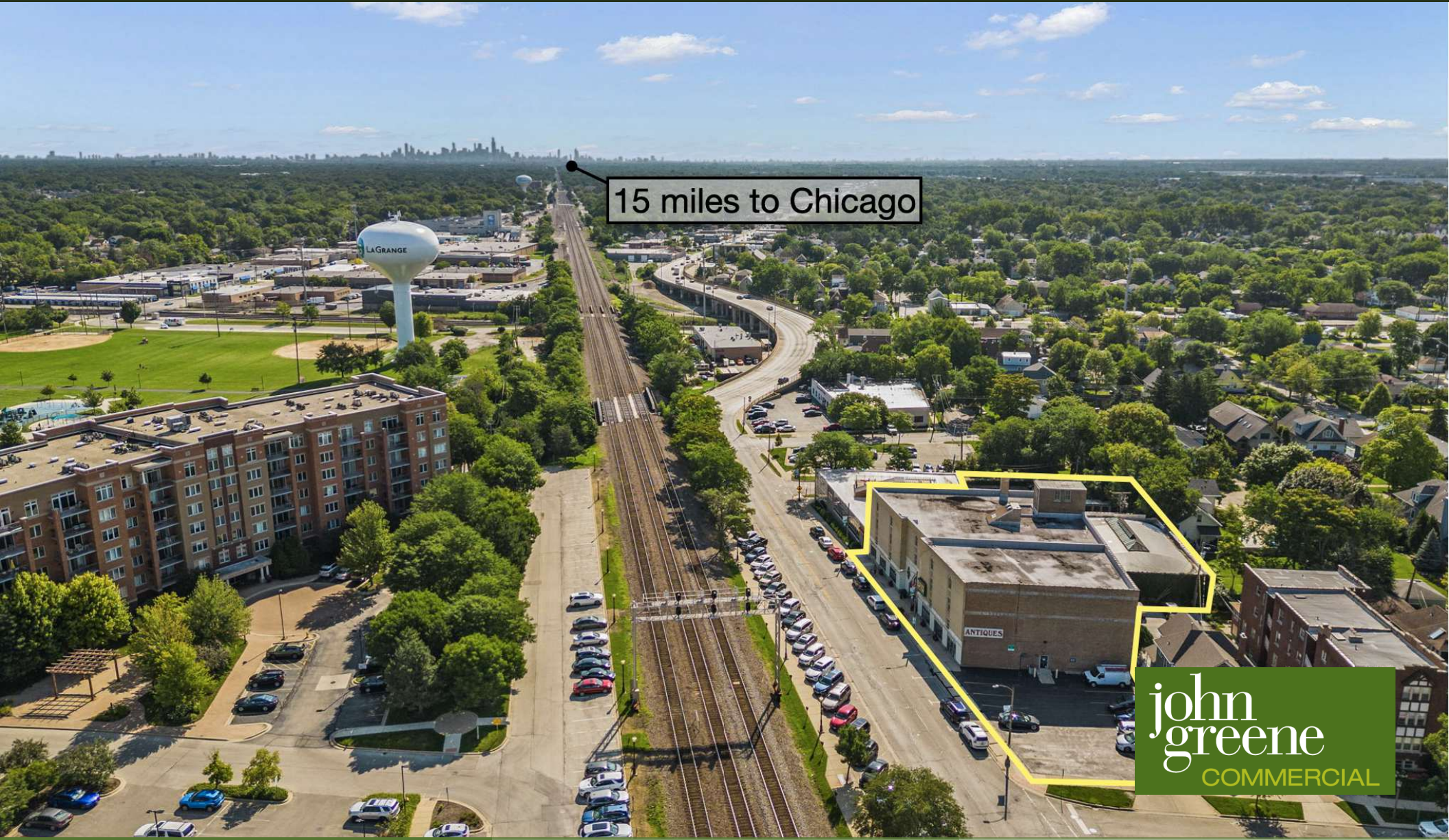


112 E Burlington Ave.

LaGrange, IL 60525

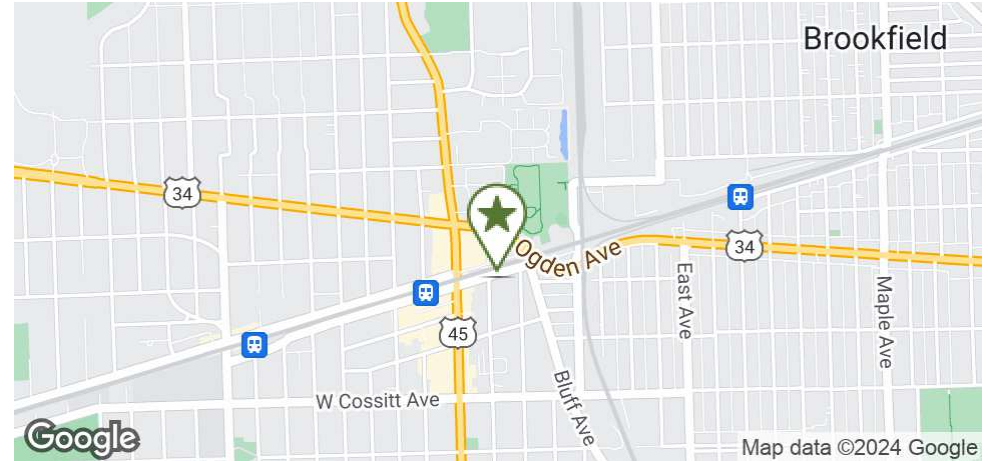
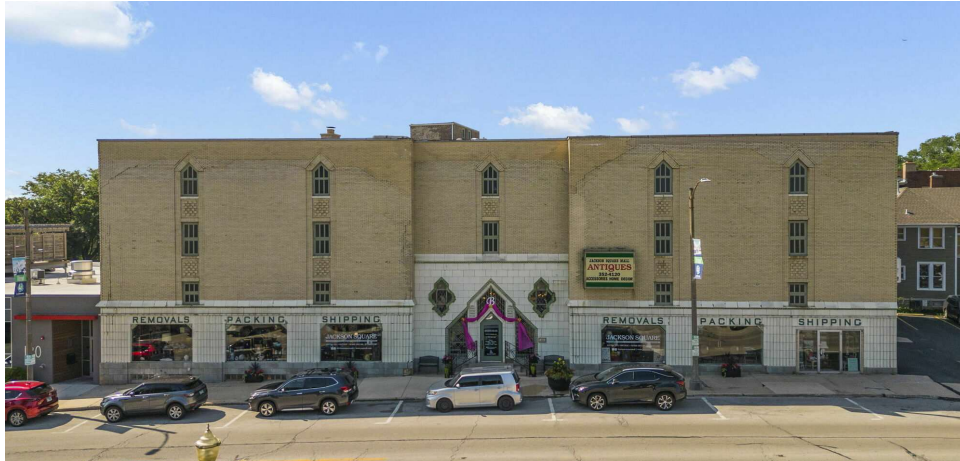
MIXED USE PROPERTY FOR SALE



15 miles to Chicago

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John Greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



SALE PRICE

\$2,800,000

OFFERING SUMMARY

Year Built: 1922

Building Size: Approx. 54,700 SF

Zoning: C-1

Traffic Count: 18,875 (LaGrange Rd)
2,214 (Burlington Ave)

Taxes: \$131,091.93 (2023)

PROPERTY OVERVIEW

Mixed use building with retail space on main level and lower level, self storage, warehousing, interior dock, apartment. One of the few buildings in the area with a freight elevator that can handle the weight and two private parking lots. Tall ceilings on top floor, updated plumbing, etc. Use possibilities are endless.

