

765 VILLA ST

765 VILLA STREET, ELGIN, IL 60120



PROPERTY DESCRIPTION

Introducing 765 Villa Street in Elgin, IL—a prime commercial space offering superior features for your business needs. This modern property boasts impressive 16ft ceilings and 14ft doors that can accommodate semi trucks, ensuring seamless logistics for your operations. Multiple units available.

LOCATION DESCRIPTION

Ideally located in the heart of the city's light industrial zoning district.

PROPERTY HIGHLIGHTS

- Outside storage
- Drive in Door for each unit
- Triple Catch Basin

OFFERING SUMMARY

Lease Rate:	\$2,500.00 - 4,635.00 per month (Gross)
Number of Units:	4
Available SF:	1,500 - 3,000 SF
Building Size:	11,024 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	1,332	5,586
Total Population	820	4,307	16,502
Average HH Income	\$61,300	\$66,088	\$64,905



KAMMES COMMERCIAL

Each office independently owned and operated

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1417 N Main St, Wheaton, IL 60187 kammescommercial.com

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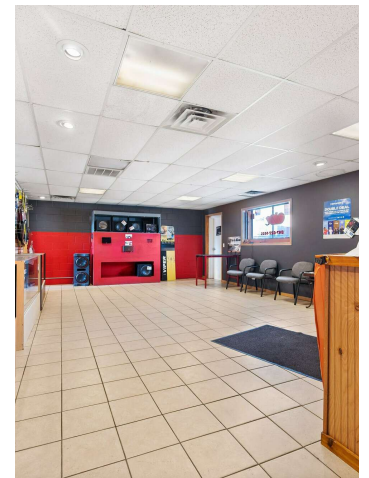
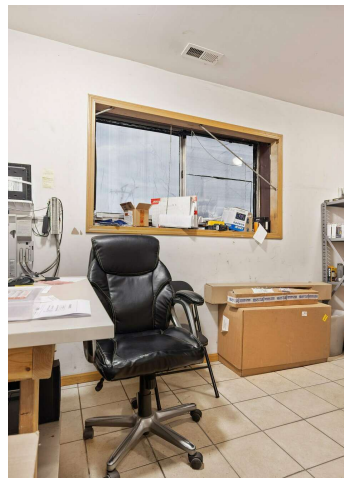
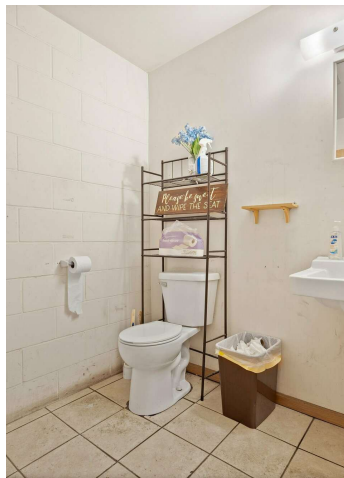
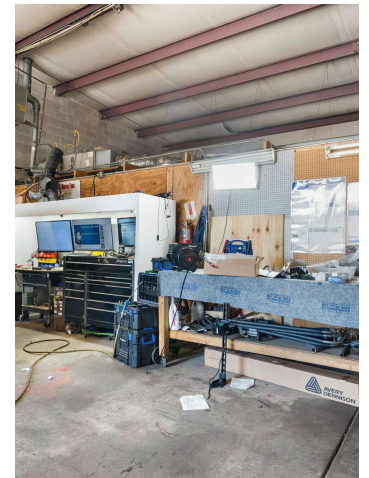
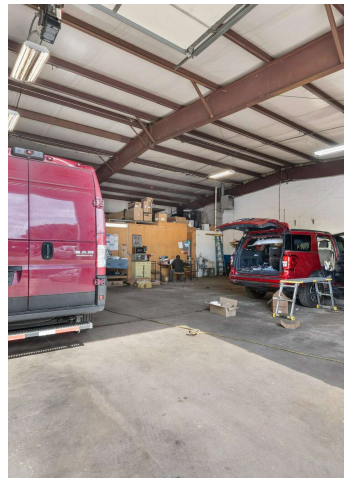
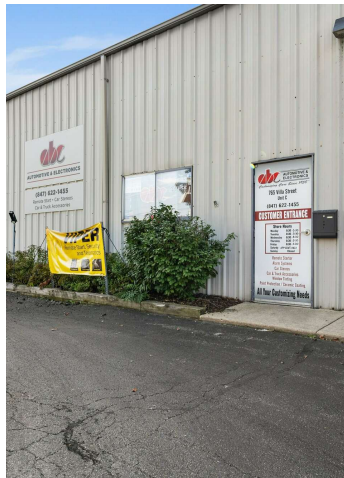
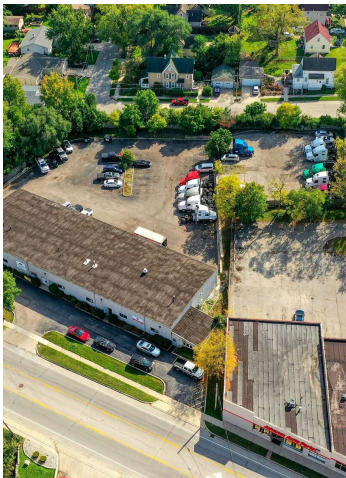
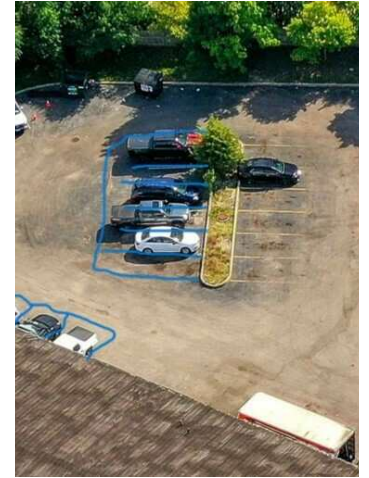
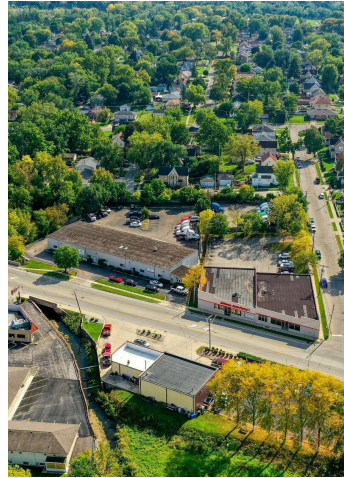
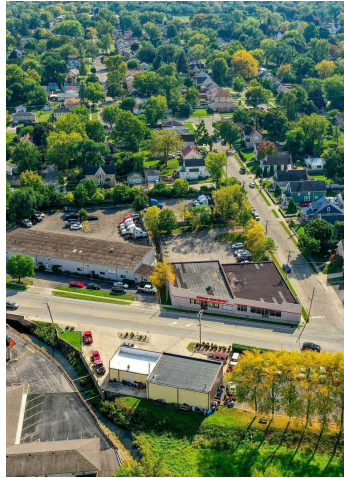
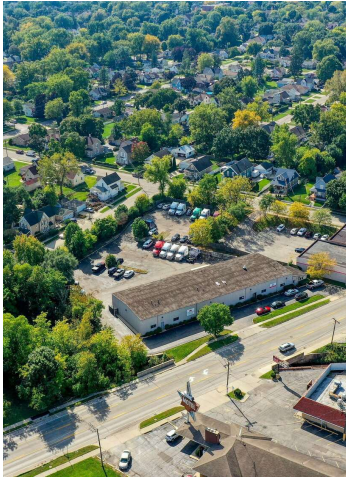
FOR LEASE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

