



McCOLLY BENNETT
COMMERCIAL *advantage*



327
S. Schuyler Ave.

327 S. Schuyler Ave.
Bradley, IL 60915

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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!

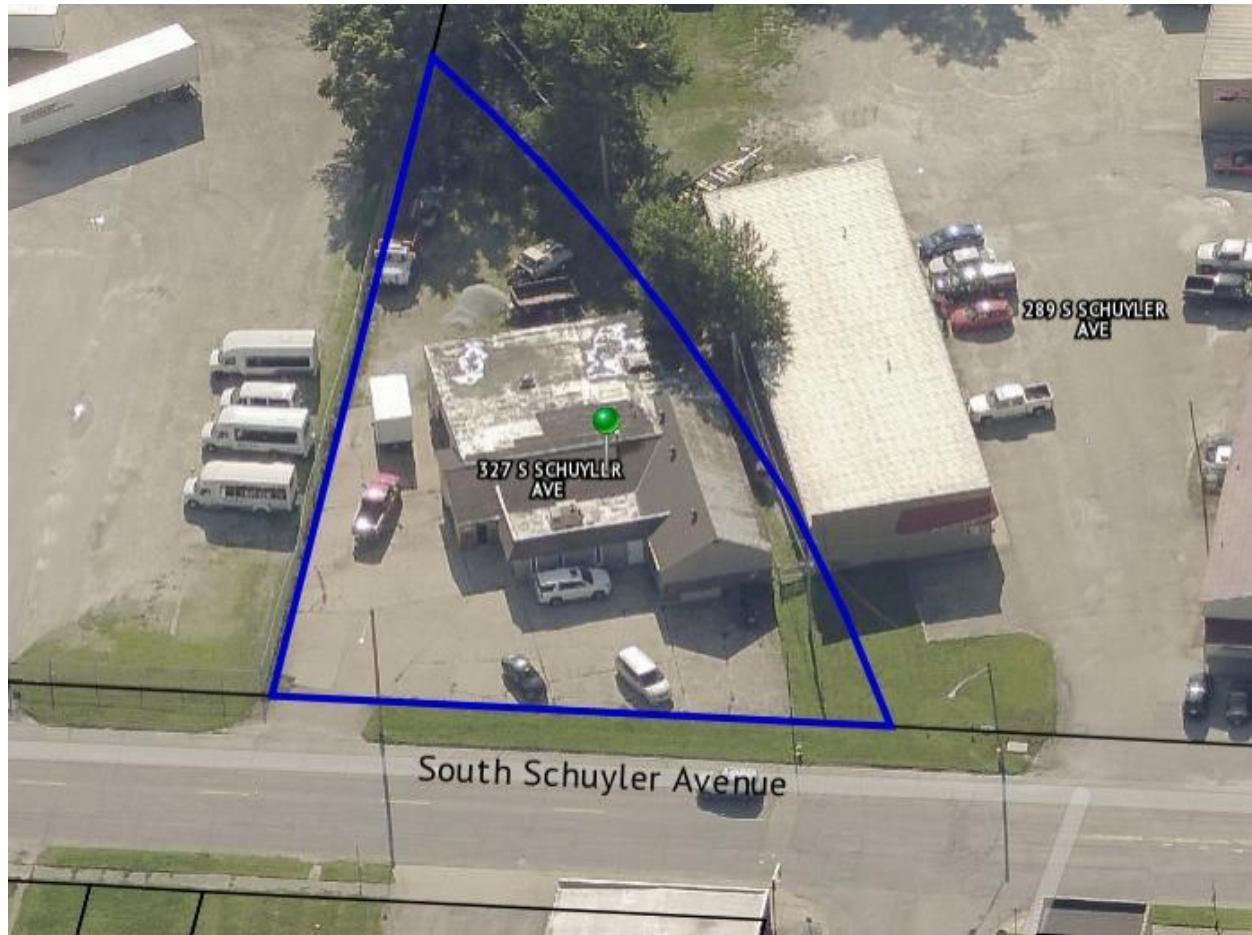
327
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Bradley IL 60915