PROPERTY HIGHLIGHTS

- Strong in place income
- Unique suburban downtown location
- Walk to train
- Within LaGrange CBD
- Adaptive reuse/redevelopment potential

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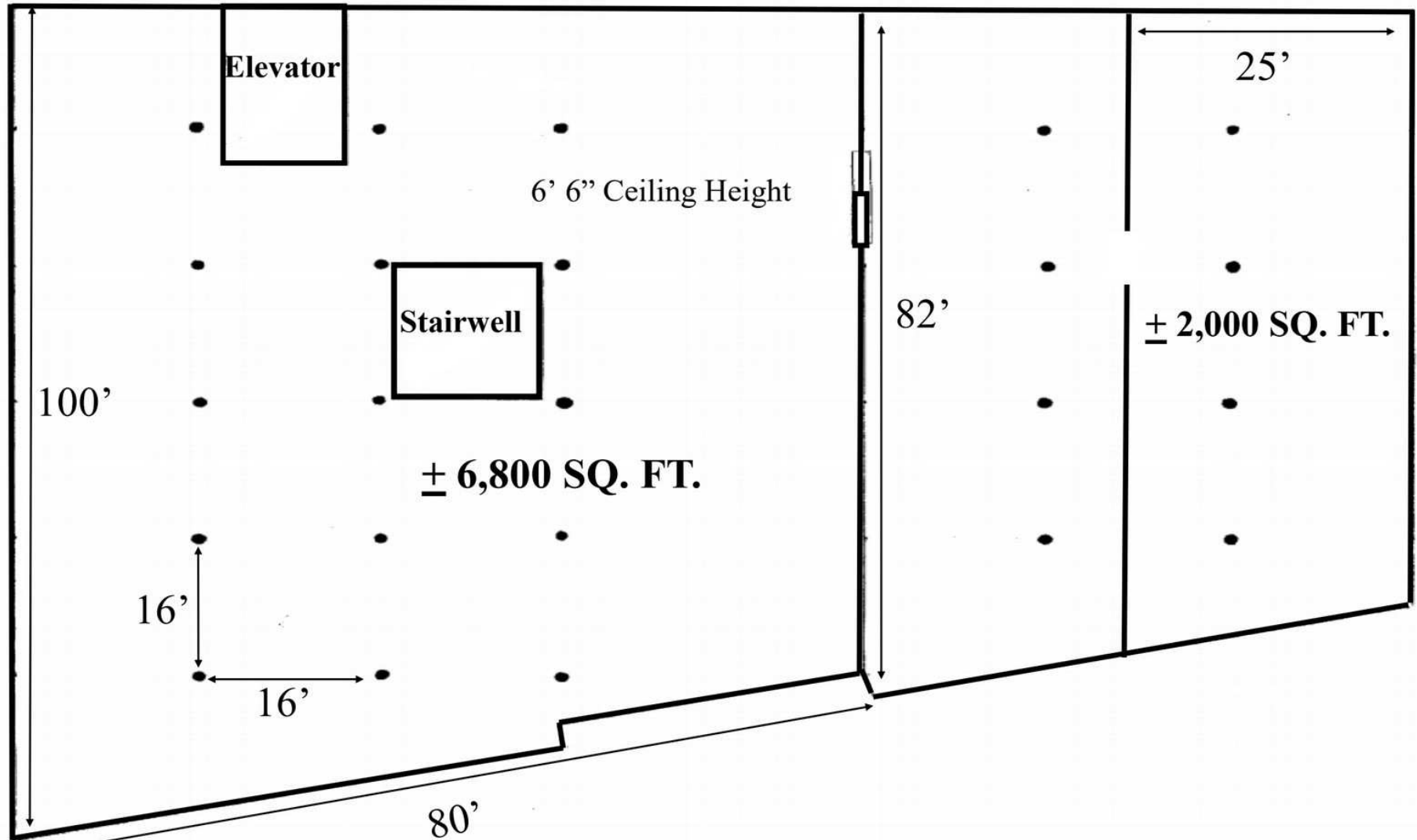
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Common Floor Plate. Note: This drawing not to scale.

