



McCOLLY BENNETT
COMMERCIAL *advantage*



327
S. Schuyler Ave.

*327 S. Schuyler Ave.
Bradley, IL 60915*

Contact:

Buck Tamblyn

CCIM

Phone : (815)549-4301

License : 475.131086

Email : bucktamblyn@mccolly.com

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COMMERCIAL *advantage*

PROPERTY INFO:

- **PURCHASE PRICE:**
\$250,000.00
- **PROPERTY ADDRESS:**
*327 S. SCHUYLER AVE.
BRADLEY, IL 60915*
- **PROPERTY SIZE:**
5,000 SQ. FT.
- **LAND SIZE:**
18,135.00 SQ. FT.



**327
S.
SCHUYLER
AVE.**

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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PROPERTY OVERVIEW

BRADLEY - FOR SALE - 5,000 SF COMMERCIAL/LIGHT INDUSTRIAL BUILDING
Many recent updates to this property!

The property consists of an office and reception area, shop/warehouse/storage space and private restrooms.

There are 3 overhead drive-in doors plus outdoor parking/storage lot.

An excellent central location for your business with great visibility on the main thoroughfare of Schuyler Ave in Bradley!

A great place for your company to thrive and succeed! Call today!

327
S. Schuyler Ave.
Bradley IL 60915



PROPERTY PHOTOS





Buck Tamblyn, CCIM

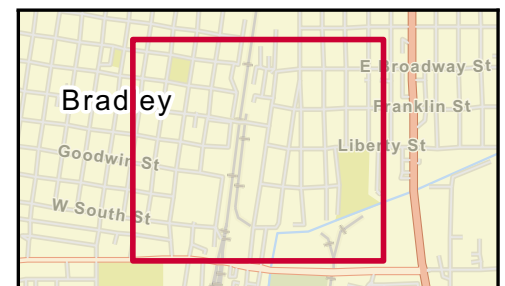
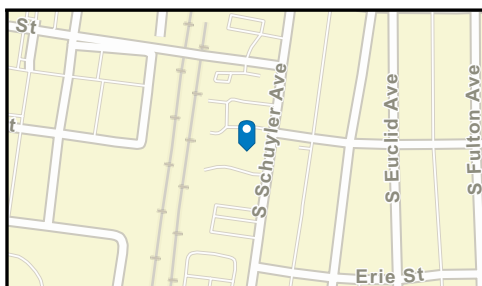
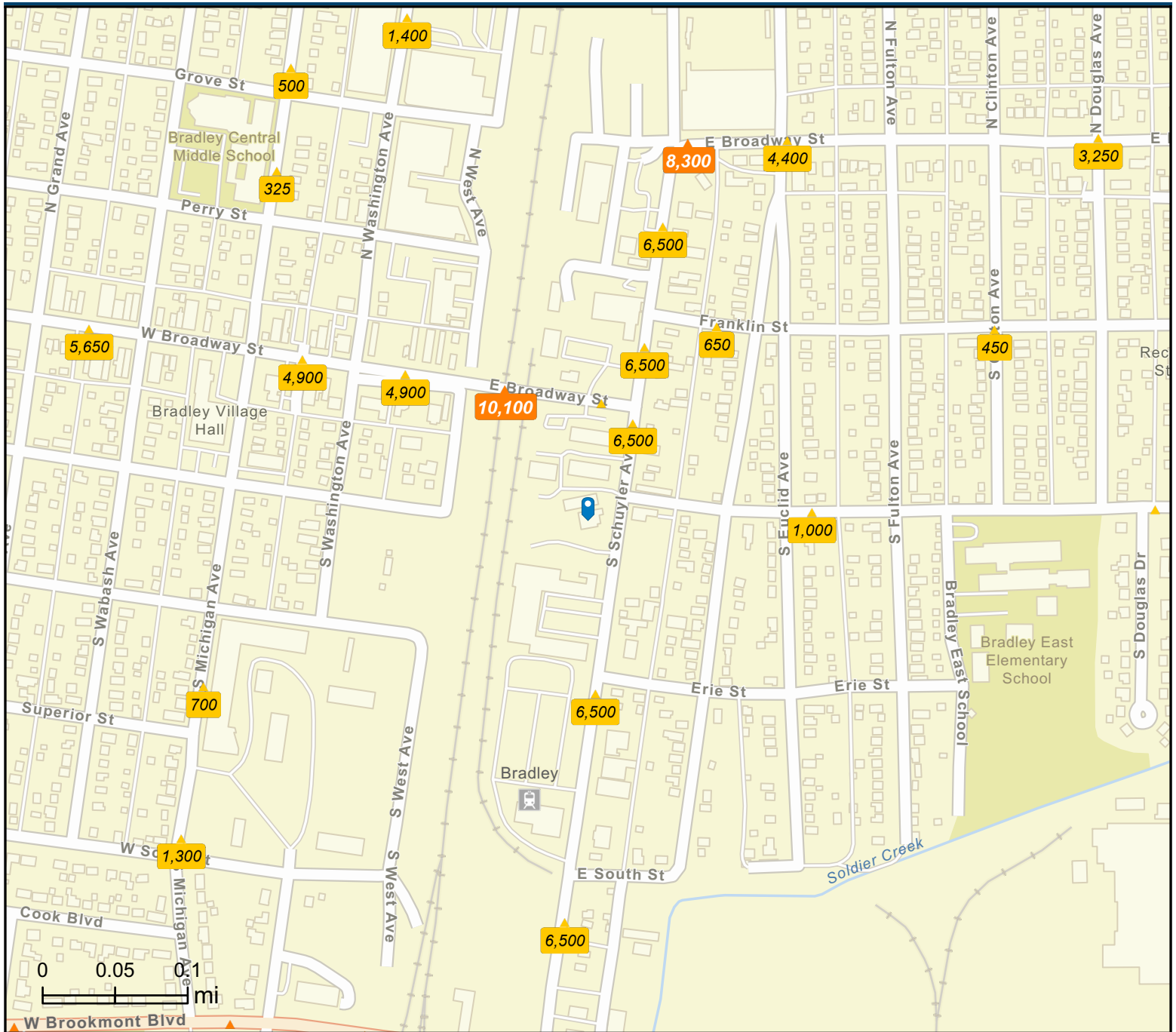
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29 Heritage Drive, Bourbonnais IL 60914



Traffic Count Map - Close Up

327 S Schuyler Ave, Bradley, Illinois, 60915
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.14072
Longitude: -87.86047



Source: ©2025 Kalibrate Technologies (Q1 2025).

