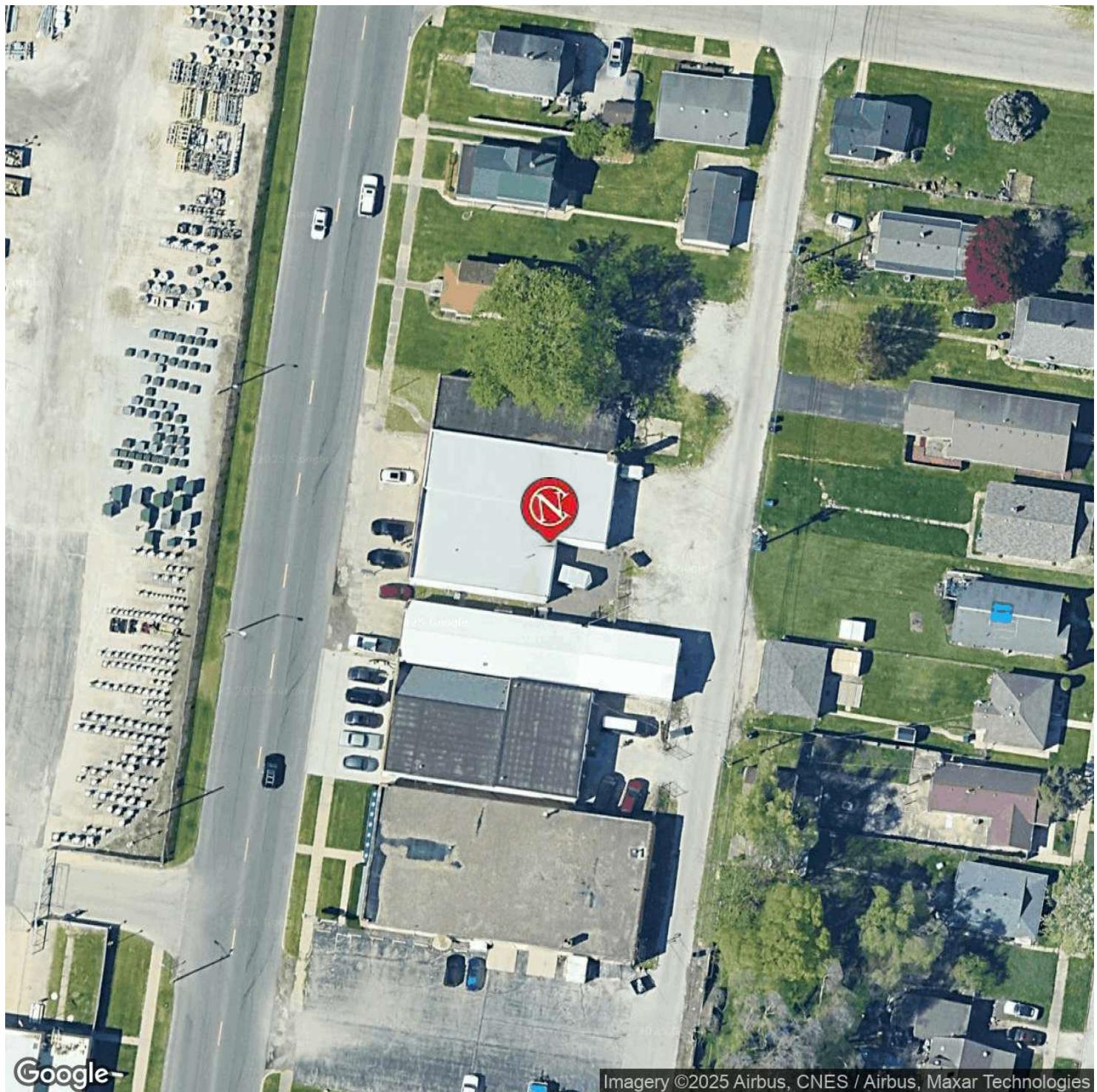


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Aerial Map