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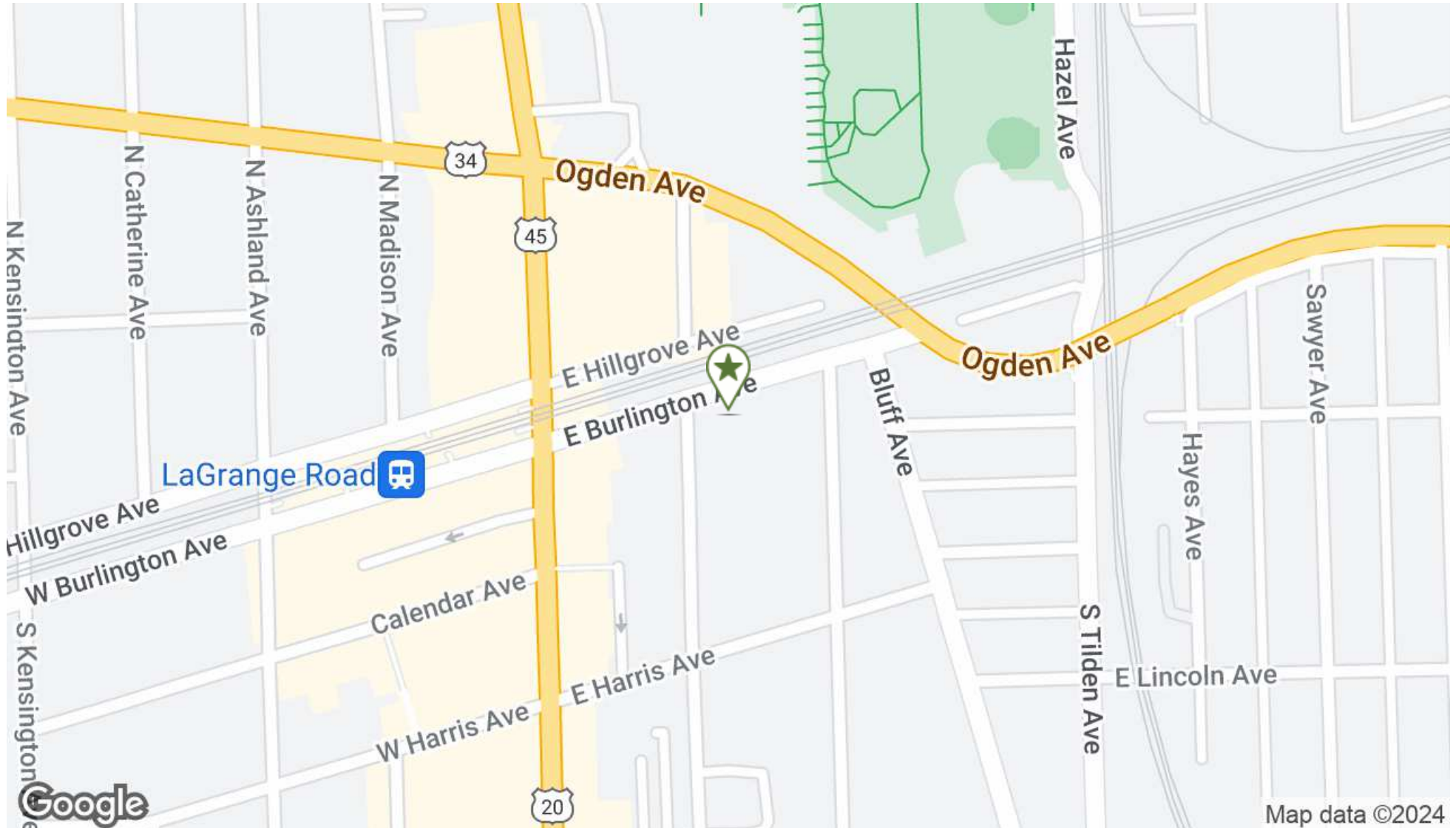
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