September 29, 2025

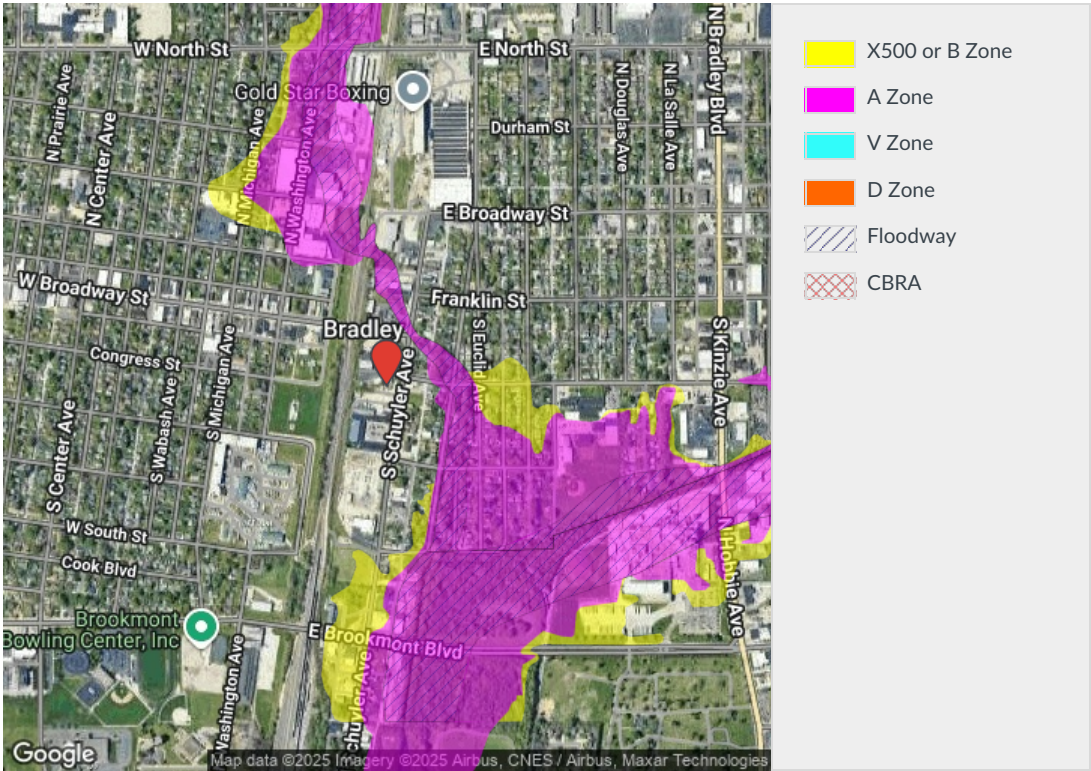
327 S SCHUYLER AVE BRADLEY, IL 60915-2341

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	170338	PANEL	0213E
PANEL DATE	January 20, 2010	MAP NUMBER	17091C0213E





Industrial
Status: **NEW**
Area: **4501**
Address: **327 S Schuyler Ave , Bradley, IL 60915**
Directions: **Rt 45 (Kennedy DR) E on Broadway turn right to Schuyler**
Sold by: Mkt. Time (Lst./Tot.): **4/4**
Closed: Contract:
Off Mkt: Concessions:
Township: **Bourbonnais** Unincorporated: **No**
Year Built: **1978** PIN #: **17092940600400**
Zone Type: **Industrial** Multiple PINs: **No**
Act Zoning: **M** Relist:
Subtype: **Other** Unit SF: **5000** (Leasable Area Units: **Square Feet**)
Tot Bldg SF: **5000** # Stories: **1**
Office SF: **231** Gross Rentable Area: **5000**
Land SF: **18135** Net Rentable Area: **5000**
Lot Dim: **138X232X270** Investment:
Lot Size Source: **County Records** List Price Per SF: **\$49.80**
Mobility Score: - ☐

MLS #: **12457062** List Date: **09/26/2025** List Dt Rec: **09/26/2025**
List Price: **\$249,000** Orig List Price: **\$249,000** Sold Price:
Rented Price:
Lease SF/Y:
Mthly. Rnt. Price:
CTGF:
Blt Before 78: **No**
County: **Kankakee**
Min Rentable SF: **5000EST**
Max Rentable SF: **5000EST**
Lease Type: **N/A**
Com Area Maint SF/Y:
Est. Tax per SF/Y:
User:
Sold Price Per SF: **\$0**

Remarks: **BRADLEY - FOR SALE - 5,000 SF COMMERCIAL/LIGHT INDUSTRIAL BUILDING - Many recent updates to this property! The property consists of an office and reception area, shop/warehouse/storage space and private restrooms. There are 3 overhead drive-in doors plus outdoor parking/storage lot. An excellent central location for your business with great visibility on the main thoroughfare of Schuyler Ave in Bradley! A great place for your company to thrive and succeed! Call today!**

Approximate Age: **26-35 Years**
Type Ownership: **Sole Proprietor**
Frontage/Access: **City Street**
Current Use:
Potential Use: **Industrial/Mfg, Office and Research**
Known Encumbrances:
Client Needs:
Client Will:
Geographic Locale: **Out of Area**
Location: **Industrial Area/Campus, Industrial Park, Mixed Use Area**
Drive in Doors: **3**
Door Dimensions:
Freight Elevators:
Min Ceiling Height: **9'0**
Max Ceiling Height: **16'0**
Clear Span:

Bay Size:
Trailer Docks: **1**
Construction: **Brick, Stone, Wood Frame**
Exterior:
Foundation: **Concrete**
Roof Structure:
Roof Coverings:
Docks/Delivery: **Exterior, Interior**
Misc. Outside:
Parking Spaces: **8**
Indoor Parking: **6-12 Spaces**
Outdoor Parking: **6-12 Spaces**
Parking Ratio:
Total # Units: **1**
Total # Tenants:
Extra Storage Space: **Yes**
Misc. Inside: **Private Restroom/s**
Floor Finish: **Concrete**

Air Cond: **Central Air**
Electricity: **Circuit Breakers, 201-600 Amps**
Heat/Ventilation: **Forced Air, Gas**
Fire Protection: **None**
Water Drainage:
Utilities To Site:
Tenant Pays: **Other**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession:

Financial Information

Gross Rental Income: **\$0**
Annual Net Oper Income: **\$0**
Real Estate Taxes: **4,588.18**
Tax Year: **2024**

Total Monthly Income:
Net Oper Income Year:
Total Annual Expenses: **\$0**
Expense Source:

Total Annual Income: **\$0**
Cap Rate:
Expense Year:
Loss Factor:

Operating Expense Includes:

Broker Private Remarks:

Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Sell**

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Address on Internet: **Yes**
Call for Rent Roll Info:
Cont. to Show?:

Broker Owned/Interest: **No**
Lock Box: **None**

Information: **None**
Showing Inst: **24 hour notice required. Contact listing agent or schedule through showtime assist.**

Expiration Date: **08/26/2026**

Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**
List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**
CoList Broker:

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12457062

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 09/29/2025 11:19 AM

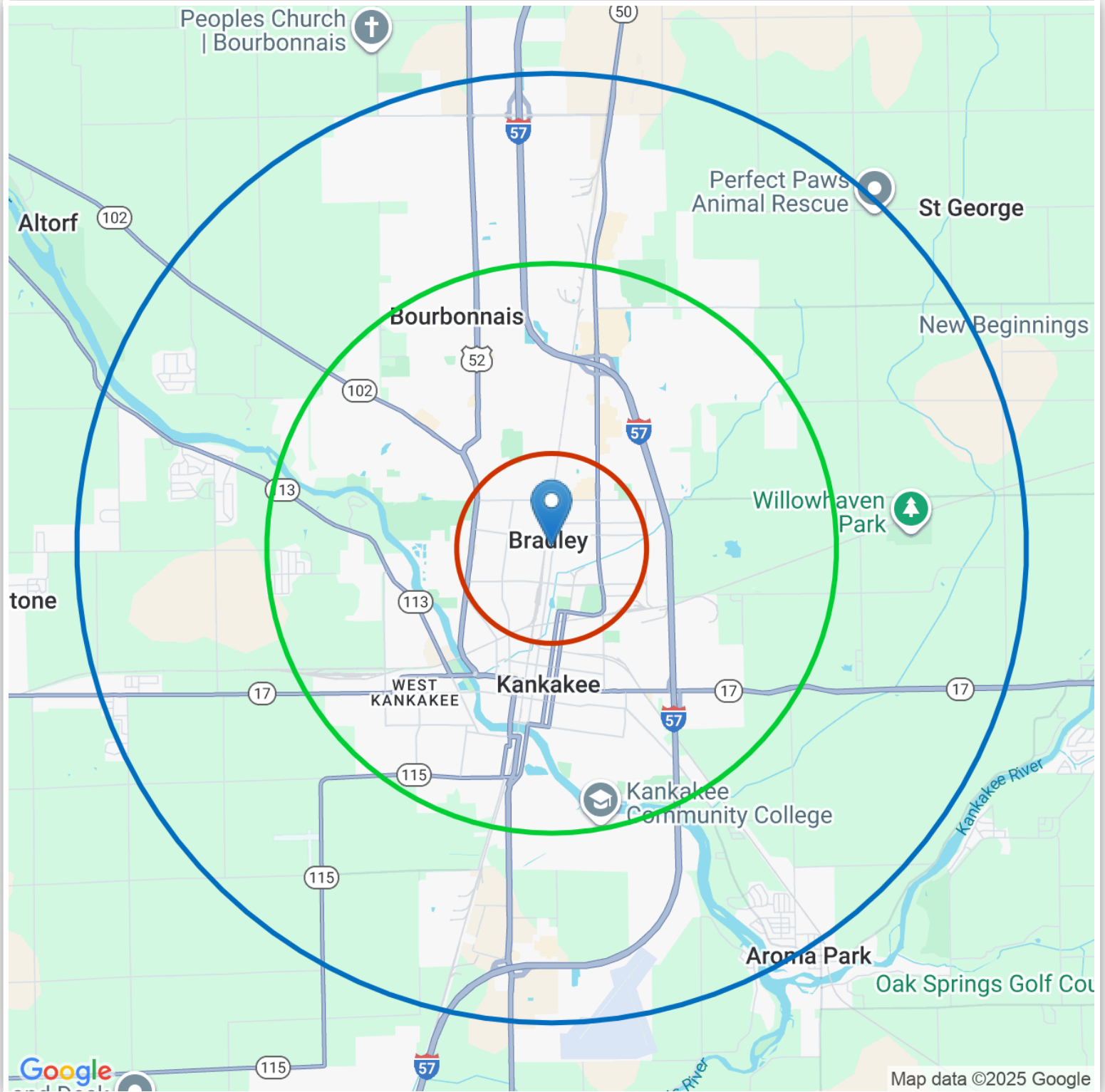
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327 S. Schuyler Ave., Bradley, IL, 60915

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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KEY FACTS

