



McCOLLY BENNETT
COMMERCIAL *advantage*



311
N. Kinzie Ave

*311 N. Kinzie Ave.
Bradley, IL 60915*

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CCIM

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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

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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!

311
N. Kinzie Ave
Bradley IL 60915



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



311 N Bradley Blvd, Bradley, IL

\$10.53



ACTV	Commercial Zoning	B-1 Actual Zoning	Approx. SqFt	Built 1979
Office/Tech				Orig. Rental Price: \$10.53
MLS #: 12333927				List Date: 04/10/2025
Township: Bourbonnais				Listing Market Time: 8
Ownership:				Total Market Time: 8
Subtype: Office				Lease SqFt Yearly: 6840
# Stories: 2				Monthly Rent Price: \$6,000
# Units: 1				Total Taxes:
# Tenants:				Max Rent SqFt: 6840
Min Rent SqFt: 6840				List Price Per SF: \$0
Unit SqFt: 6840				Sold Price Per SF: \$0
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.		
Relist (Y/N):		Location: Corner	
Mobility Score:	-	PIN:	
		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	Misc Inside:	Atrium, Employee Kitchen, Private Restroom/s
# Of Tenants:		Floor Finish:	Carpet
Extra Storage Spaces Available (Y/N):	Yes		

Utilities/Green

Air Conditioning:	Central Air	HERS Index Score:	
Electrical Service:	Circuit Breakers	Green Supporting Documents:	
Heat/Ventilation:	Central Bldg Heat, Gas	Energy/Green Building Rating Source:	
Fire Protection:	Other	Green Features:	
Water Drainage:			
Utilities To Site:			
Tenant Pays:	Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Repairs & Maintenance, Scavenger, Water/Sewer, Varies by Tenant		

Financial

Gross Rental Income \$:	Taxes:
Total Monthly Income:	Total Annual Exp:
Total Annual Income:	Expense Source:
Net Oper Income \$:	Loss Factor:
Cap Rate:	

Listing Info

Property Offered:	For Lease Only	Off Market Date:	
Original List Price:		Contingency:	
Original Rent Price:	\$10.53	Financing:	
List Price:		Concessions:	
Rental Price (\$ per SF/Year):	\$10.53	Sales Terms:	
List Date:	04/10/2025	Possession:	
List Date Rcvd:	04/10/2025	Broker Owned/Interested:	No
List Mkt Time:	8		
Closed Date:			
Rented Date:			
Contract Date:			

Office/Sales

Broker Private Remarks:

Broker:	McColly Bennett Real Estate (94050) / (815) 929-9381 (tel:(815) 929-9381)	Information:	24-Hr Notice Required
List Broker:	Jay Tamblyn (940284) / (815) 549-4301 (tel:(815) 549-4301) / bucktamblyn@mccolly.com (mailto:bucktamblyn@mccolly.com)	Cont. to Show?:	
CoList Broker:	/ (tel:)/	Expiration Date:	04/08/2026
More Agent Contact Info:		Address on Internet:	Yes
Addl. Sales Info.:		Call for Rent Roll Info:	
Lock Box:	None	Internet Listing:	Yes
Lock Box Location:		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.