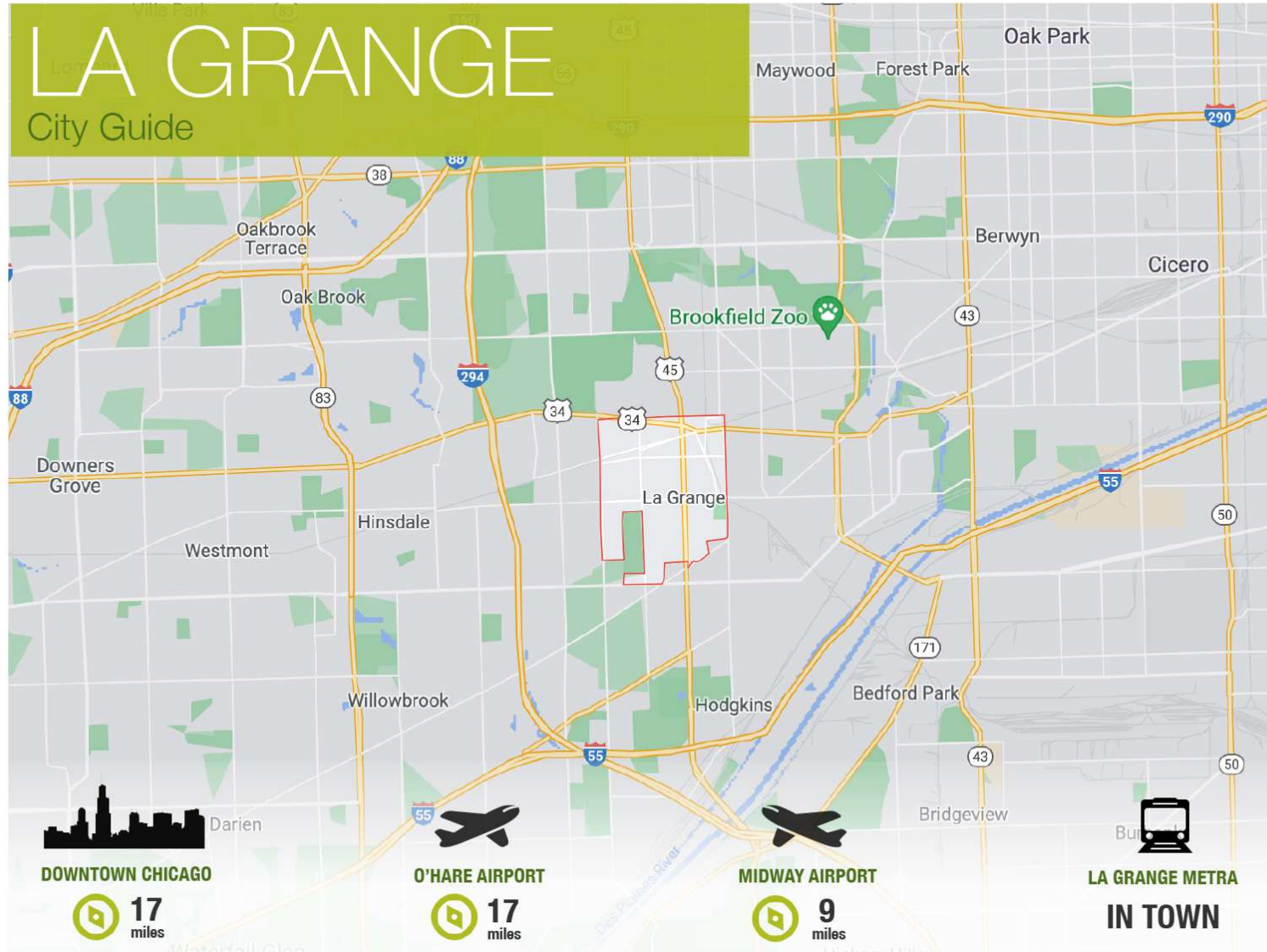
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LA GRANGE