8,702

Population

35.7

Median Age



2.24

Average Household Size

3,774

Total Households

EDUCATION



8.63%

No High School Diploma



3.94%

High School Graduate



24.47%

Some College

5.47%

Bachelor's/ Grad

BUSINESS



472

Total Businesses



6,648

Total Employees

EMPLOYMENT

1,559

Retail Trade Employees

1,833

Manufacturing Employees

514

Eating & Drinking Employees

177

Finance/Ins/Real Estate Emp










8.6%

Unemployment Rate

Households by Income

The largest group : \$50,000 - \$74,999 (20.16%)■

The smallest group : \$200,000+ (1.7%)■

Indicator	Value(%)	
< \$15,000	13.44	
\$15,000 - \$24,999	9.64	
\$25,000 - \$34,999	9.99	
\$35,000 - \$49,999	15.44	
\$50,000 - \$74,999	20.16	
\$75,000 - \$99,999	9.53	
\$100,000 - \$149,999	16.3	
\$150,000 - \$199,999	3.78	
\$200,000+	1.7	

INCOME



\$51,208

Median Household Income



\$27,221

Per Capita Income



\$78,220

Median Net Worth



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KEY FACTS

56,614

Population

36.9 Median Age



2.44

Average Household Size

22,287

Total Households

EDUCATION



6.62%

No High School Diploma



8.85%

High School Graduate



21.83%

Some College



11.83%

Bachelor's/ Grad

BUSINESS



2,276

Total Businesses



36,220

Total Employees

EMPLOYMENT

7,058

Retail Trade Employees

4,049

Manufacturing Employees

2,688

Eating & Drinking Employees

2,690

Finance/Ins/Real Estate Emp

5.7%

Unemployment Rate

INCOME



\$65,176

Median Household Income



\$33,932

Per Capita Income



\$143,084

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.66%) ■

The smallest group : \$200,000+ (5.76%) ■

Indicator	Value(%)	
< \$15,000	12.52	■
\$15,000 - \$24,999	6.53	■
\$25,000 - \$34,999	9.24	■
\$35,000 - \$49,999	10.13	■
\$50,000 - \$74,999	16.79	■
\$75,000 - \$99,999	10.55	■
\$100,000 - \$149,999	19.66	■
\$150,000 - \$199,999	8.81	■
\$200,000+	5.76	■



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KEY FACTS

67,654

Population

37.4 Median Age



2.49

Average Household Size

26,149

Total Households

EDUCATION



6.13%

No High School Diploma



9.56%

High School Graduate



21.75%

Some College



12.56%

Bachelor's/Grad

BUSINESS



2,608

Total Businesses



41,958

Total Employees

EMPLOYMENT

8,222

Retail Trade Employees

4,360

Manufacturing Employees

3,073

Eating & Drinking Employees

3,626

Finance/Ins/Real Estate Emp

5.5%

Unemployment Rate

INCOME



\$69,319

Median Household Income



\$35,467

Per Capita Income



\$168,919

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.97%) ■

The smallest group : \$15,000 - \$24,999 (6.33%) ■

Indicator	Value(%)	
< \$15,000	11.76	■
\$15,000 - \$24,999	6.33	■
\$25,000 - \$34,999	8.51	■
\$35,000 - \$49,999	9.63	■
\$50,000 - \$74,999	16.61	■
\$75,000 - \$99,999	10.75	■
\$100,000 - \$149,999	19.97	■
\$150,000 - \$199,999	10.01	■
\$200,000+	6.42	■



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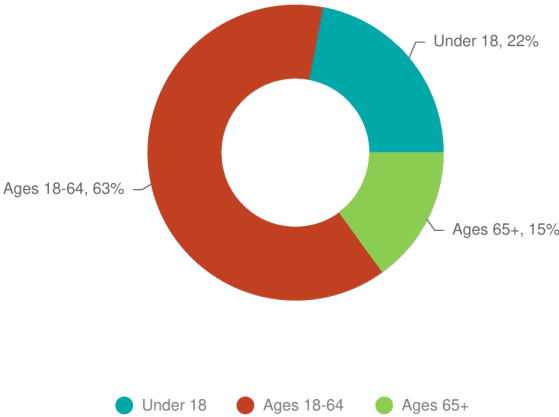
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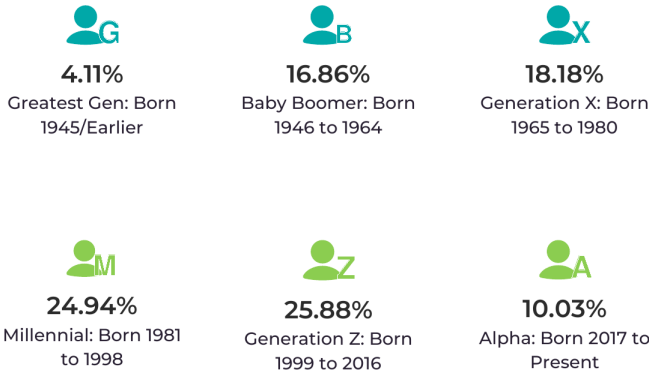
POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

8,702 Population	3,705 Households	35.7 Median Age
2.24 Avg Size Household	\$51,208 Median Household Income	\$134,108 Median Home Value
43 Wealth Index	128 Housing Affordability	62.4 Diversity Index

