



McCOLLY BENNETT
COMMERCIAL *advantage*



311
N. Kinzie Ave

311 N. Kinzie Ave.
Bradley, IL 60915

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PROPERTY INFO:

- **ANNUAL RENT:**
\$10.53/PER SQ. FT.
- **PROPERTY ADDRESS:**
311 N. KINZIE AVE.
BRADLEY, IL 60915
- **RENTABLE AREA:**
6,840 SQ. FT.



**311
N.
KINZIE
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 - OFFICE SPACE FOR LEASE - 6,840 SF - EXCELLENT CORNER LOCATION WITH GREAT VISIBILITY! With a traffic count of over 20,000 vehicles per day, this location is at one of the busiest corners in the County! Excellent 1st floor space with additional space on the 2nd floor. Ample parking and a walk up window for customers. Monthly rent: \$6000. Call today!

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PROPERTY PHOTOS

 **McCOLLY BENNETT**
COMMERCIAL *advantage*



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





| ACTV | Commercial Zoning | B-1 Actual Zoning | Approx. SqFt | Built 1979 |
|----------------|-------------------|-------------------|--------------|------------|
| Office/Tech | | | | |
| MLS #: | 12333927 | | | |
| Township: | Bourbonnais | | | |
| Ownership: | | | | |
| Subtype: | Office | | | |
| # Stories: | 2 | | | |
| # Units: | 1 | | | |
| # Tenants: | | | | |
| Min Rent SqFt: | 6840 | | | |
| Unit SqFt: | 6840 | | | |
| Units: | Square Feet | | | |
| | | | | |

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General

| | | | |
|--------------------------|--|-----------------------|--|
| Area: | 4501 | Net Rentable Area: | |
| City, State, Zip: | Bradley, IL 60915 | Investment (Y/N): | |
| County: | Kankakee | User (Y/N): | |
| Township: | Bourbonnais | Approximate Age: | 36-50 Years |
| Zoning Type: | Commercial | Ownership Type: | |
| Actual Zoning: | B-1 | Frontage/Access: | |
| Approx Year Built: | 1979 | Current Use: | Commercial, Office and Research |
| Built Before 1978 (Y/N): | No | Potential Use: | Commercial, Office and Research, Financial Services, Law Firm, Office/Medical, Office/Retail |
| Lease Type: | Net | Known Encumbrances: | None Known |
| Estimated Cam/Sf: | \$0 | Client Needs: | |
| Estimated Tax/Sf: | \$0 | Client Will: | |
| Gross Rentable Area: | | Geographic Locale: | Out of Area |
| Directions: | Rt 50 to building on the corner of North St. | Location: | Corner |
| Relist (Y/N): | - | PIN: | |
| Mobility Score: | | Multiple Pin Numbers: | |

Exterior Features

| | | | |
|--------------------------|-------|----------------------|----------|
| Lot Dimensions: | | Foundation: | Concrete |
| Acreage: | | Roof Structure: | Flat |
| Lot Sq Ft: | | Roof Coverings: | Membrane |
| Approx Total Bldg Sq Ft: | | Docks: | |
| # Of Stories: | 2 | Misc Outside: | |
| # Of Drive In Doors: | 0 | # Of Parking Spaces: | 50 |
| # Of TL Docks: | 0 | Indoor Parking: | |
| Construction: | Brick | Outdoor Parking: | |
| Exterior Building Type: | Brick | Parking Ratio: | |

Interior Info

Of Units: 1
Of Tenants:
Extra Storage Spaces Available (Y/N): Yes

Misc Inside: Atrium, Employee Kitchen, Private Restroom/s
Floor Finish: Carpet

Utilities/Green

Air Conditioning: Central Air
Electrical Service: Circuit Breakers
Heat/Ventilation: Central Bldg Heat, Gas
Fire Protection: Other
Water Drainage:
Utilities To Site:
Tenant Air Conditioning, Common Area Maintenance, Electric, Heat,
Pays: Janitorial, Real Property Taxes, Repairs & Maintenance,
Scavenger, Water/Sewer, Varies by Tenant

HERS Index Score:
Green Supporting Documents:
Energy/Green Building Rating Source:
Green Features:

Financial

Gross Rental Income \$:
Total Monthly Income:
Total Annual Income:
Net Oper Income \$:
Cap Rate:

Taxes:
Total Annual Exp:
Expense Source:
Loss Factor:

Listing Info

Property Offered: For Lease Only
Original List Price:
Original Rent Price: \$10.53
List Price:
Rental Price (\$ per SF/Year): \$10.53
List Date: 04/10/2025
List Date Rcvd: 04/10/2025
List Mkt Time: 8
Closed Date:
Rented Date:
Contract Date:

Off Market Date:
Contingency:
Financing:
Concessions:
Sales Terms:
Possession:
Broker Owned/Interested: No

Office/Sales

Broker Private Remarks:
Broker: McColly Bennett Real Estate (94050) / (815) 929-9381 (tel:(815) 929-9381)
List Broker: Jay Tamblyn (940284) / (815) 549-4301 (tel:(815) 549-4301) /
Broker: bucktamblyn@mccolly.com (mailto:bucktamblyn@mccolly.com)
CoList Broker: / (tel): /
More Agent Contact Info:
Addl. Sales Info.:
Lock Box: None
Lock Box Location:

Information: 24-Hr Notice Required
Cont. to Show?:
Expiration Date: 04/08/2026
Address on Internet: Yes
Call for Rent Roll Info:
Internet Listing: Yes
Remarks on Internet?: Yes
VOW AVM: Yes

Showing
Instructions:

Call listing agent to schedule, 24 hours notice
required.