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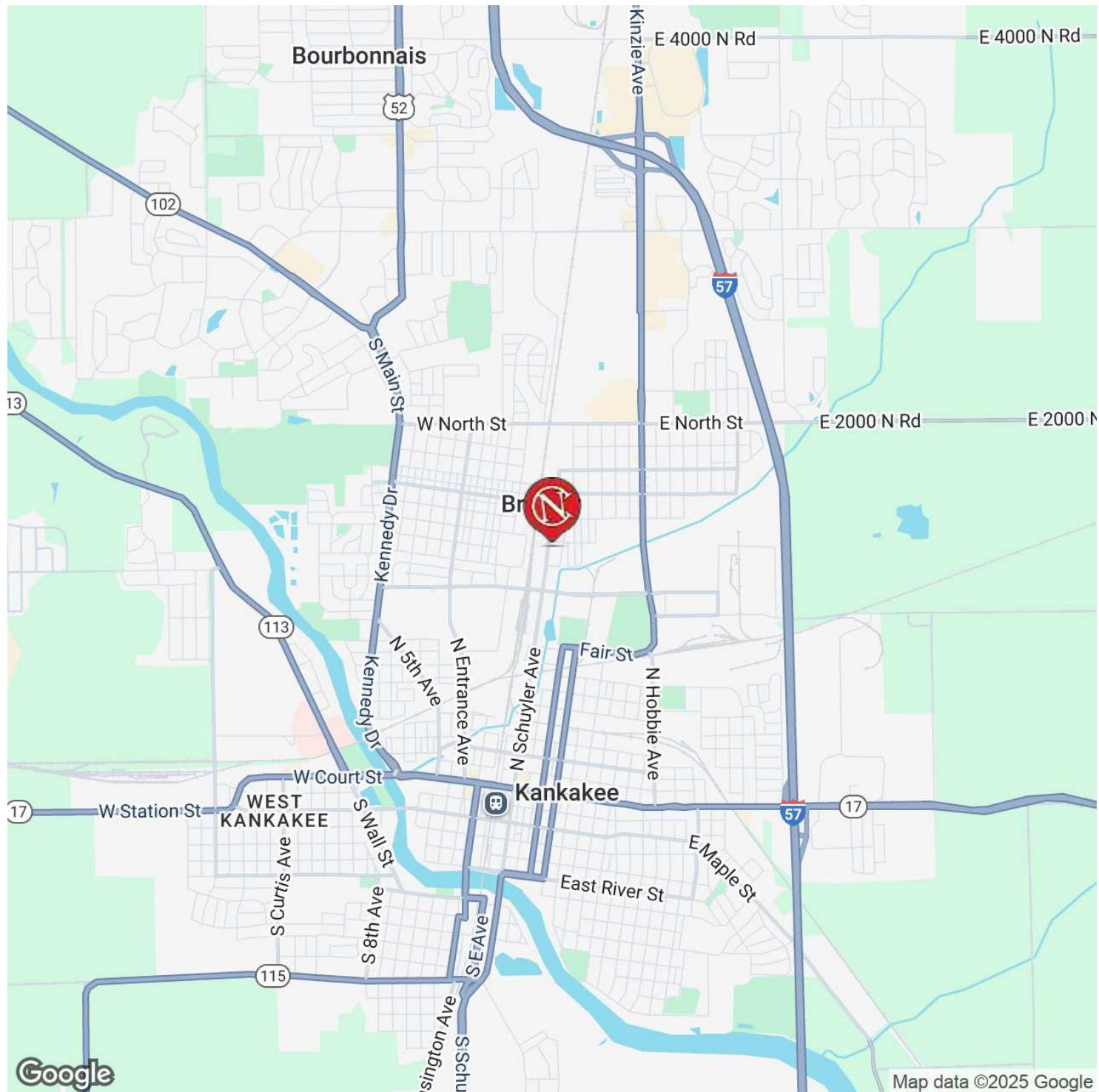
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Location Map