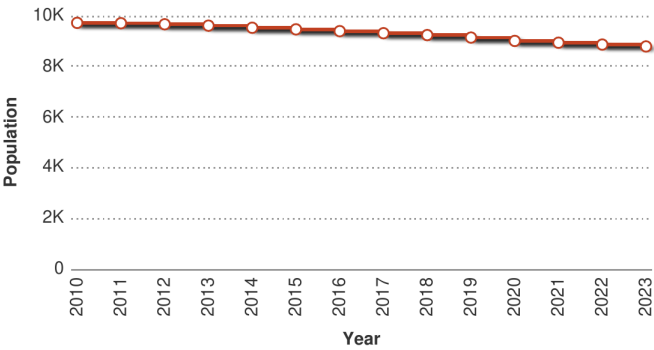
POPULATION BY AGE



POPULATION BY GENERATION



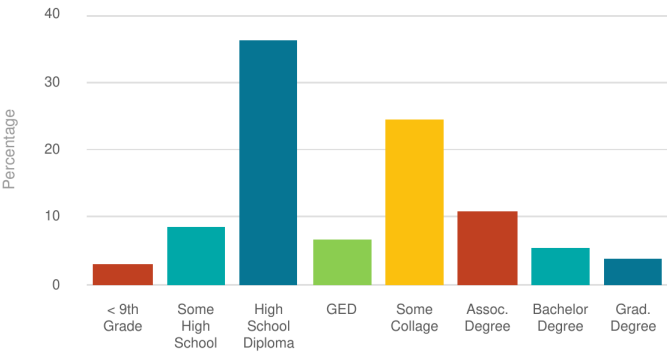
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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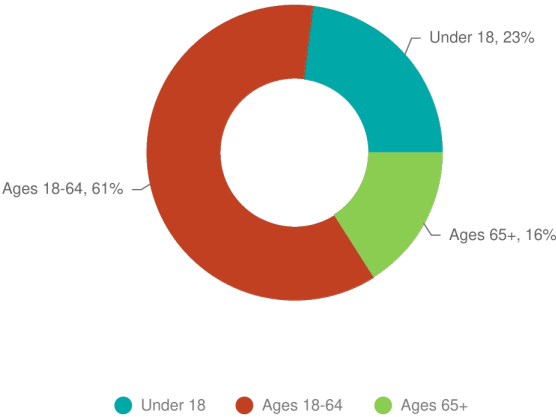
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POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

56,614 Population	21,995 Households	36.9 Median Age
2.44 Avg Size Household	\$65,176 Median Household Income	\$189,908 Median Home Value
71 Wealth Index	115 Housing Affordability	68.6 Diversity Index

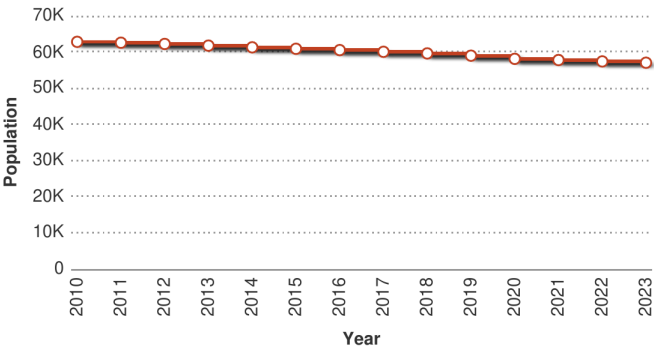
POPULATION BY AGE



POPULATION BY GENERATION

4.33% Greatest Gen: Born 1945/Earlier	18.13% Baby Boomer: Born 1946 to 1964	18.57% Generation X: Born 1965 to 1980
23.21% Millennial: Born 1981 to 1998	25.72% Generation Z: Born 1999 to 2016	10.04% Alpha: Born 2017 to Present

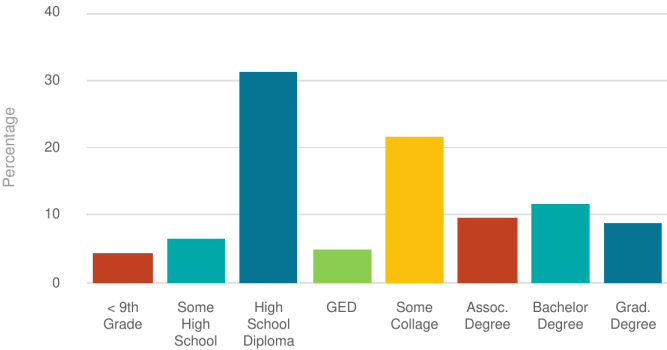
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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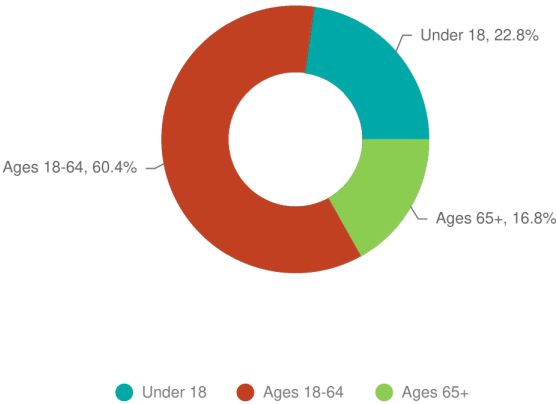
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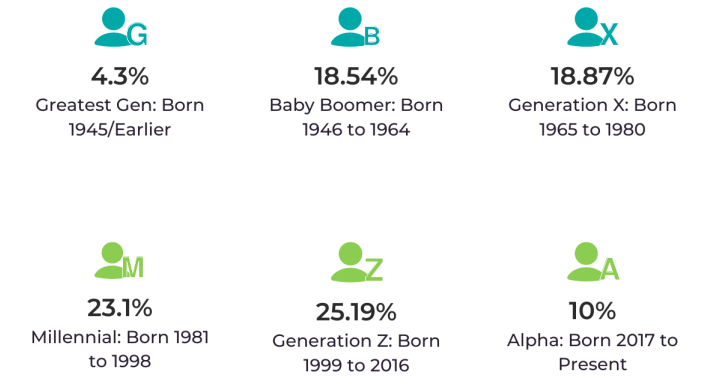
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

67,654 Population	25,923 Households	37.4 Median Age
2.49 Avg Size Household	\$69,319 Median Household Income	\$198,379 Median Home Value
78 Wealth Index	117 Housing Affordability	66.2 Diversity Index