VOW Comments:

Yes

Listing Type:

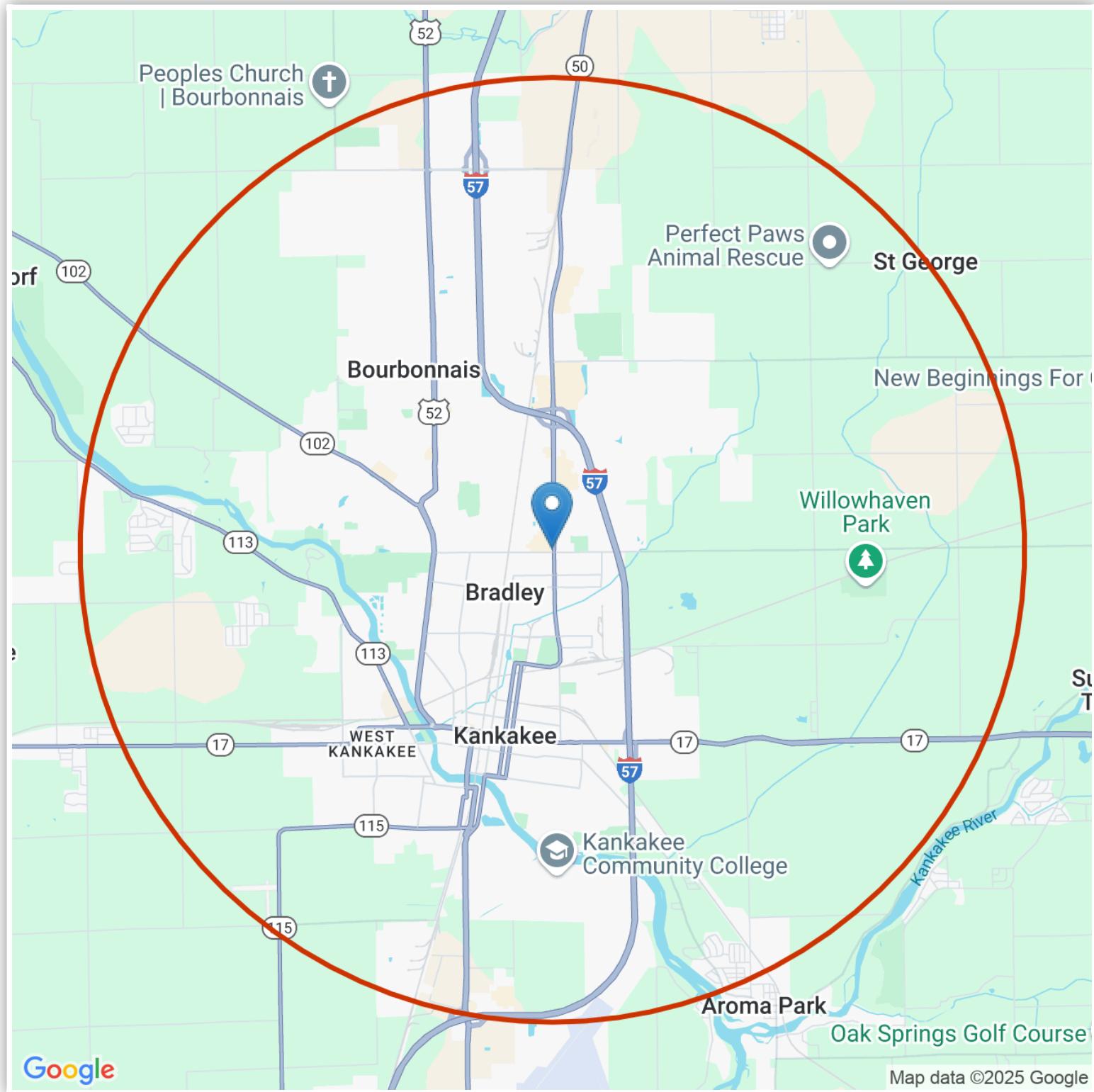
Exclusive Right to Lease

Holds Earnest Money:

Auct. Avail. Show:

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

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 04/17/2025 03:00 PM



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Community Profile



66,586
Population Total

-0.53%
Population Growth

2.48
Average HH Size

37.3
Median Age

66.5
Diversity Index

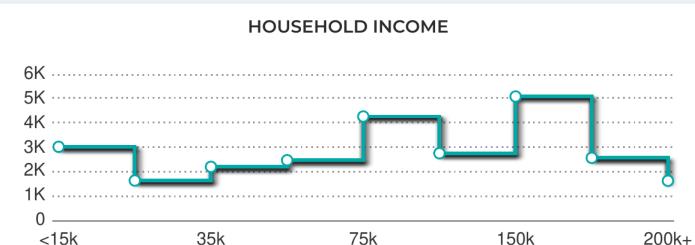
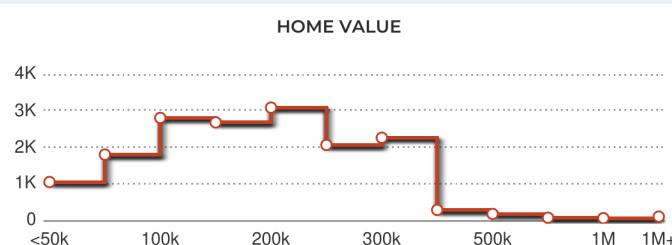
\$69,004
Median HH Income