Population: 16,321



LIVE + LEARN

La Grange is an award-winning village, including a Best Downtown and Best Places to Live designation. La Grange is served by two school districts: La Grange School District 102 and Lyons Two HSD 204. Metra trains coming west from Union Station arrive in La Grange in 25 minutes, and most of the village's amenities - restaurants, high-end shops, a historic movie house- are within a half-mile stroll of the station. A historic district that is full of charming Victorian homes surrounds downtown.

EXPLORE

The Park District maintains 67 acres of parkland at 11 locations, and offers over 1,500 recreation programs annually.

SHOP

Downtown La Grange on any day or night is bustling with activity and features a myriad of dining, shopping and entertainment options, including a multi-screen theater. From speciality boutiques to coffee shops, friendly shop owners are ready to warmly greet their residents and visitors .

PLAY

La Grange is known for its unique and notable events, including the annual Pet Parade, Craft Show, Endless Summerfest, West End Art Festival and Holiday Walk.

EAT

Prasino - Located in Downtown La Grange, offering a large breakfast and lunch menu with many organic offerings

Steak + Vine - Don't miss the baked oysters, cheesy grits, mashed potatoes and chocolate crepe cake!

Kama Bistro - Kama focuses on Traditional North Indian, South Coastal seafood and Kama infused Americana.

fourteensixteen - New American cuisine & craft cocktails in an industrial-chic setting with rooftop deck.

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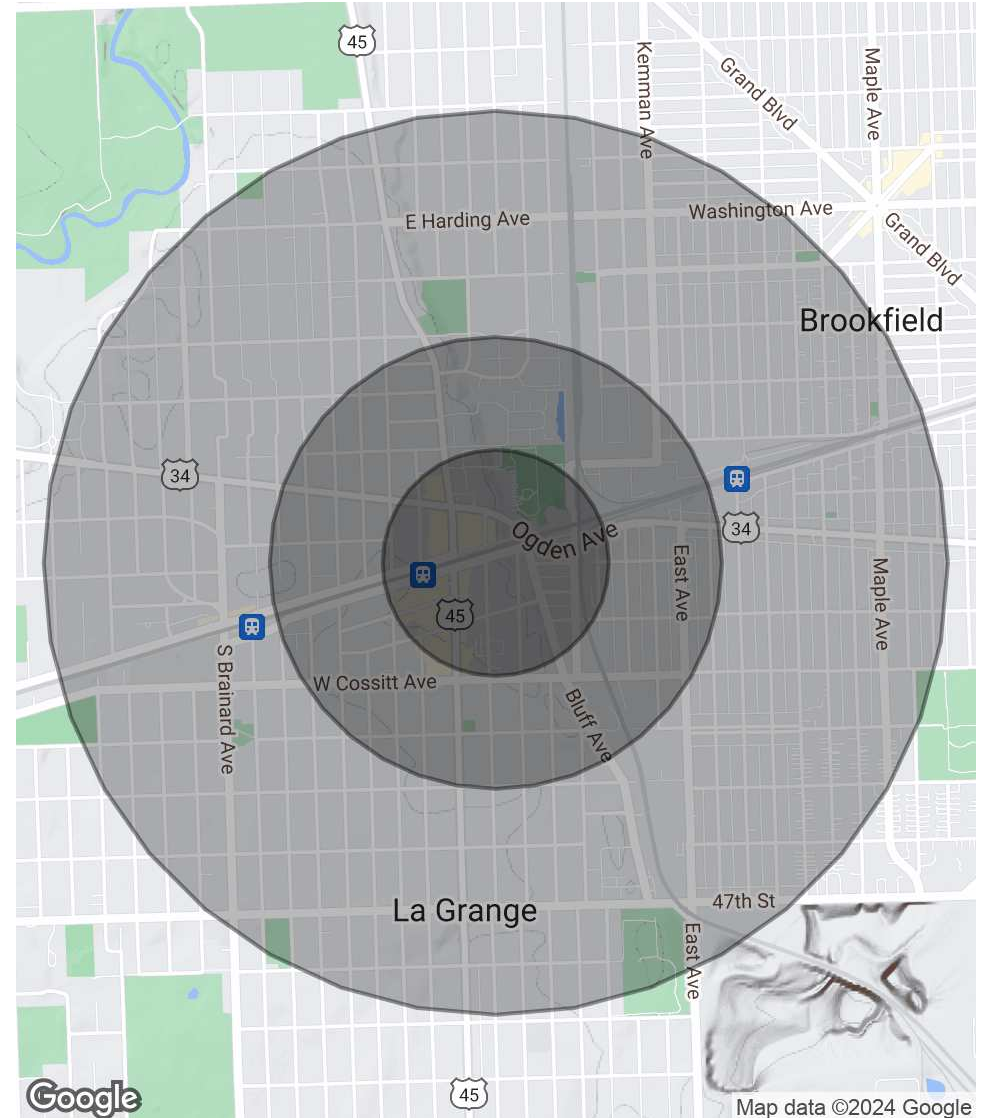
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 1,240 | 5,149 | 17,682 |
| Average Age | 45.8 | 45.0 | 42.9 |
| Average Age (Male) | 32.2 | 38.0 | 41.5 |
| Average Age (Female) | 50.1 | 47.3 | 41.5 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 643 | 2,255 | 6,928 |
| # of Persons per HH | 1.9 | 2.3 | 2.6 |
| Average HH Income | \$102,585 | \$126,216 | \$138,562 |
| Average House Value | \$661,067 | \$635,662 | \$522,397 |