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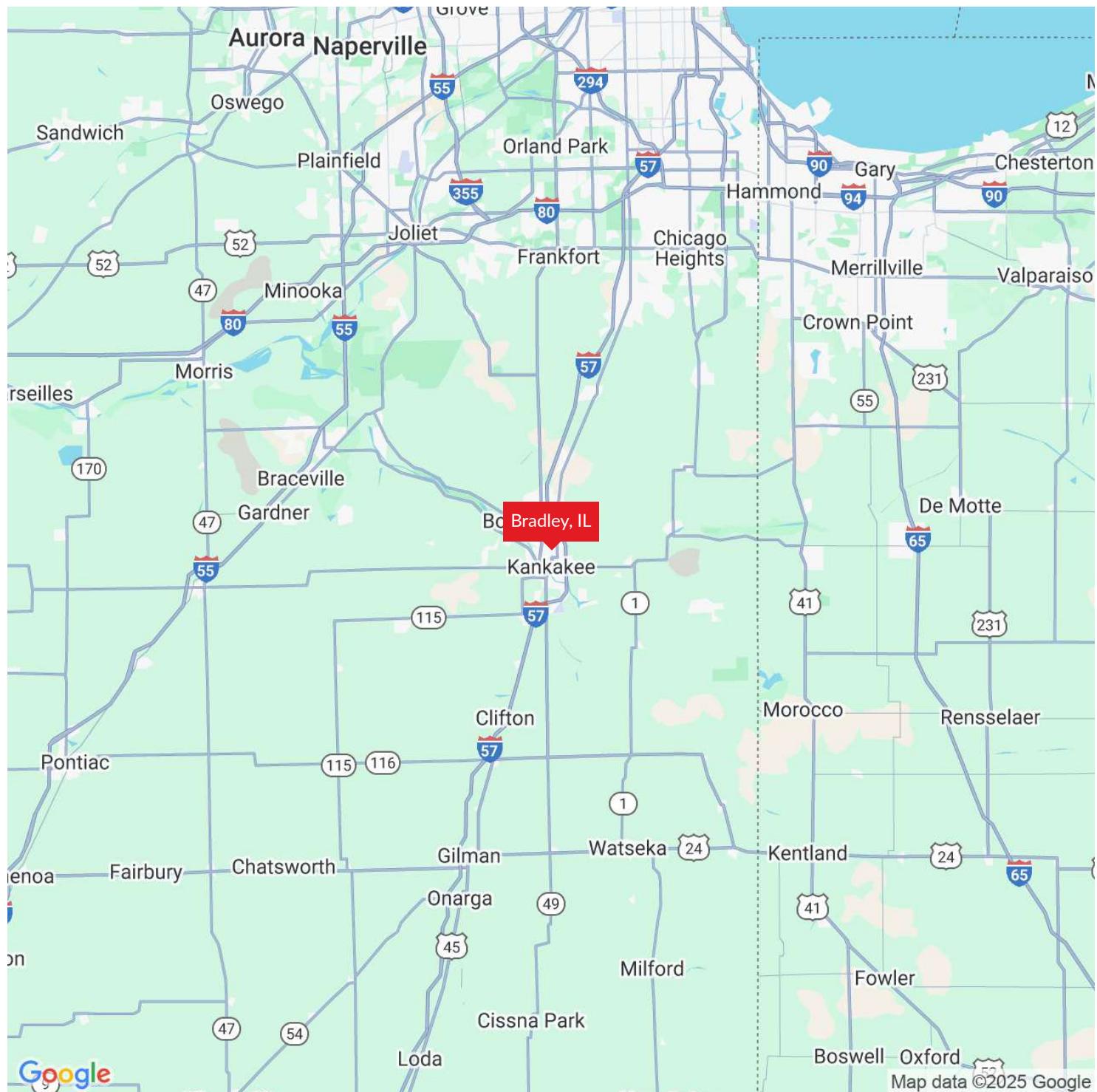