PROPERTY PHOTOS

 **McCOLLY BENNETT**
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Traffic Count Map - Close Up

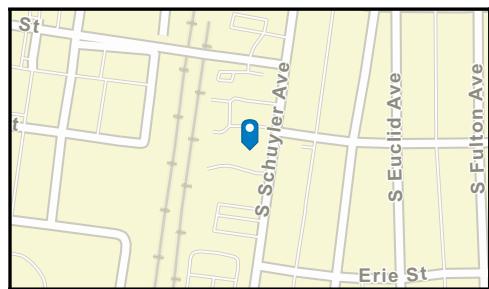
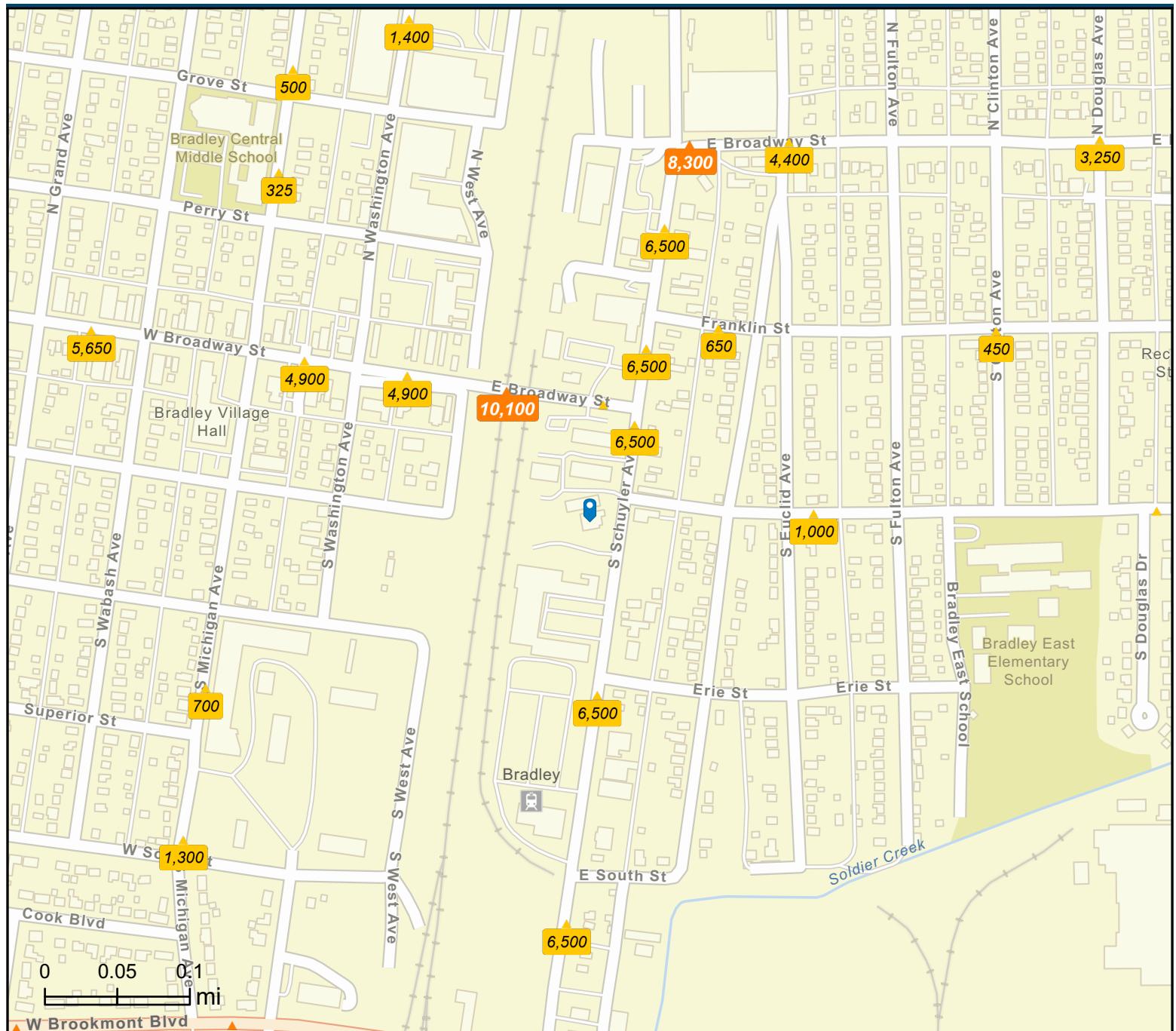
327 S Schuyler Ave, Bradley, Illinois, 60915