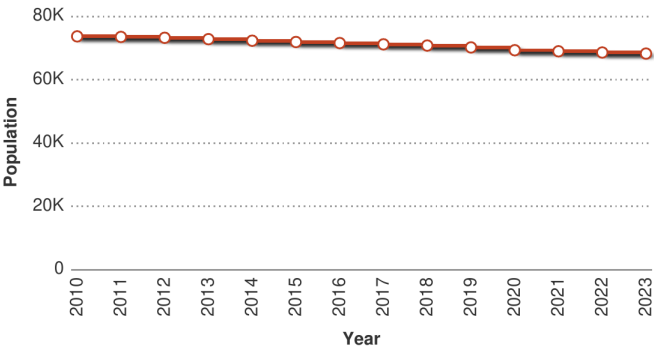
POPULATION BY AGE



POPULATION BY GENERATION



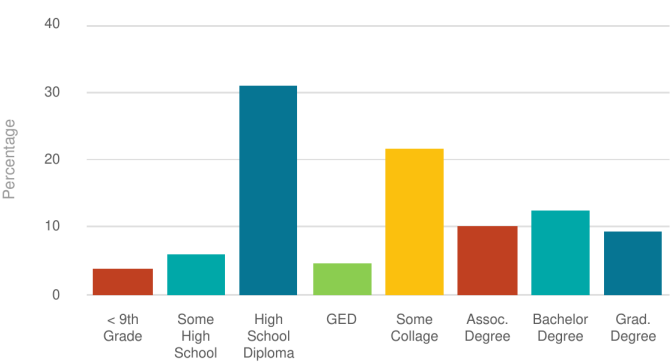
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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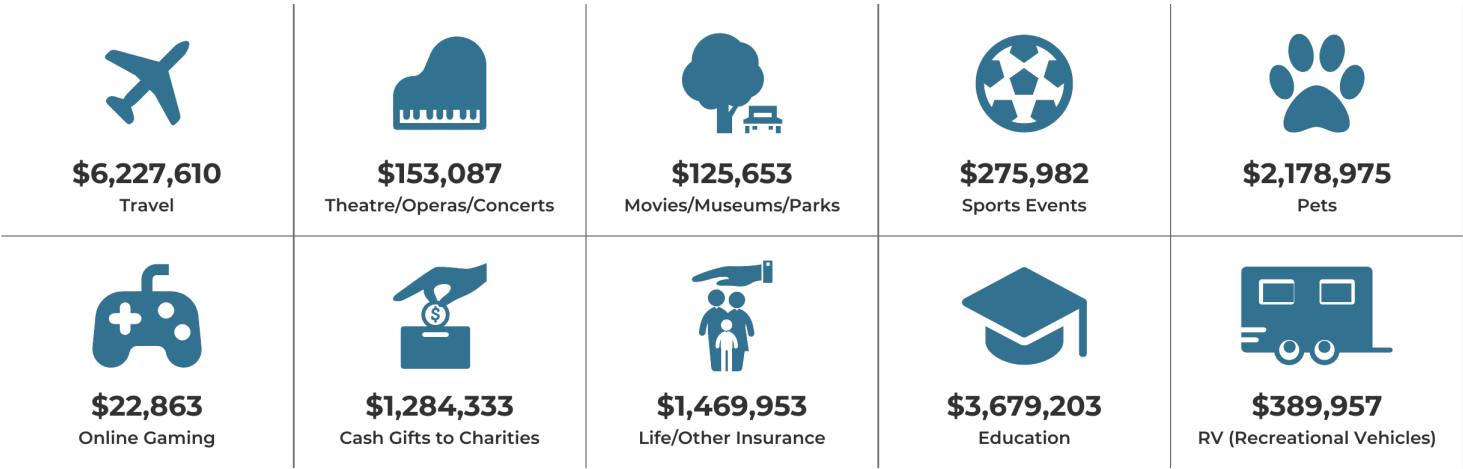