\$197,990
Median Home Value

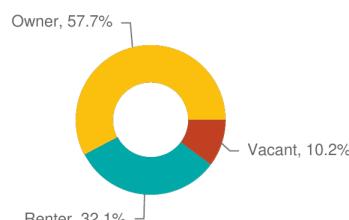
22.67%
Under 18

60.68%
Ages 18 to 65

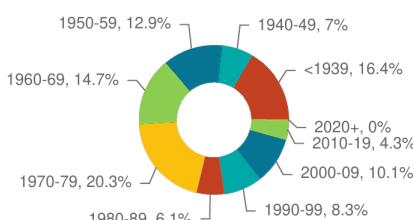
16.65%
Aged 66+



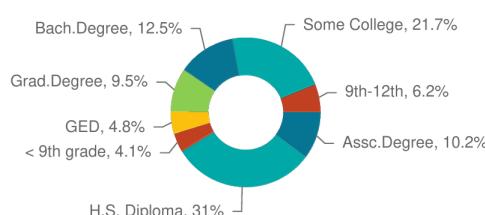
HOME OWNERSHIP



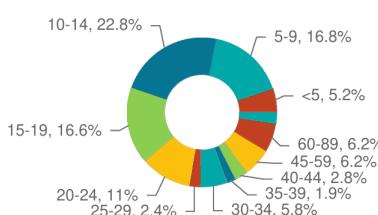
HOUSING: YEAR BUILT



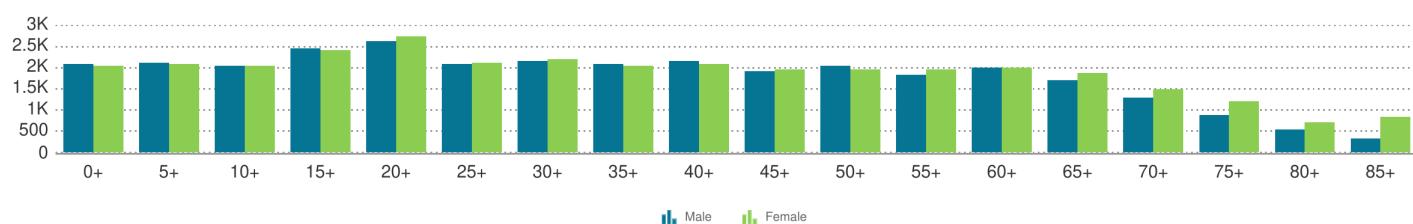
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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This infographic contains data provided by Esri.