Rings: 1, 3, 5 mile radii

Prepared by Esri

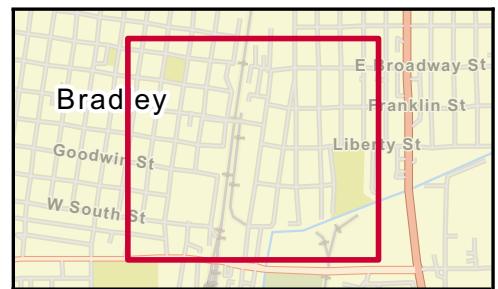
Latitude: 41.14072

Longitude: -87.86047



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



327 S SCHUYLER AVE BRADLEY, IL 60915-2341

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY

170338

PANEL

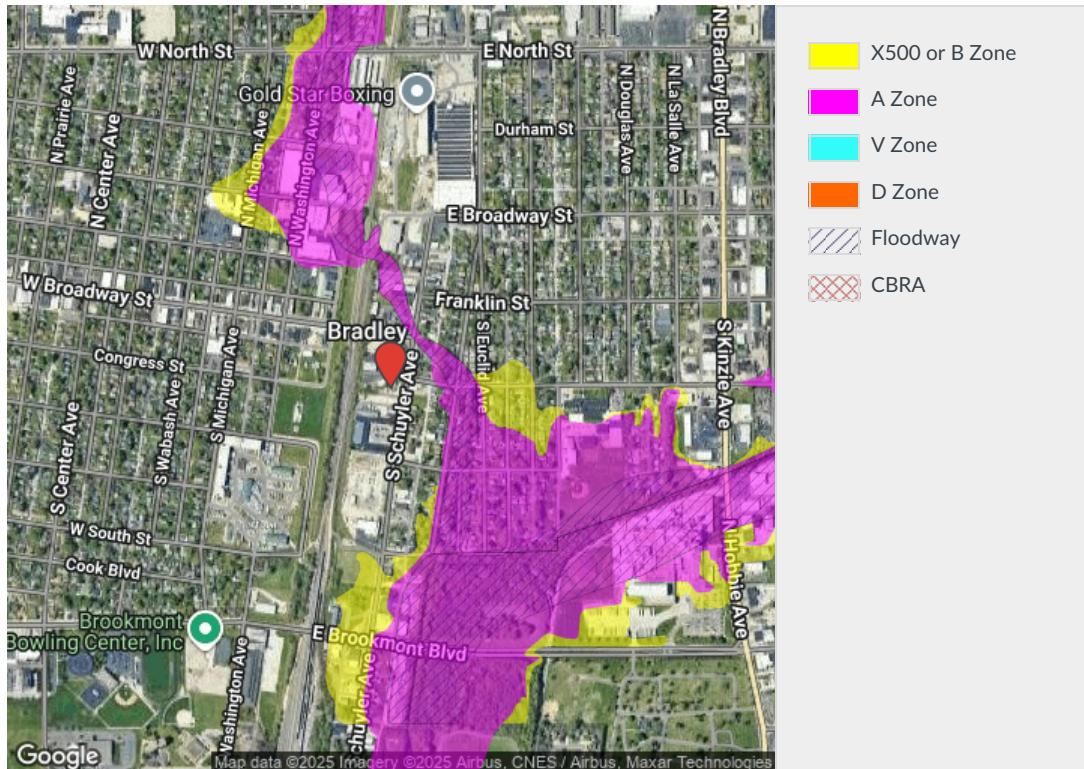
0213E

PANEL DATE

January 20, 2010

MAP NUMBER

17091C0213E





Industrial	MLS #: 12457062	List Price: \$249,000
Status: NEW	List Date: 09/26/2025	Orig List Price: \$249,000
Area: 4501	List Dt Rec: 09/26/2025	Sold Price:
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	Rented Price:
Closed:	Contract:	Lease SF/Y:
Off Mkt:	Concessions:	Mthly. Rnt. Price:
Township: Bourbonnais	Unincorporated: No	CTGF:
Year Built: 1978	PIN #: 17092940600400	Blt Before 78: No
Zone Type: Industrial	Multiple PINs: No	County: Kankakee
Act Zoning: M	Relist:	
Subtype: Other	Unit SF: 5000 (Leasable	Min Rentable SF: 5000EST
	Area	Max Rentable SF: 5000EST
	Units: Square	
	Feet)	
Tot Bldg SF: 5000	# Stories: 1	Lease Type: N/A
Office SF: 231	Gross Rentable Area: 5000	Com Area Maint SF/Y:
Land SF: 18135	Net Rentable Area: 5000	Est. Tax per SF/Y:
Lot Dim: 138X232X270	Investment:	User:
Lot Size Source: County Records	List Price Per SF: \$49.80	Sold Price Per SF: \$0
Mobility Score: -		

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.**

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

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

CoList Broker:

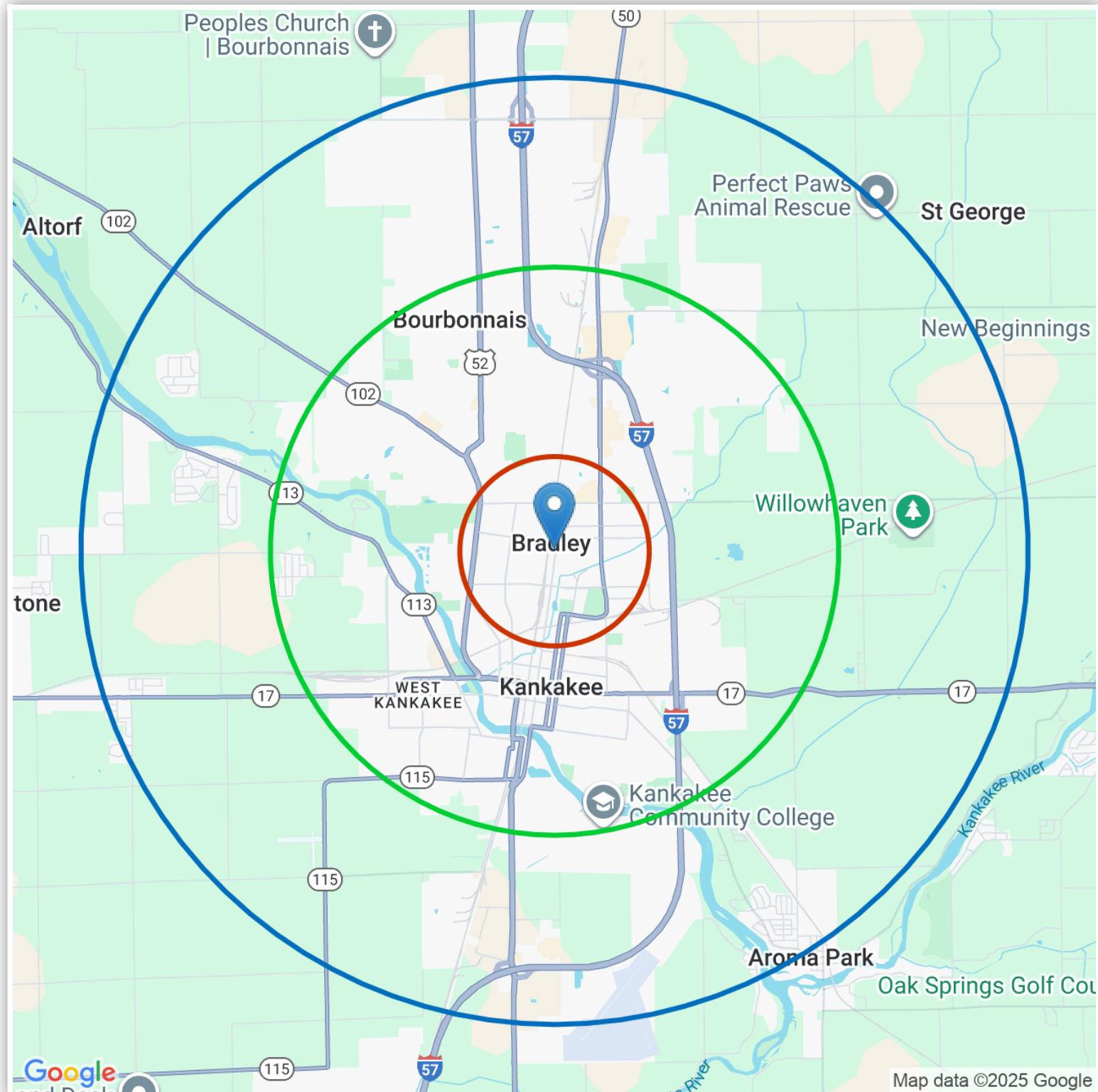
More Agent Contact Info:

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

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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

177
Finance/Ins/Real
Estate Emp

1,833
Manufacturing
Employees

514
Eating &
Drinking
Employees

8.6% Unemployment Rate

INCOME

\$51,208
Median Household Income

\$27,221
Per Capita Income

\$78,220
Median Net Worth

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	



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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

2,690

Finance/Ins/Real Estate Emp

4,049

Manufacturing Employees

2,688

Eating & Drinking Employees

5.7%

Unemployment Rate

\$65,176

Median Household Income

Households by Income

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

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

INCOME

\$33,932

Per Capita Income

\$143,084

Median Net Worth

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

3,626

Finance/Ins/Real Estate Emp

4,360

Manufacturing Employees

3,073

Eating & Drinking Employees

5.5%

Unemployment Rate

\$69,319

Median Household Income

Households by Income

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

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

INCOME

\$35,467

Per Capita Income

\$168,919

Median Net Worth

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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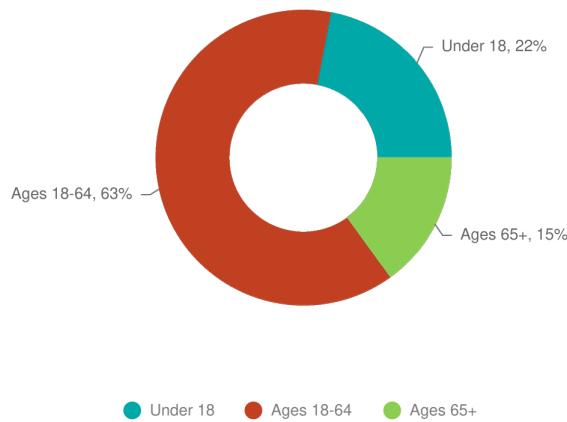


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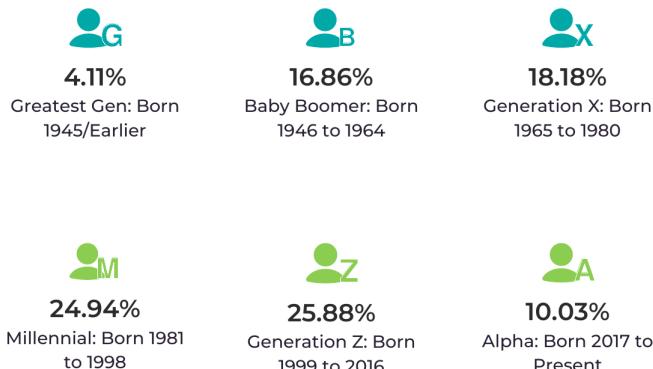
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