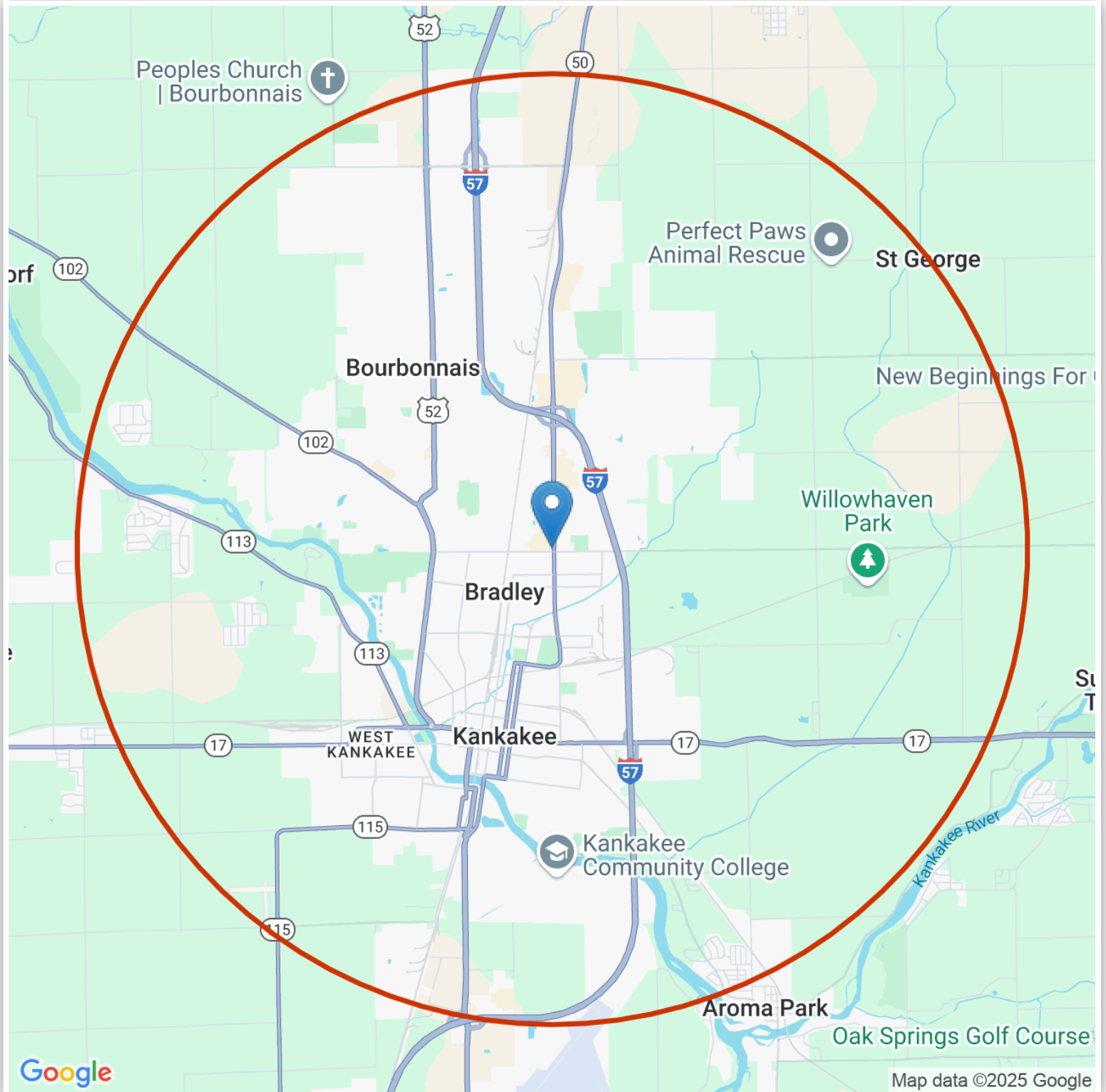
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311 N. Kinzie Ave., Bradley, IL, 60915

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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KEY FACTS

66,586
Population

37.3 Median Age



2.48
Average Household Size

25,750
Total Households

EDUCATION



6.18%
No High School Diploma



9.48%
High School Graduate



21.69%
Some College

12.55%
Bachelor's/ Grad

BUSINESS



2,581
Total Businesses



41,583
Total Employees

EMPLOYMENT

8,154
Retail Trade Employees

4,345
Manufacturing Employees

3,063
Eating & Drinking Employees

3,618
Finance/Ins/Real Estate Emp

5.5% Unemployment Rate

Households by Income

The largest group : \$100,000 - \$149,999 (19.88%) ■
The smallest group : \$200,000+ (6.33%) ■

Indicator	Value(%)	
< \$15,000	11.79	■
\$15,000 - \$24,999	6.37	■
\$25,000 - \$34,999	8.57	■
\$35,000 - \$49,999	9.63	■
\$50,000 - \$74,999	16.67	■
\$75,000 - \$99,999	10.75	■
\$100,000 - \$149,999	19.88	■
\$150,000 - \$199,999	10.02	■
\$200,000+	6.33	■