| Summary | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|-------------------------------|-------------|-------------|-------------|---------|-----------|---------|--------|---------|
| Population | 72,219 | | 68,119 | | 66,586 | | 65,212 | |
| Households | 25,942 | | 25,750 | | 25,526 | | 25,534 | |
| Families | 17,493 | | 16,729 | | 16,131 | | 16,029 | |
| Average Household Size | 2.63 | | 2.52 | | 2.48 | | 2.43 | |
| Owner Occupied Housing Units | 16,444 | | 16,004 | | 16,401 | | 16,869 | |
| Renter Occupied Housing Units | 9,498 | | 9,746 | | 9,125 | | 8,665 | |
| Median Age | 34.0 | | 37.1 | | 37.3 | | 38.2 | |
| Trends: 2024-2029 Annual Rate | | | Area | | | State | | |
| Population | | | -0.42% | | | -0.38% | | |
| Households | | | 0.01% | | | 0.18% | | |
| Families | | | -0.13% | | | 0.05% | | |
| Owner HHs | | | 0.56% | | | 0.65% | | |
| Median Household Income | | | 3.06% | | | 2.70% | | |
| Households by Income | | | Number | | | Percent | Number | Percent |
| <\$15,000 | | | 3,010 | | | 11.8% | 2,693 | 10.5% |
| \$15,000 - \$24,999 | | | 1,625 | | | 6.4% | 1,272 | 5.0% |
| \$25,000 - \$34,999 | | | 2,188 | | | 8.6% | 1,889 | 7.4% |
| \$35,000 - \$49,999 | | | 2,459 | | | 9.6% | 2,163 | 8.5% |
| \$50,000 - \$74,999 | | | 4,254 | | | 16.7% | 4,036 | 15.8% |
| \$75,000 - \$99,999 | | | 2,745 | | | 10.8% | 2,794 | 10.9% |
| \$100,000 - \$149,999 | | | 5,075 | | | 19.9% | 5,635 | 22.1% |
| \$150,000 - \$199,999 | | | 2,557 | | | 10.0% | 3,140 | 12.3% |
| \$200,000+ | | | 1,615 | | | 6.3% | 1,911 | 7.5% |
| Median Household Income | | | \$69,004 | | \$80,226 | | | |
| Average Household Income | | | \$91,816 | | \$104,509 | | | |
| Per Capita Income | | | \$35,253 | | \$40,971 | | | |
| Population by Age | Census 2010 | Census 2020 | 2024 | 2029 | Number | Percent | Number | Percent |