Lifestyle and Tapestry Segmentation Infographic

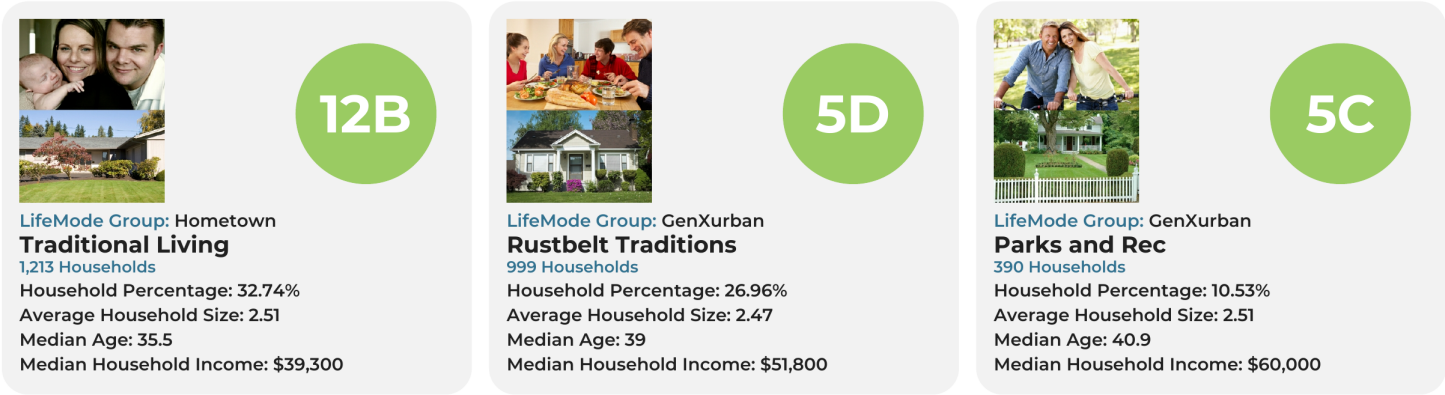
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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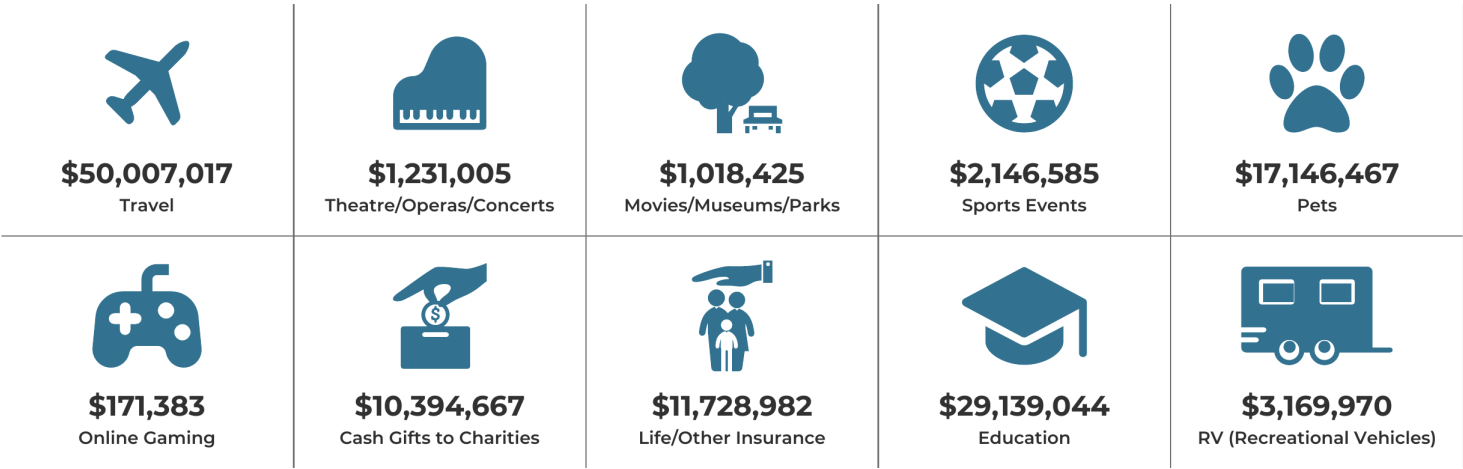


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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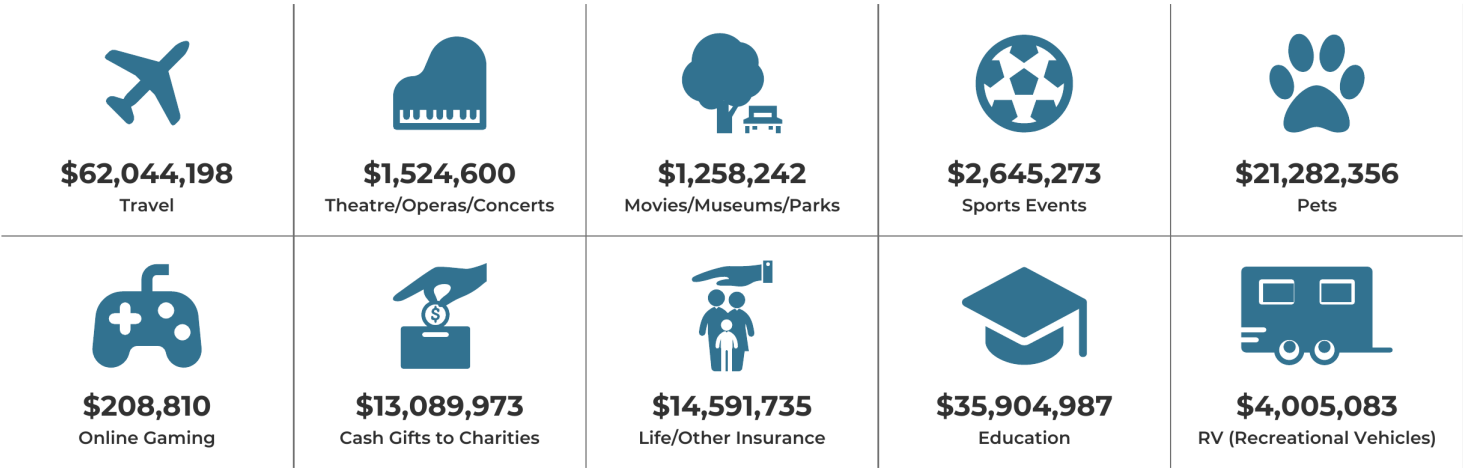


Lifestyle and Tapestry Segmentation Infographic

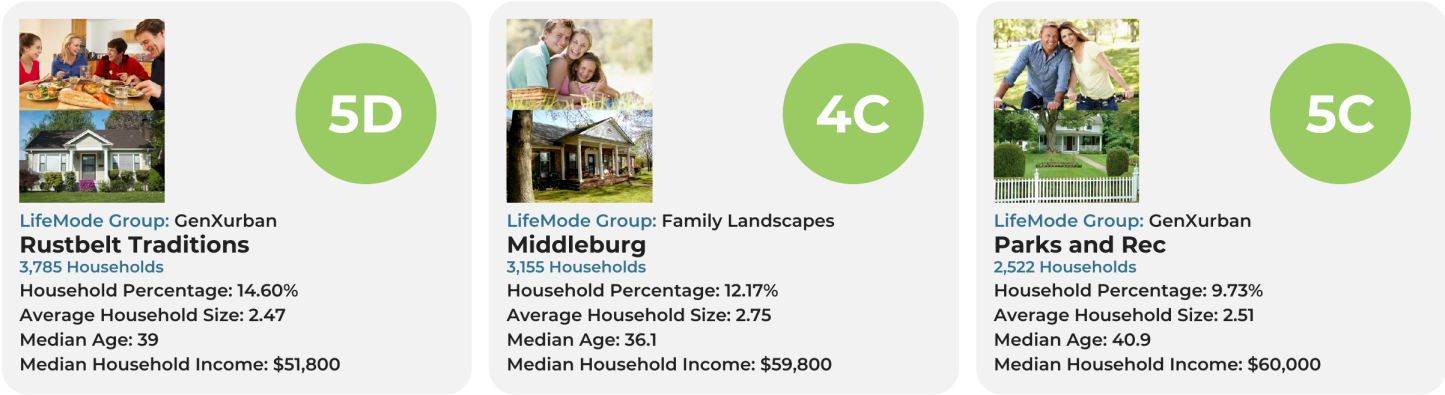
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Esri Tapestry Segmentation

