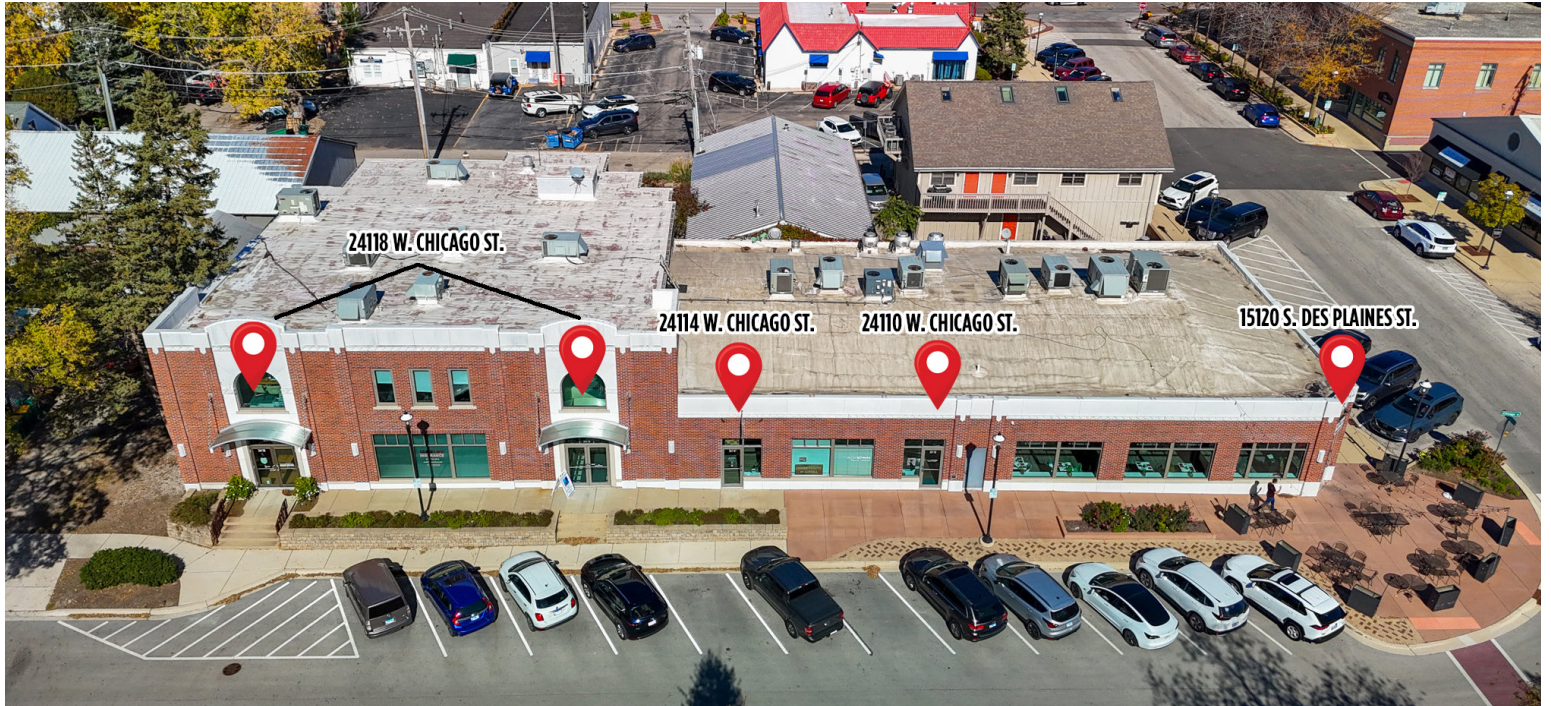


Park Center

PLAINFIELD, IL

24110, 24114 & 24118 W. Chicago St. & 15120 S. Des Plaines St.

RE/MAX
COMMERCIAL®



Trophy Mixed-Use Property in Historic Downtown Plainfield

Located at the bustling corner of Des Plaines and Chicago Streets, this property features office space, retail units, and an end-cap restaurant, making it ideal for diverse income streams. With high foot traffic and exceptional visibility, the building has a proven track record of generating consistent income and long-term occupancy.

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RE/MAX PROFESSIONALS SELECT

The information contained herein is from sources deemed reliable, but not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance noticed. Seller reserves the right to reject any and all offers.

Phenomenal Construction!

Rebuilt in 2003, this property blends modern amenities with historic charm. It sits directly across from Village Green Park and offers private parking—a rare find in this vibrant area. Whether for retail, office use, or dining, this property stands out as a premier investment opportunity in one of Plainfield’s most sought-after locations.

Recent updates include:

Roof Re-coated with silicone membrane August 2023
 New Brick Facade..... June 2022
 3-Ton Trane rooftop unit w/economizer and power outlet.....December 2018

Rent Roll

Address	Unit	Type	SQFT	Lease End Date
24110 W Chicago	--	Salon	1139	7/31/2025
24114 W Chicago	--	Salon	1001	9/30/2025
15120 S Des Plaines	--	Restaurant	4036	1/31/2029
24118 W Chicago	100	Office/ Retail	1795	8/31/2027
24118 W Chicago	102	Business	1616	9/30/2025
24118 W Chicago	200	Business	682	9/30/2026
24118 W Chicago	202	Business	675	9/30/2025
24118 W Chicago	204	Business	1673	10/31/2027
24118 W Chicago	206	Business	272	5/31/2026
24118 W Chicago	208	VACANT	--	--
24118 W Chicago	210	Business	360	9/30/2025

Income & Expenses

Per Month Total.....	\$19,469.35
Annual Parking Rent	\$1,600.00
Annual Income Total.....	\$235,232.20
Annual Taxes	\$32,140.96
Annual Insurance	\$5,884.91
Annual Maintenance Fees	
Elevator.....	\$3,755.00
Snow	\$1,000.00
Cleaning.....	\$5,200.00
Expenses Total	\$47,980.87
Net Operating Income:	\$187,251.33

Offering Summary

Sale Price.....	\$2,750,000
Building Size	13,000 sq ft
Year Re-built	2003
Zoning	Commercial/B5
Accessibility	Handicapped Access Accessible Entrance Elevator
Sprinkler System.....	No

*Currently Suite 208 is Vacant \$400 is last monthly rent received.



Plainfield Demographics

Population

Estimated 2022 Population..... 44,941
 Median Age40.2

Households

Number of Households..... 13,900
 Household Size (ppl) 3

Housing

Median Home Sale Price.....\$395,000
 Annual Residential Turnover..... 10.13%
 Average Household Income..... \$116,900
 Average Per Capita Income \$42,547