| 0 - 4 | Number | Percent | Number | Percent | 4,122 | 6.2% | 3,971 | 6.1% |
| 5 - 9 | | | 4,250 | 6.4% | 3,865 | 5.9% | | |
| 10 - 14 | 5,165 | 7.2% | 4,831 | 7.1% | 4,103 | 6.2% | 3,964 | 6.1% |
| 15 - 19 | 5,884 | 8.1% | 5,103 | 7.5% | 4,878 | 7.3% | 4,273 | 6.6% |
| 20 - 24 | 5,687 | 7.9% | 5,119 | 7.5% | 5,367 | 8.1% | 5,133 | 7.9% |
| 25 - 34 | 9,628 | 13.3% | 8,653 | 12.7% | 8,650 | 13.0% | 8,685 | 13.3% |
| 35 - 44 | 9,077 | 12.6% | 8,510 | 12.5% | 8,374 | 12.6% | 8,247 | 12.6% |
| 45 - 54 | 9,711 | 13.4% | 8,113 | 11.9% | 7,866 | 11.8% | 7,679 | 11.8% |
| 55 - 64 | 7,744 | 10.7% | 8,591 | 12.6% | 7,892 | 11.9% | 7,294 | 11.2% |
| 65 - 74 | 4,389 | 6.1% | 6,392 | 9.4% | 6,454 | 9.7% | 6,651 | 10.2% |
| 75 - 84 | 2,849 | 3.9% | 3,066 | 4.5% | 3,409 | 5.1% | 4,065 | 6.2% |
| 85+ | 1,422 | 2.0% | 1,211 | 1.8% | 1,222 | 1.8% | 1,386 | 2.1% |
| Race and Ethnicity | Census 2010 | Census 2020 | 2024 | 2029 | Number | Percent | Number | Percent |
| White Alone | Number | Percent | Number | Percent | 41,961 | 63.0% | 39,977 | 61.3% |
| Black Alone | 13,845 | 19.2% | 13,054 | 19.2% | 12,785 | 19.2% | 12,807 | 19.6% |
| American Indian Alone | 173 | 0.2% | 317 | 0.5% | 346 | 0.5% | 343 | 0.5% |
| Asian Alone | 874 | 1.2% | 910 | 1.3% | 951 | 1.4% | 1,021 | 1.6% |
| Pacific Islander Alone | 19 | 0.0% | 12 | 0.0% | 12 | 0.0% | 13 | 0.0% |
| Some Other Race Alone | 3,499 | 4.8% | 4,754 | 7.0% | 5,092 | 7.6% | 5,370 | 8.2% |
| Two or More Races | 1,800 | 2.5% | 5,231 | 7.7% | 5,439 | 8.2% | 5,681 | 8.7% |
| Hispanic Origin (Any Race) | 7,616 | 10.5% | 9,160 | 13.4% | 9,786 | 14.7% | 10,300 | 15.8% |

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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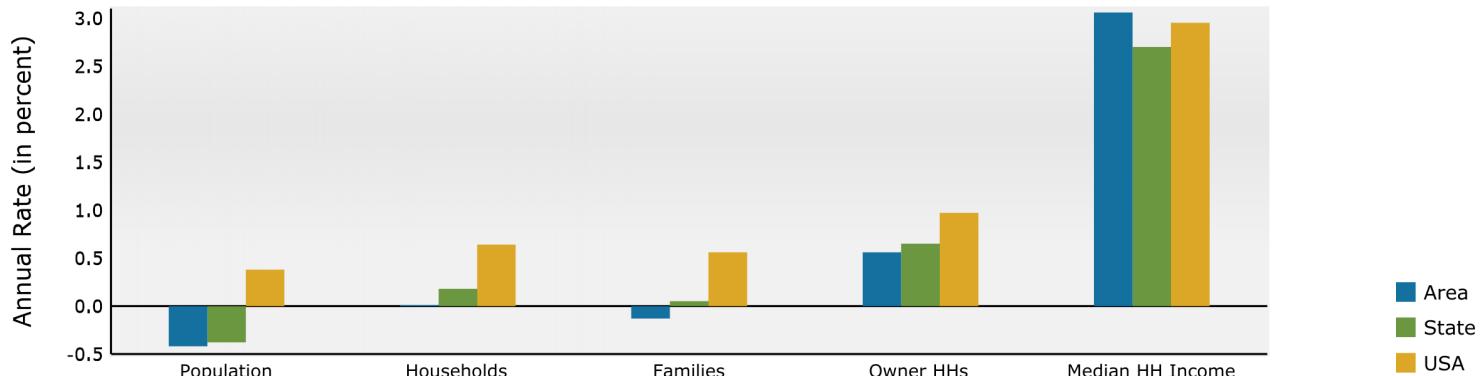
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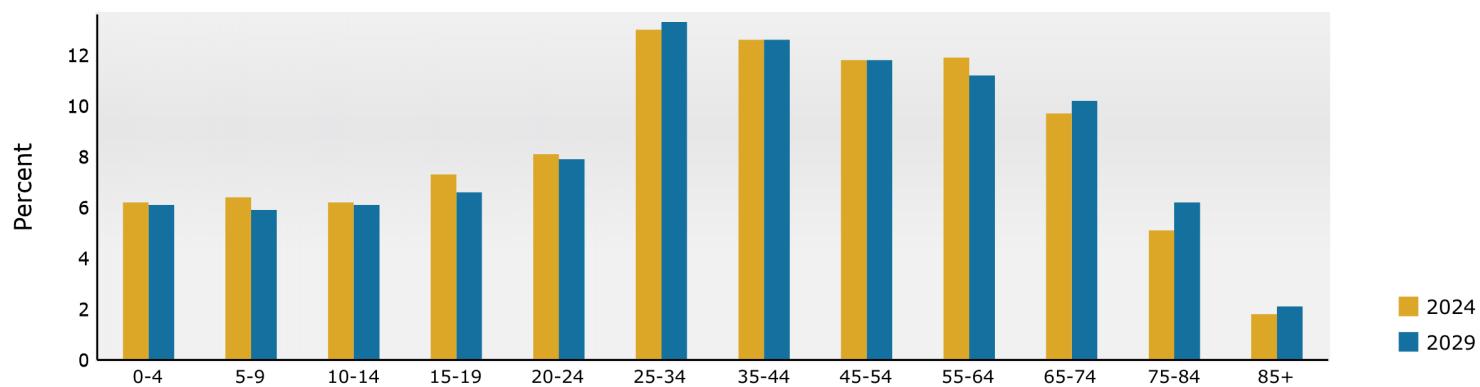