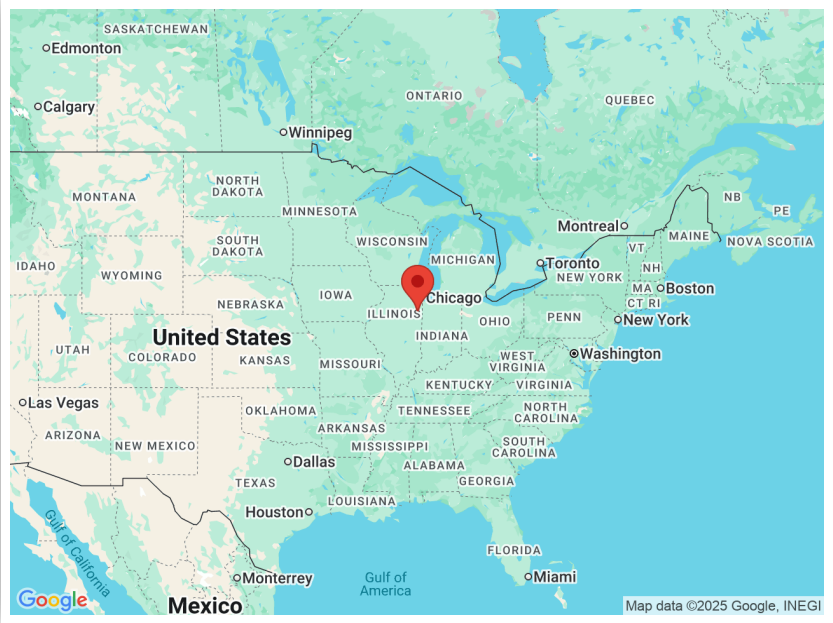
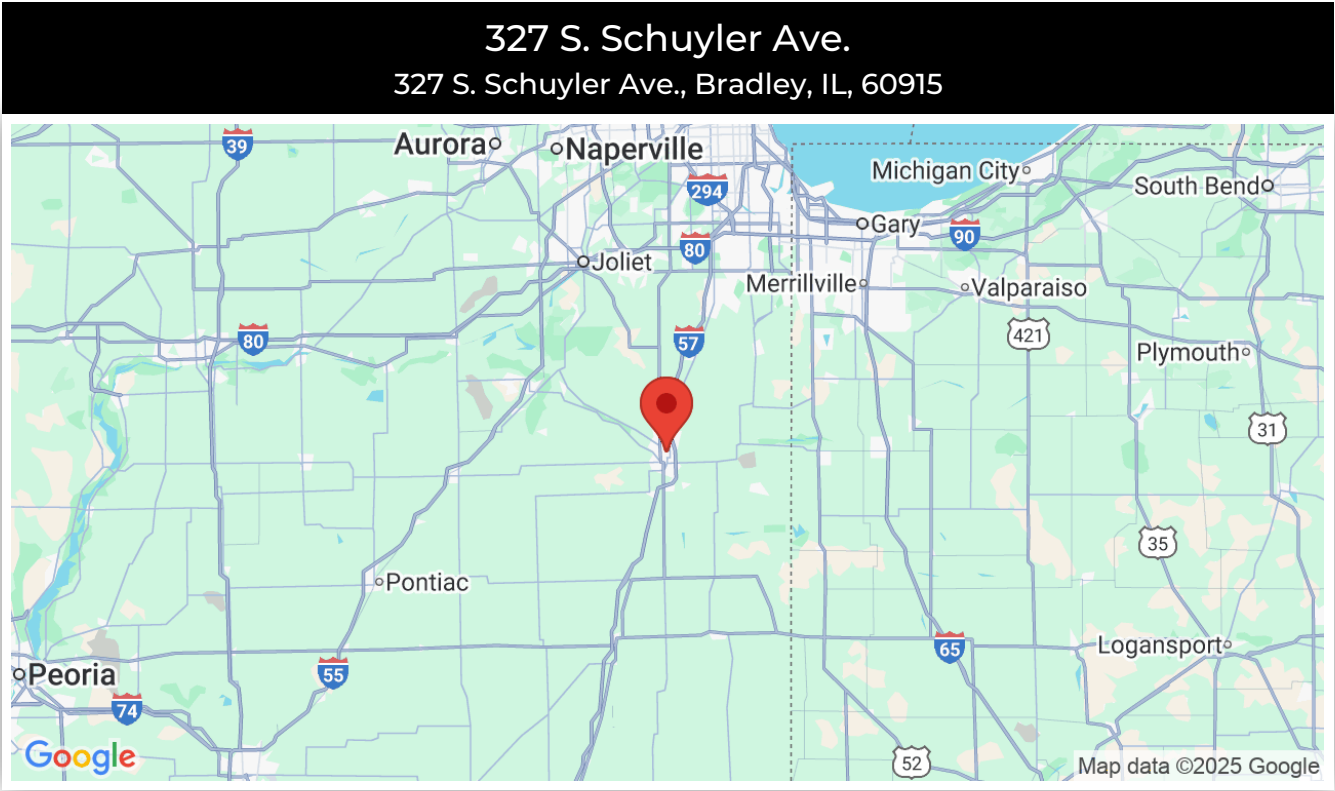
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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