INCOME



\$69,004
Median Household Income



\$35,253
Per Capita Income



\$166,454
Median Net Worth



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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

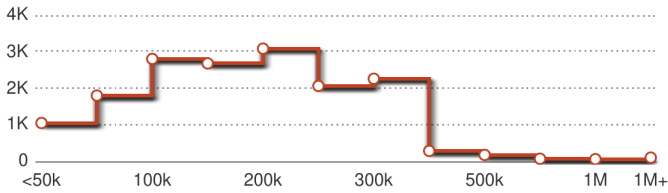
60.68%

Ages 18
to 65

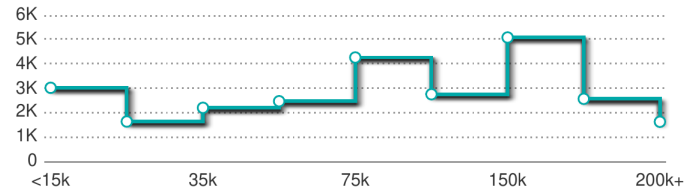
16.65%

Aged 66+

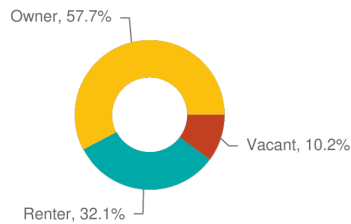
HOME VALUE



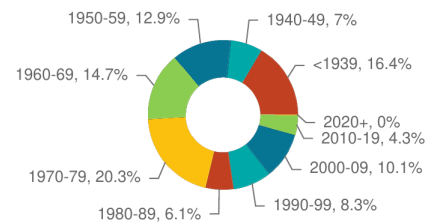
HOUSEHOLD INCOME



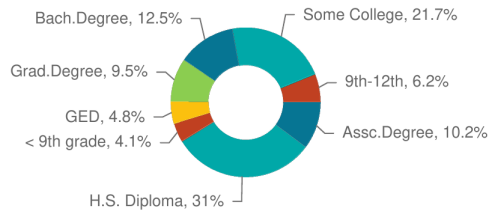
HOME OWNERSHIP



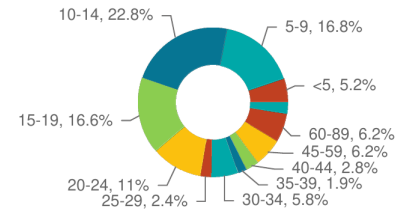
HOUSING: YEAR BUILT



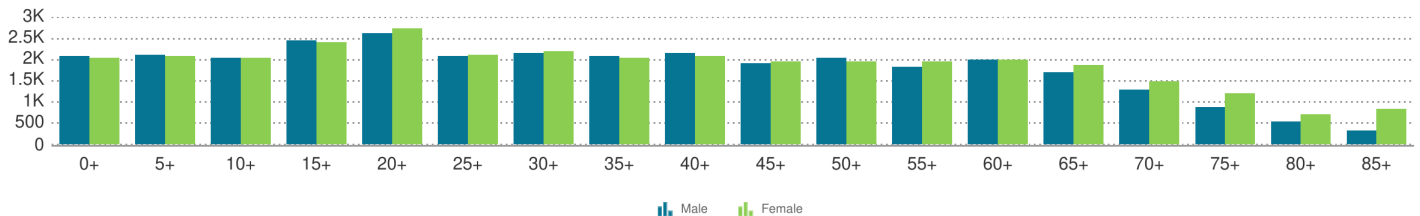
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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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	National
Population	-0.42%	-0.38%	0.38%
Households	0.01%	0.18%	0.64%
Families	-0.13%	0.05%	0.56%
Owner HHs	0.56%	0.65%	0.97%
Median Household Income	3.06%	2.70%	2.95%

Households by Income	2024		2029	
	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

	Census 2010		Census 2020		2024		2029	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,365	7.4%	4,244	6.2%	4,122	6.2%	3,971	6.1%
5 - 9	5,300	7.3%	4,286	6.3%	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%

	Census 2010		Census 2020		2024		2029	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	52,010	72.0%	43,841	64.4%	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.