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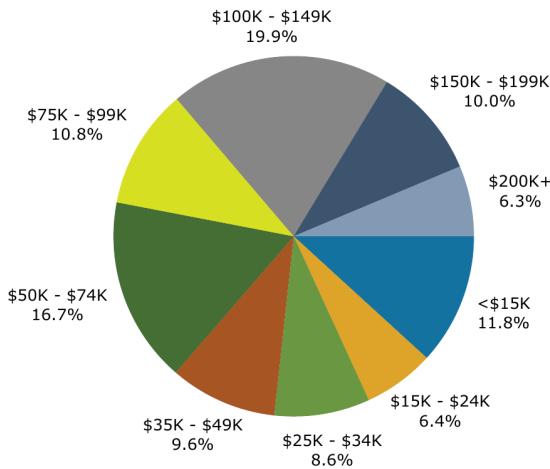
Trends 2024-2029



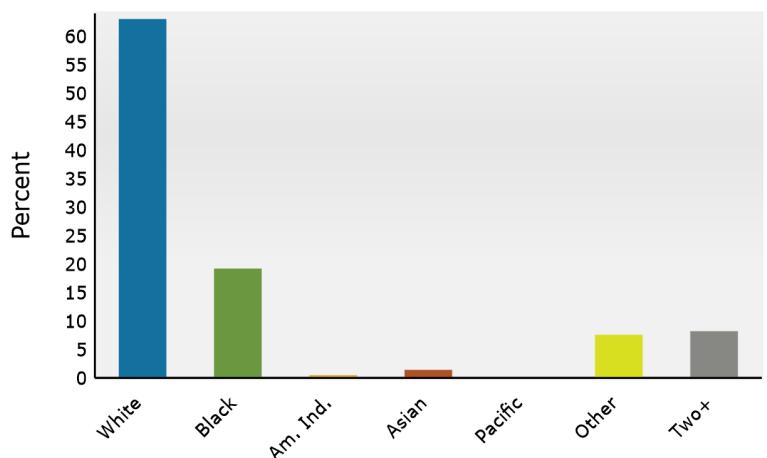
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 14.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



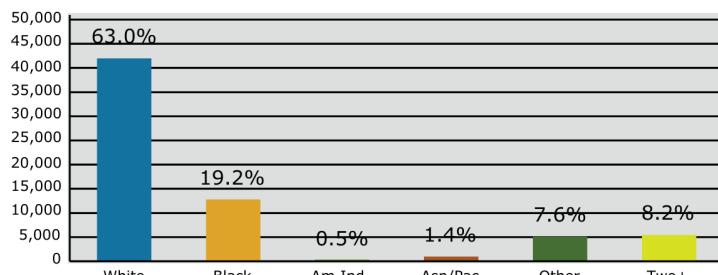
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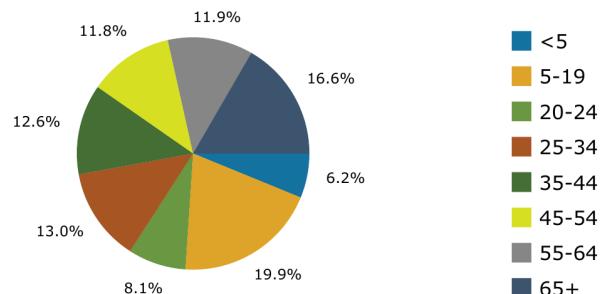