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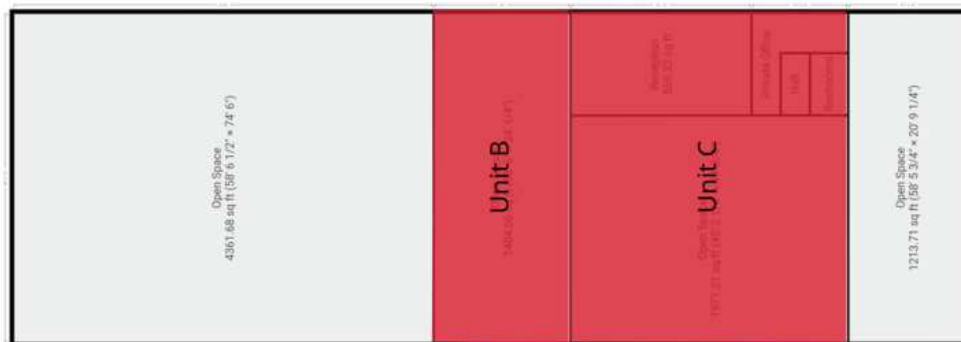
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THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. LESSEES SHALL ASSUME ANY LIABILITY FOR ANY INACCURACIES, OMISSIONS, OR ERRORS. THIS FLOOR PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	36 to 60 months
Total Space:	1,500 - 3,000 SF	Lease Rate:	\$2,500.00 - \$4,635.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit C	Available	3,000 SF	Gross	\$4,635 per month	-
Unit B	Available	1,500 SF	Gross	\$2,500 per month	-