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

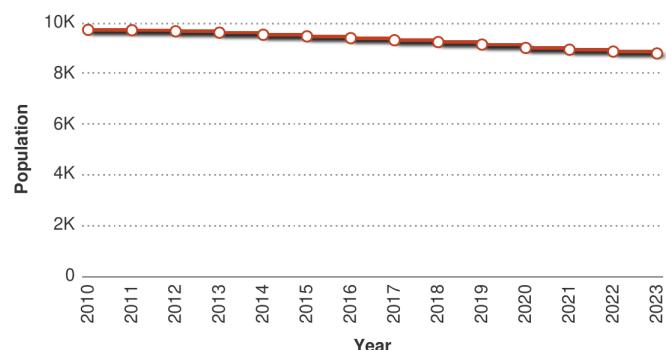
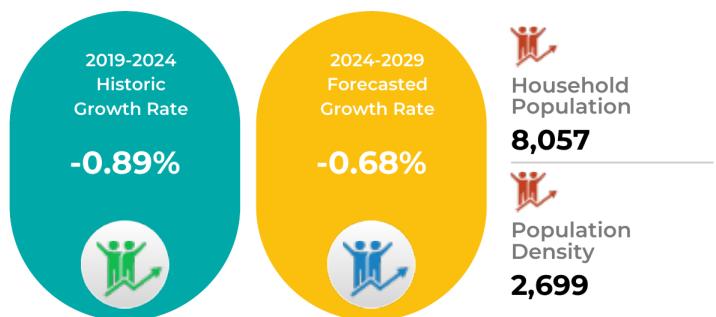
POPULATION BY AGE



POPULATION BY GENERATION



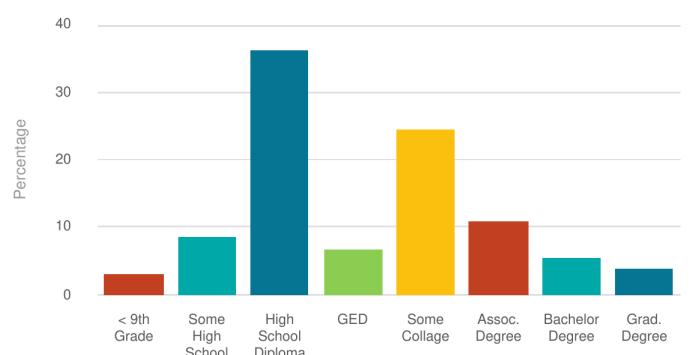
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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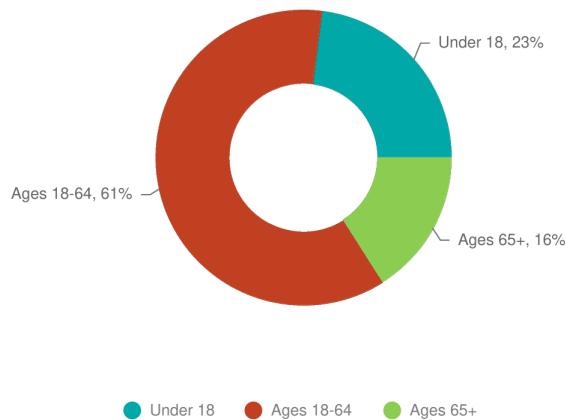


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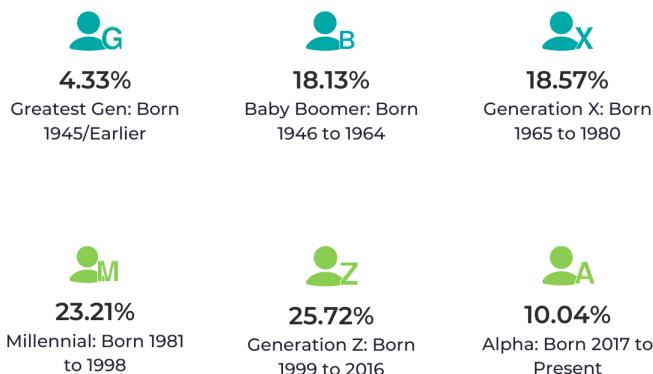
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

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

POPULATION BY AGE



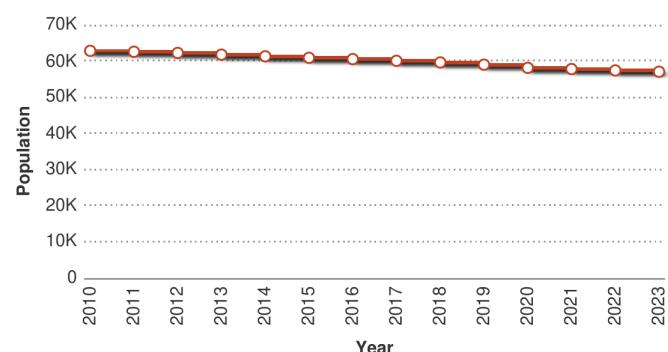
POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION



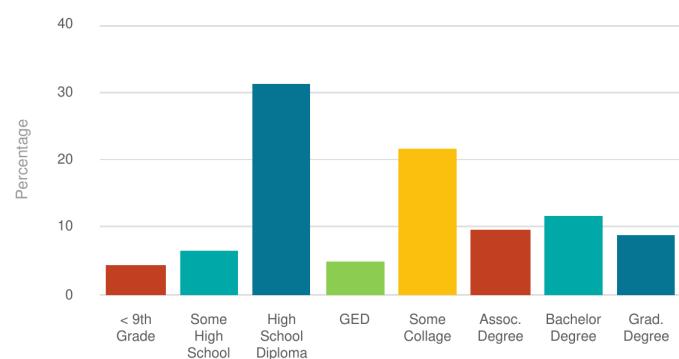
	Household Population
52,340	Population Density