2024 Population by Race

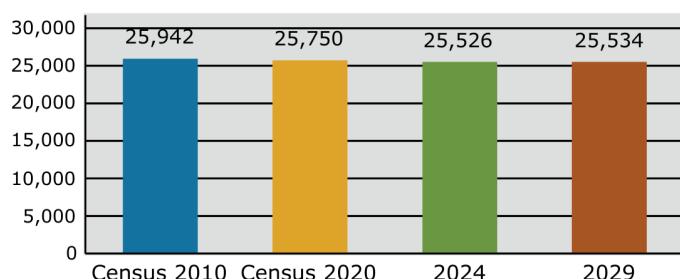


2024 Percent Hispanic Origin: 14.7%

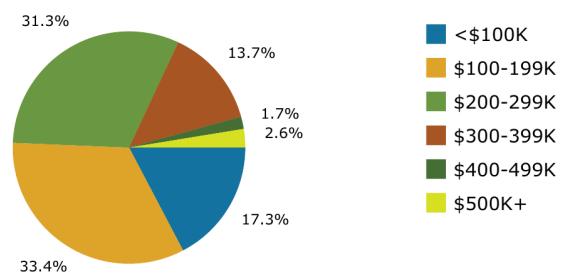
2024 Population by Age



Households



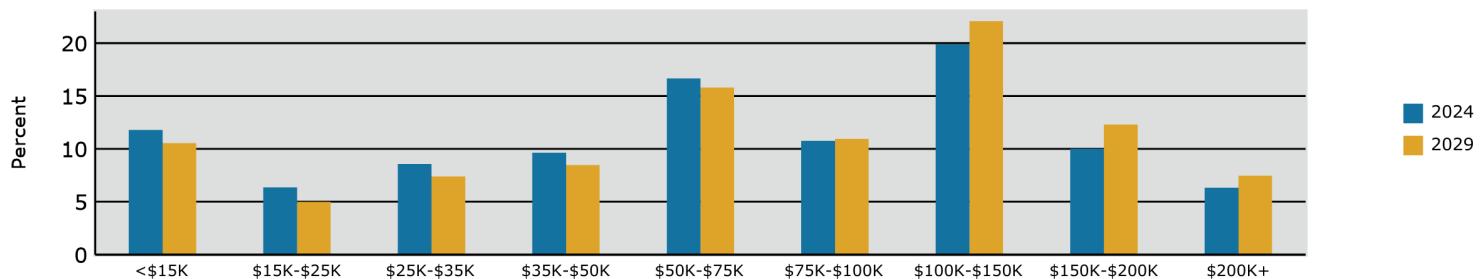
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



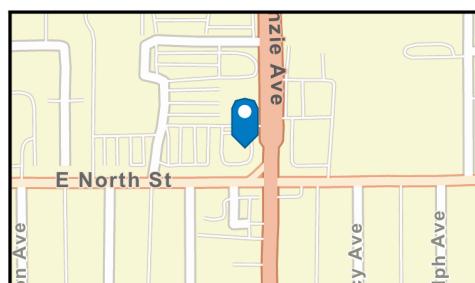
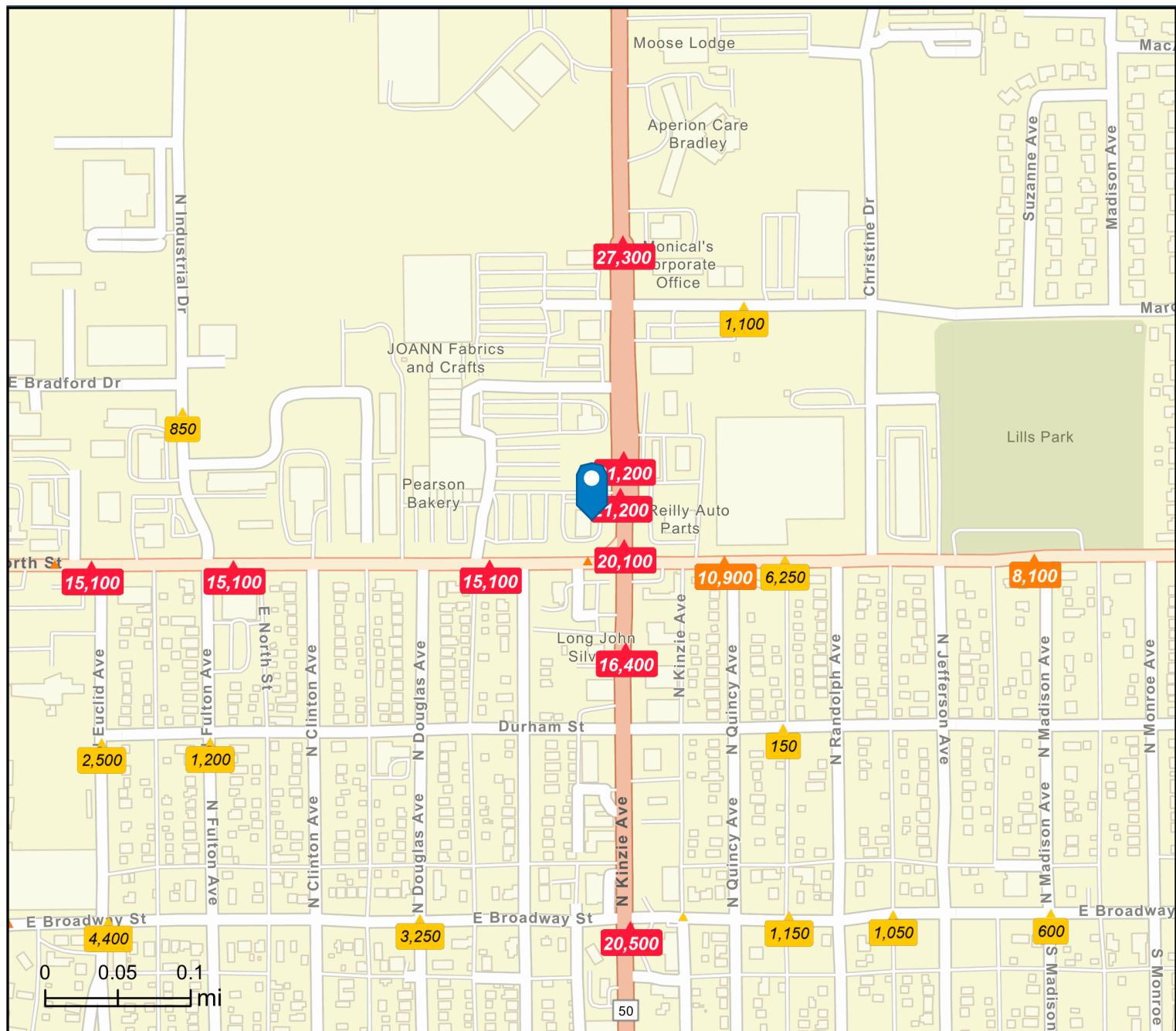
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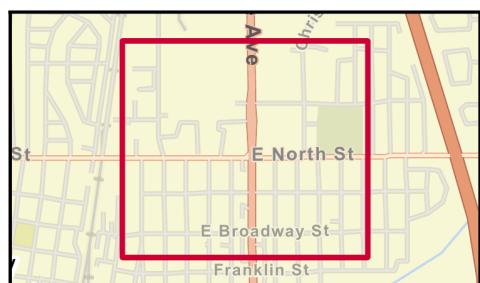