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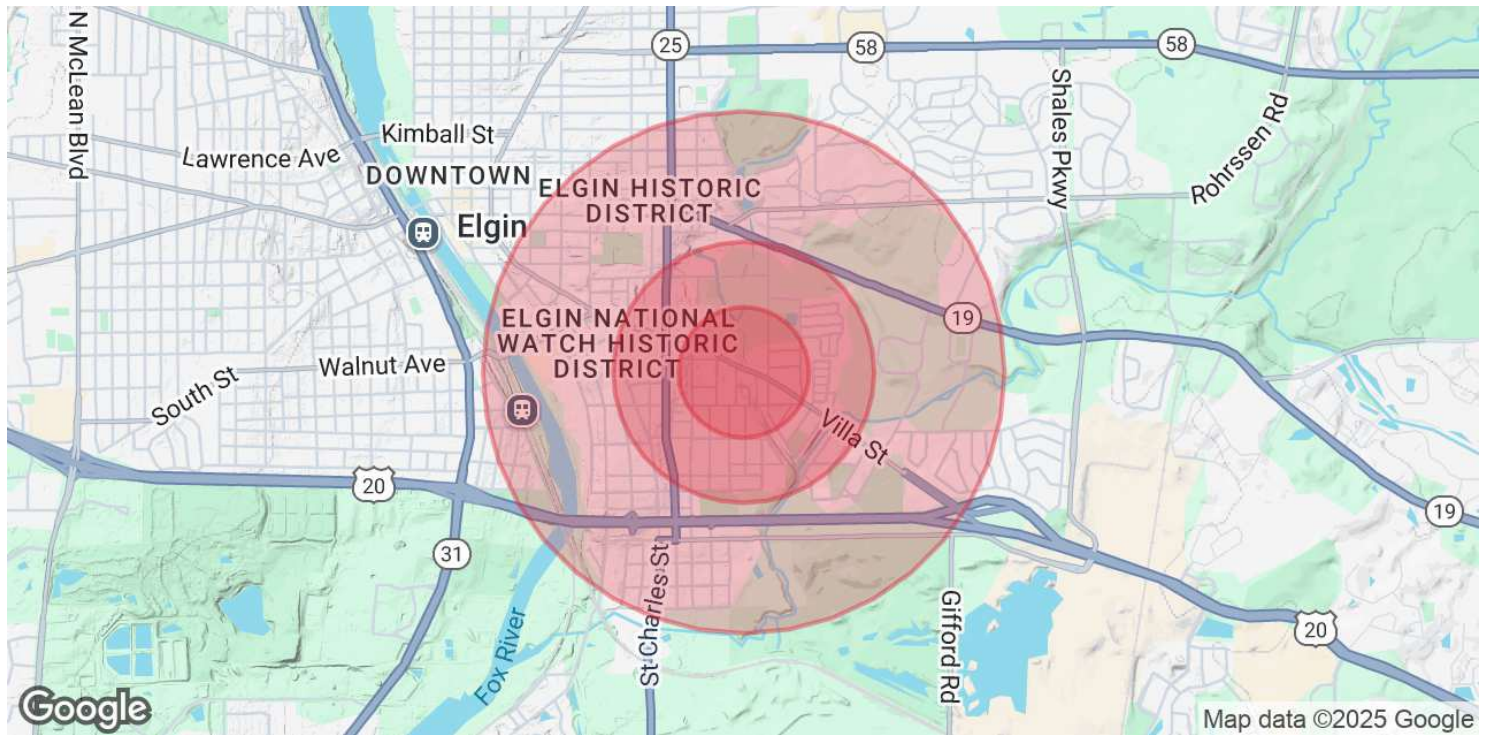
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	820	4,307	16,502
Average Age	32.3	30.9	32.0
Average Age (Male)	32.8	31.5	32.9
Average Age (Female)	30.9	30.1	30.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	1,332	5,586
# of Persons per HH	3.1	3.2	3.0
Average HH Income	\$61,300	\$66,088	\$64,905
Average House Value	\$142,646	\$139,719	\$167,187

2020 American Community Survey (ACS)



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