DAYTIME POPULATION

	58,817	2024 Total Daytime Population
	31,369	2024 Daytime Pop: Residents
	27,448	2024 Daytime Pop: Workers
	2,081	2024 Daytime Pop Density

POPULATION BY EDUCATION



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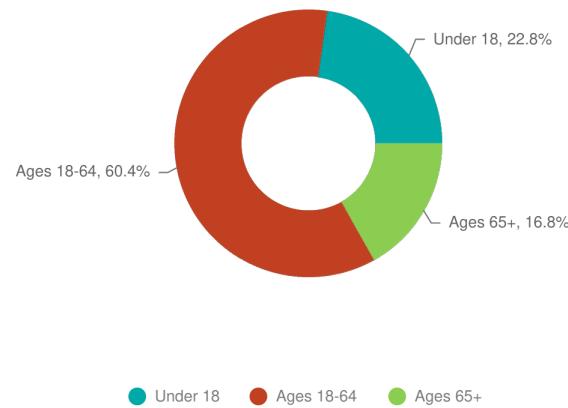


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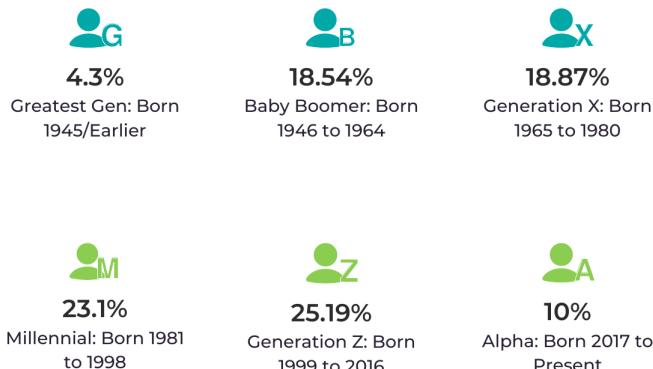
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

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

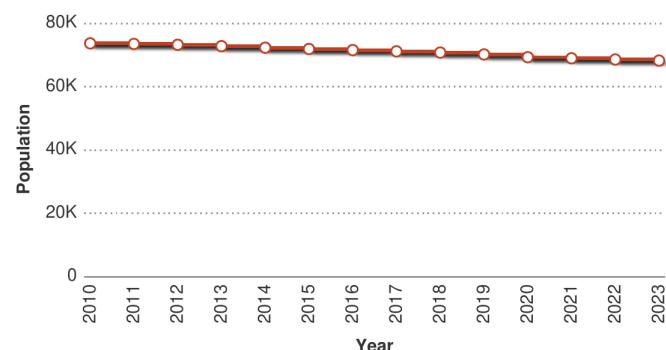
POPULATION BY AGE



POPULATION BY GENERATION



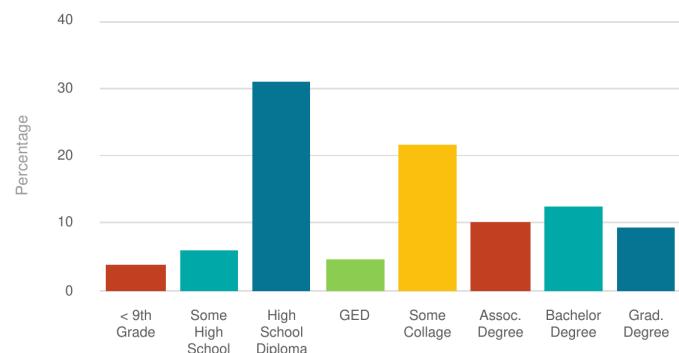
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



\$6,227,610
Travel



\$153,087
Theatre/Operas/Concerts



\$125,653
Movies/Museums/Parks



\$275,982
Sports Events



\$2,178,975
Pets



\$22,863
Online Gaming



\$1,284,333
Cash Gifts to Charities



\$1,469,953
Life/Other Insurance



\$3,679,203
Education



\$389,957
RV (Recreational Vehicles)

TAPESTRY SEGMENTS



LifeMode Group: Hometown Traditional Living

1,213 Households

Household Percentage: 32.74%

Average Household Size: 2.51

Median Age: 35.5

Median Household Income: \$39,300

12B



LifeMode Group: GenXurban Rustbelt Traditions

999 Households

Household Percentage: 26.96%

Average Household Size: 2.47

Median Age: 39

Median Household Income: \$51,800

5D



LifeMode Group: GenXurban Parks and Rec

390 Households

Household Percentage: 10.53%

Average Household Size: 2.51

Median Age: 40.9

Median Household Income: \$60,000

5C



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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