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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day

Source: ©2024 Kalibrate Technologies (Q4 2024).



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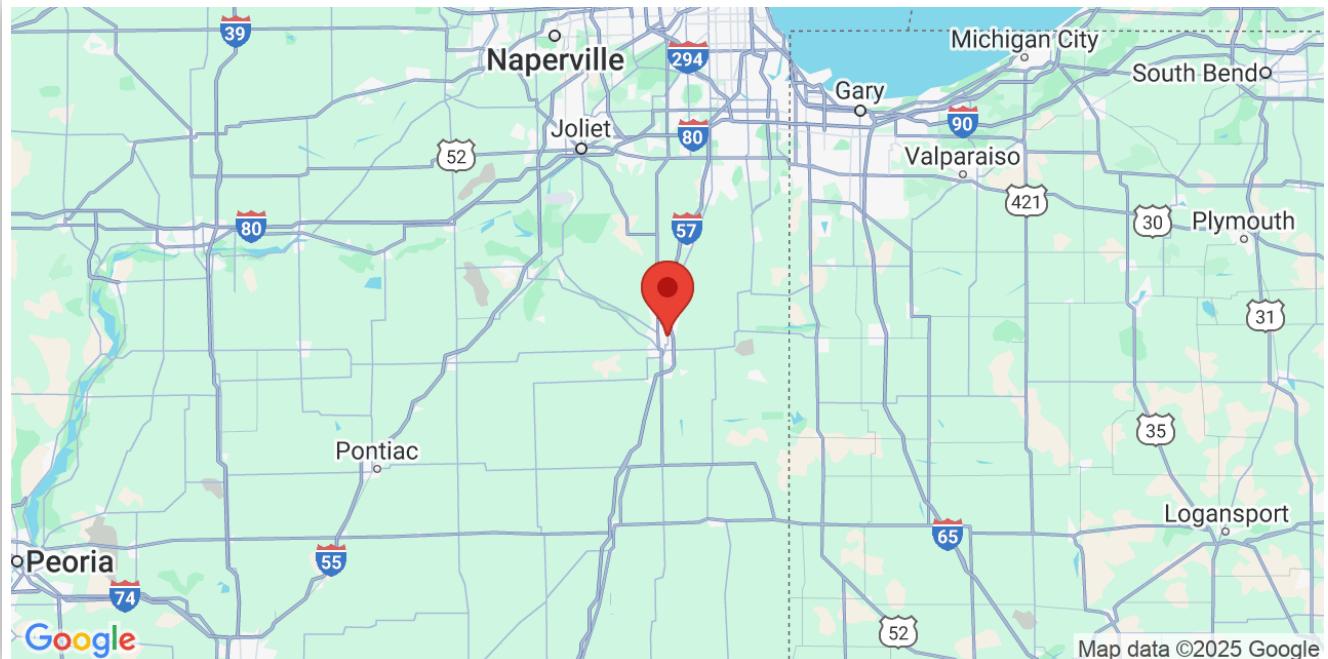
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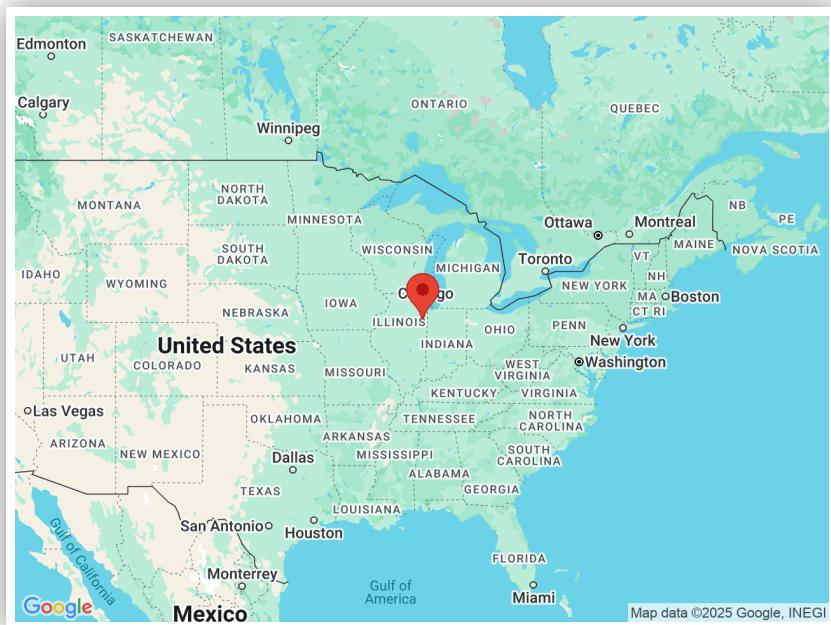
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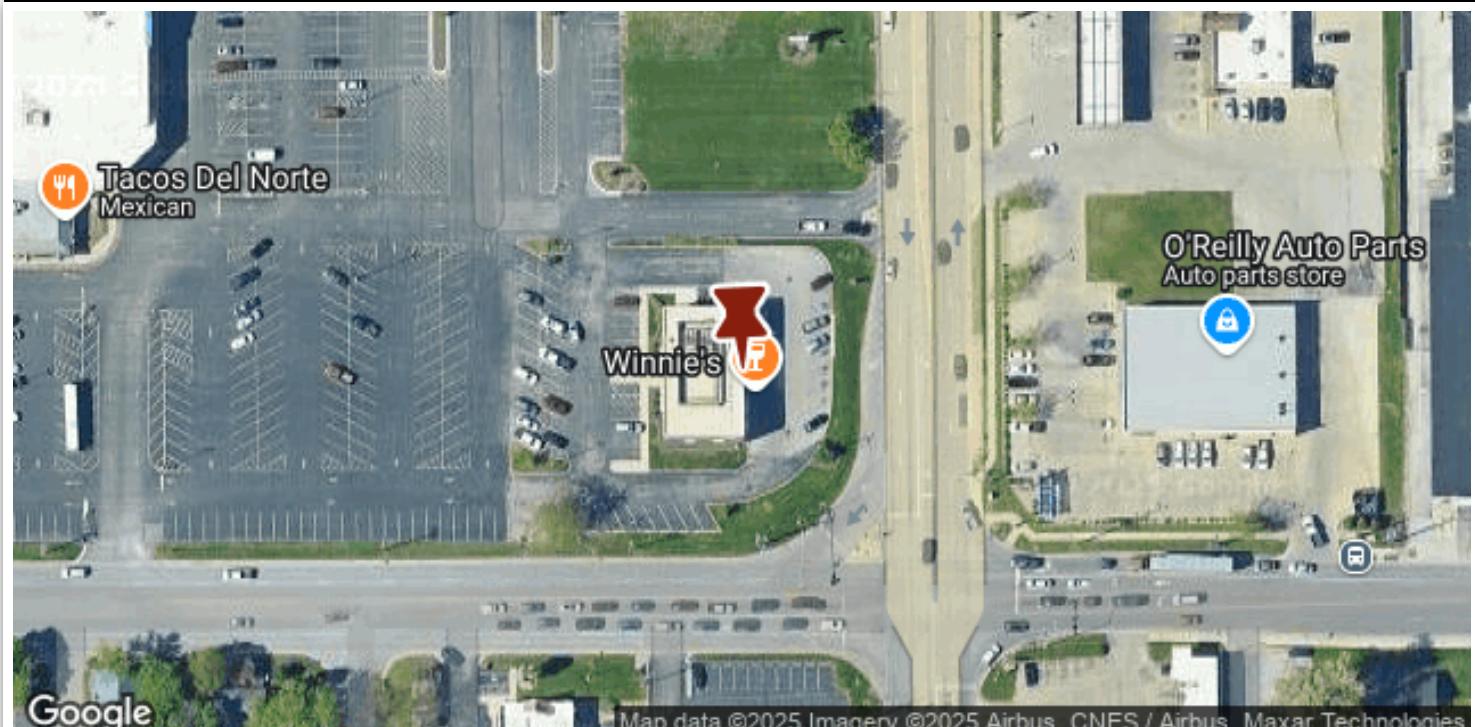
AERIAL ANNOTATION MAP



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