* Demographic data derived from 2020 ACS - US Census



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Approximate height of 2nd floor: 7'

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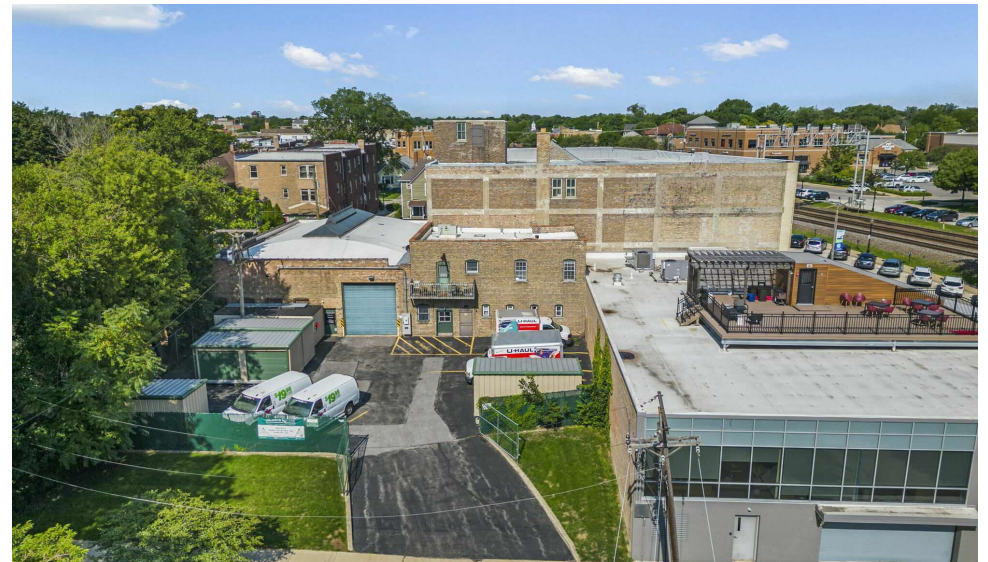