\$50,007,017
Travel



\$1,231,005
Theatre/Operas/Concerts



\$1,018,425
Movies/Museums/Parks



\$2,146,585
Sports Events



\$17,146,467
Pets



\$171,383
Online Gaming



\$10,394,667
Cash Gifts to Charities



\$11,728,982
Life/Other Insurance



\$29,139,044
Education



\$3,169,970
RV (Recreational Vehicles)

TAPESTRY SEGMENTS



5D

**LifeMode Group: GenXurban
Rustbelt Traditions**

3,690 Households

Household Percentage: 16.78%

Average Household Size: 2.47

Median Age: 39

Median Household Income: \$51,800



4C

**LifeMode Group: Family Landscapes
Middleburg**

2,572 Households

Household Percentage: 11.69%

Average Household Size: 2.75

Median Age: 36.1

Median Household Income: \$59,800



5C

**LifeMode Group: GenXurban
Parks and Rec**

2,522 Households

Household Percentage: 11.47%

Average Household Size: 2.51

Median Age: 40.9

Median Household Income: \$60,000



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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



\$62,044,198
Travel



\$1,524,600
Theatre/Operas/Concerts



\$1,258,242
Movies/Museums/Parks



\$2,645,273
Sports Events



\$21,282,356
Pets



\$208,810
Online Gaming



\$13,089,973
Cash Gifts to Charities



\$14,591,735
Life/Other Insurance



\$35,904,987
Education



\$4,005,083
RV (Recreational Vehicles)

TAPESTRY SEGMENTS



5D

**LifeMode Group: GenXurban
Rustbelt Traditions**

3,785 Households

Household Percentage: 14.60%

Average Household Size: 2.47

Median Age: 39

Median Household Income: \$51,800



4C

**LifeMode Group: Family Landscapes
Middleburg**

3,155 Households

Household Percentage: 12.17%

Average Household Size: 2.75

Median Age: 36.1

Median Household Income: \$59,800



5C

**LifeMode Group: GenXurban
Parks and Rec**

2,522 Households

Household Percentage: 9.73%

Average Household Size: 2.51

Median Age: 40.9

Median Household Income: \$60,000



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



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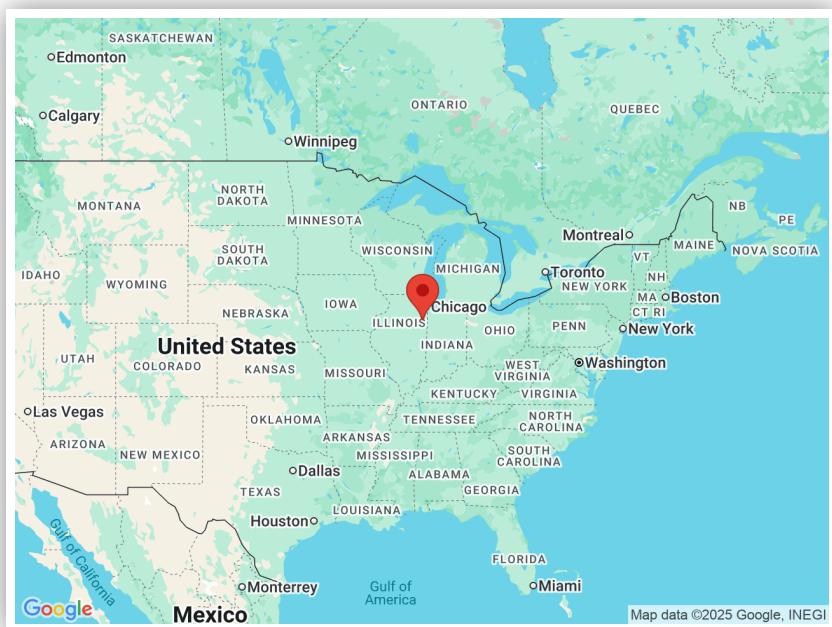
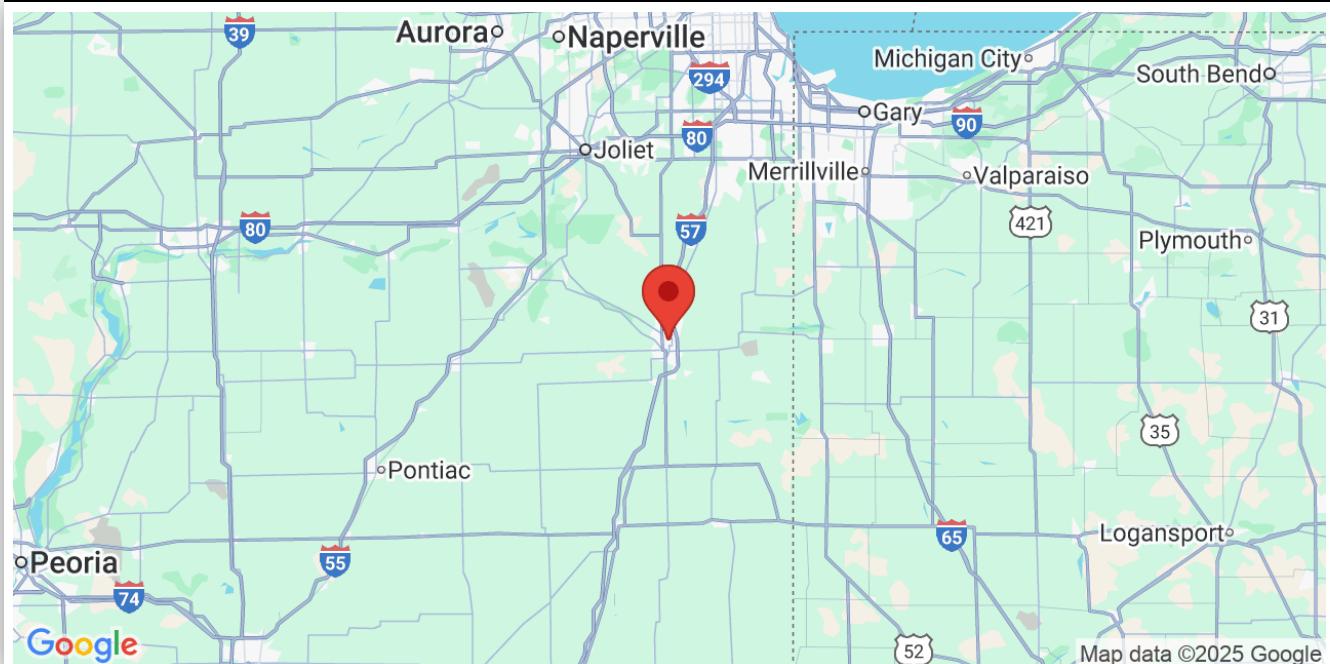
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327 S. Schuyler Ave.