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Regional Map

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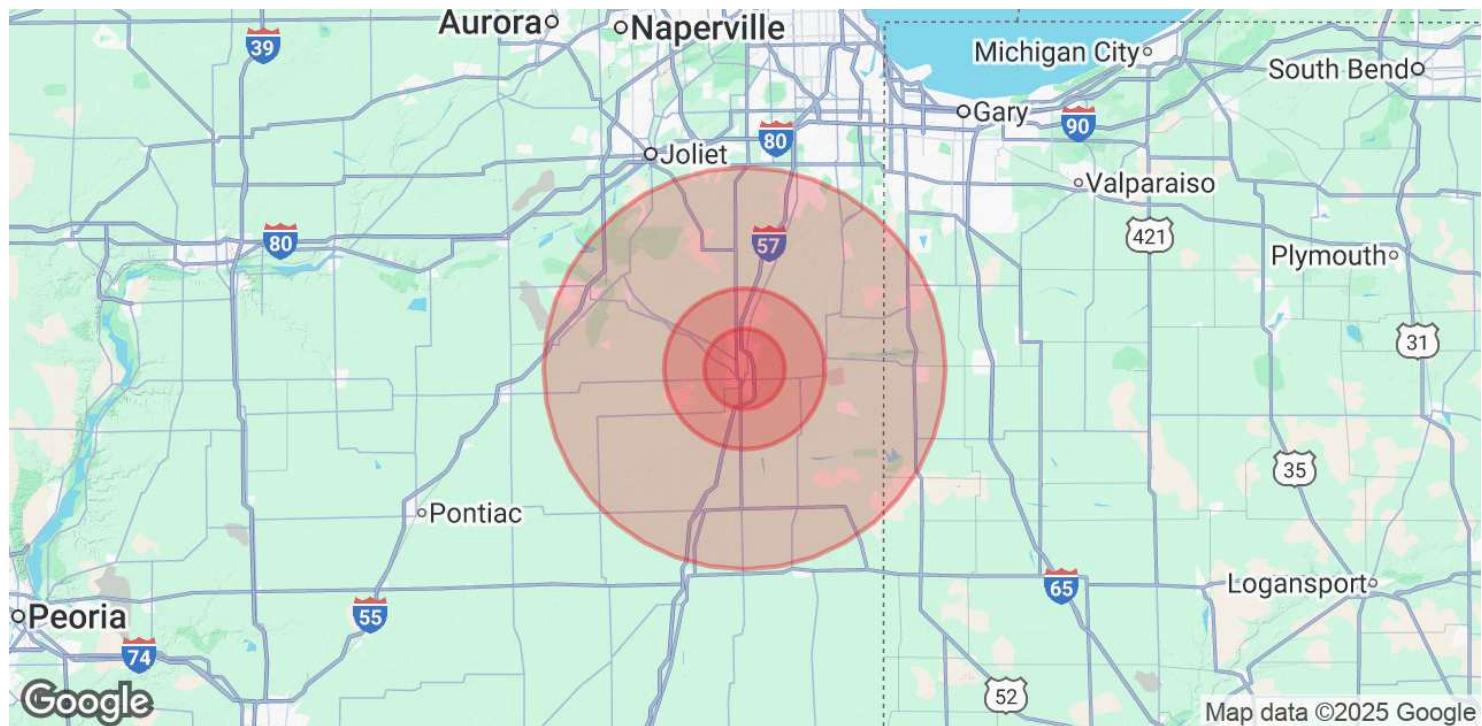


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Demographics Map & Report

RETAIL PROPERTY FOR SALE 436 S SCHUYLER AVE, BRADLEY, IL



POPULATION	5 MILES	10 MILES	25 MILES
Total Population	67,579	88,115	277,512
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	25,836	34,181	105,894
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$85,583	\$90,901	\$113,358
Average House Value	\$207,868	\$225,126	\$299,560

Demographics data derived from AlphaMap