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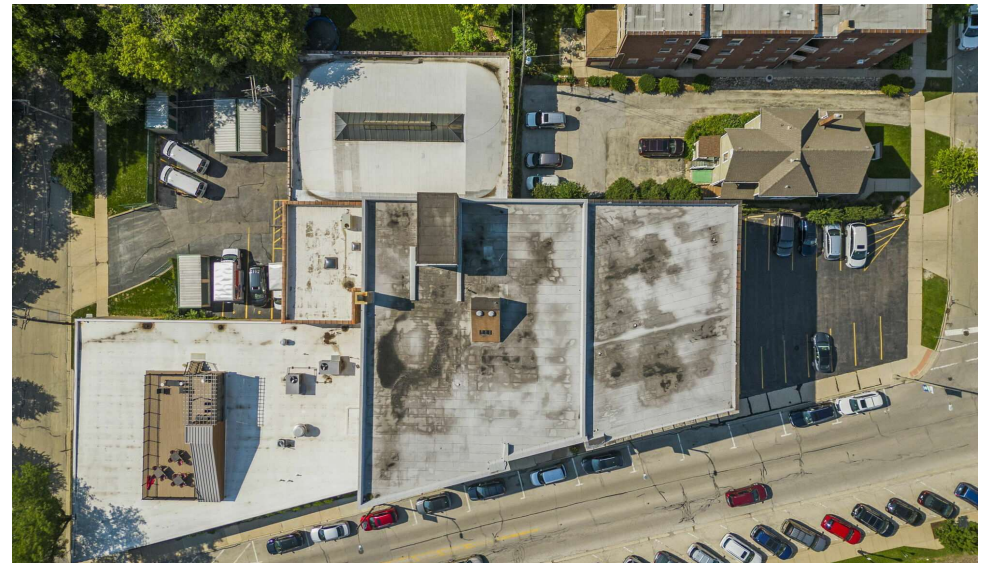
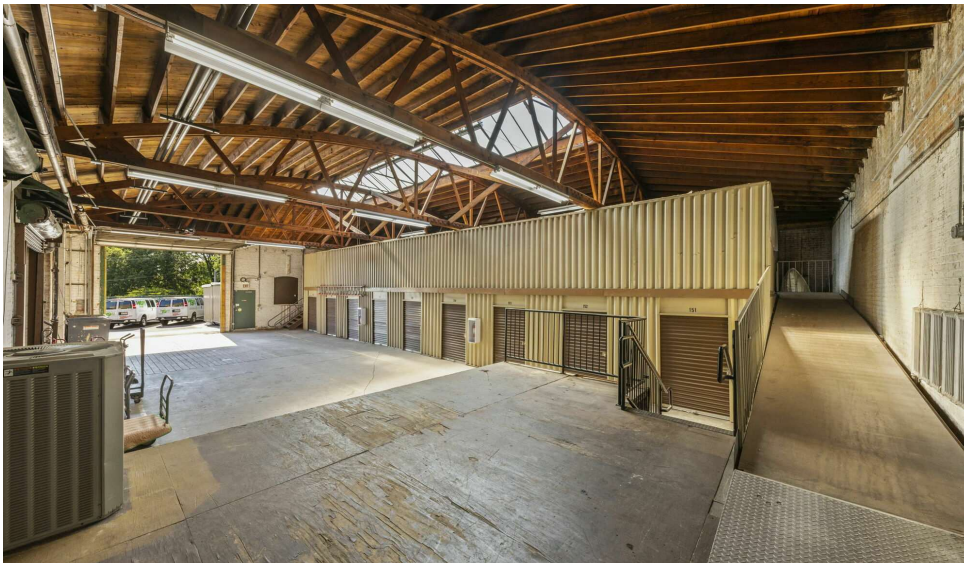
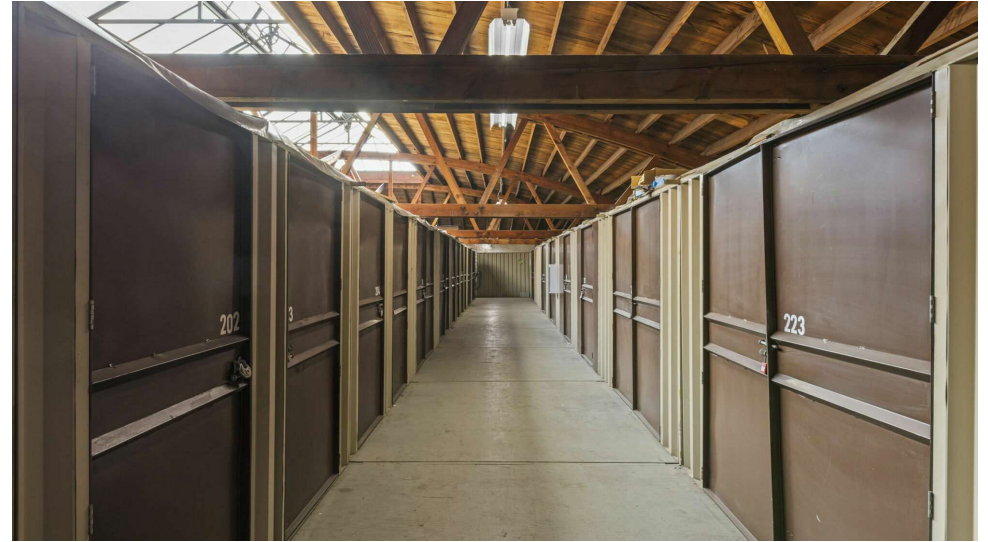
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