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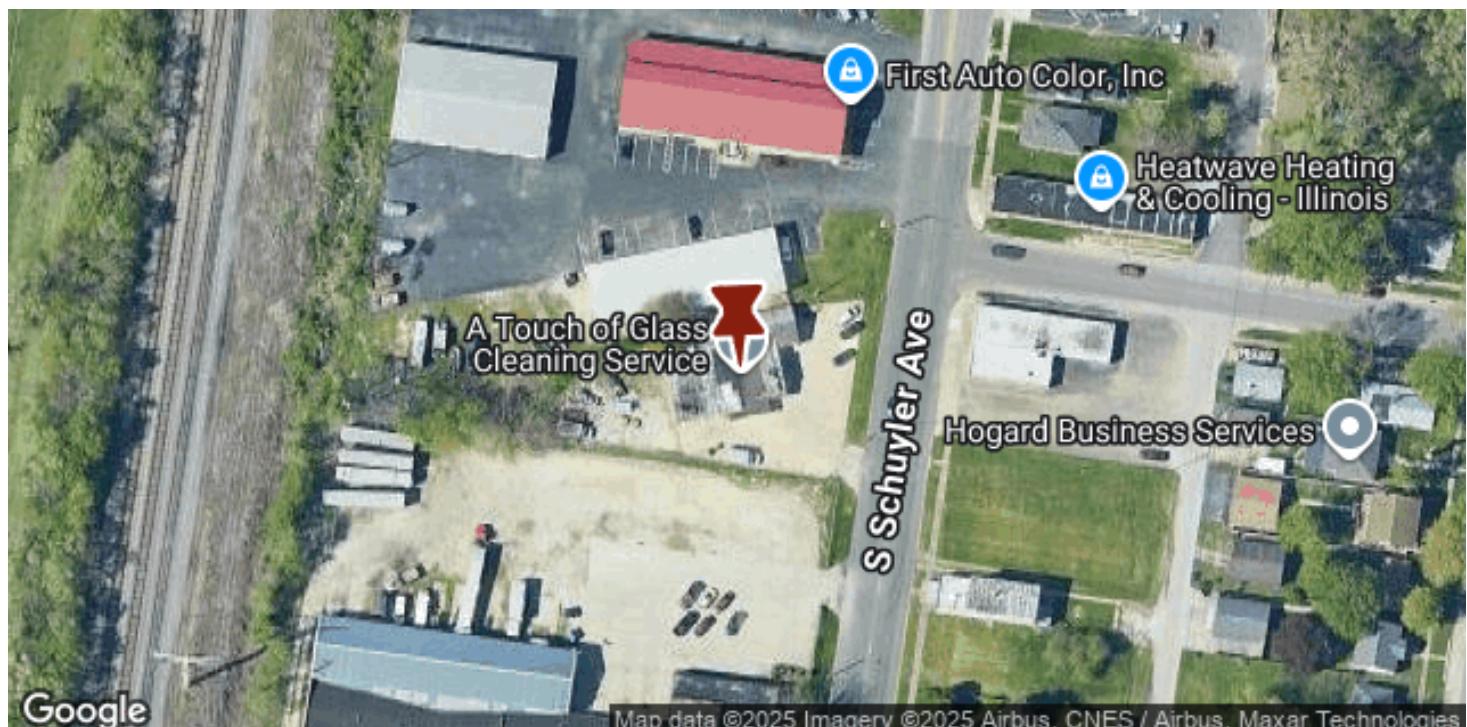
AERIAL ANNOTATION MAP



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