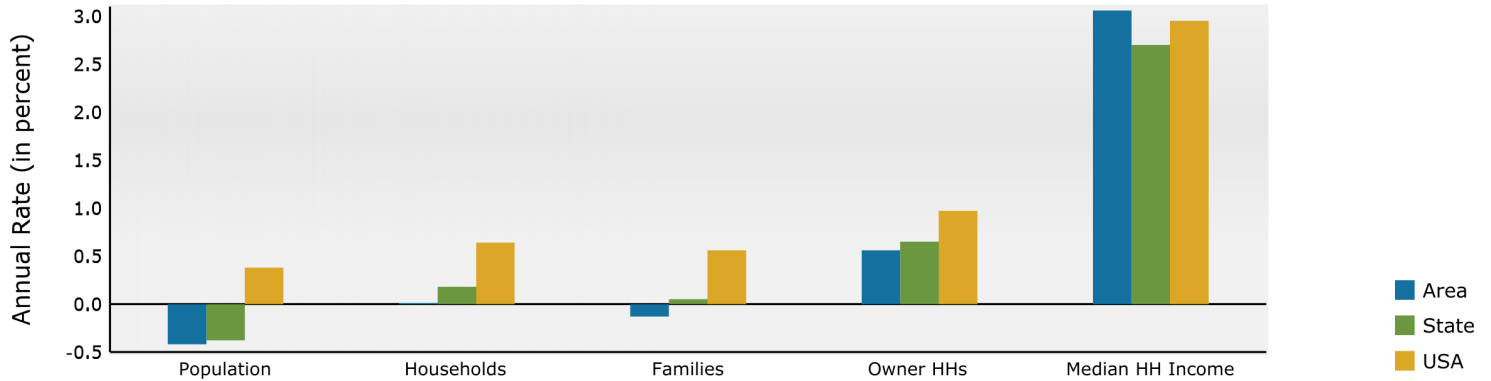


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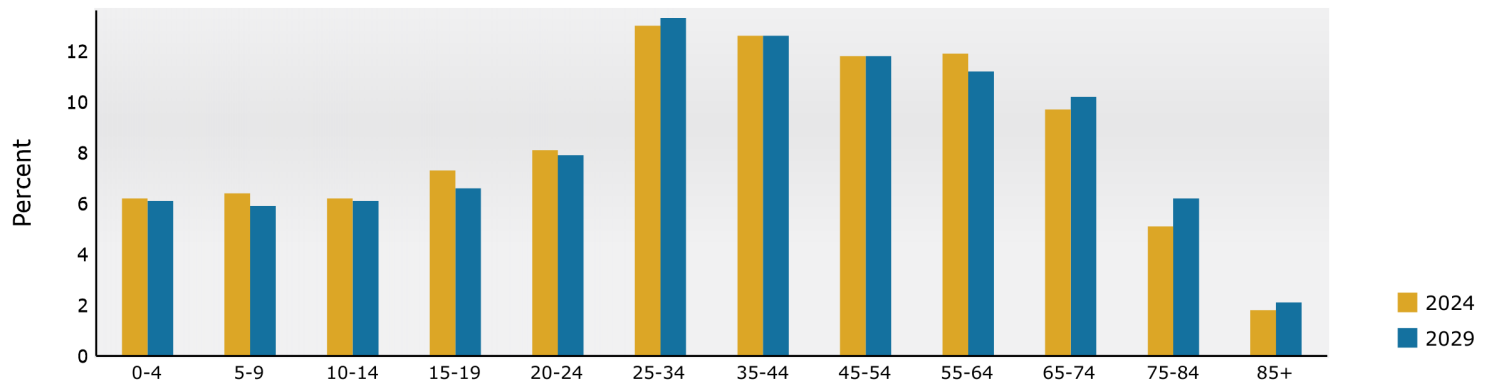
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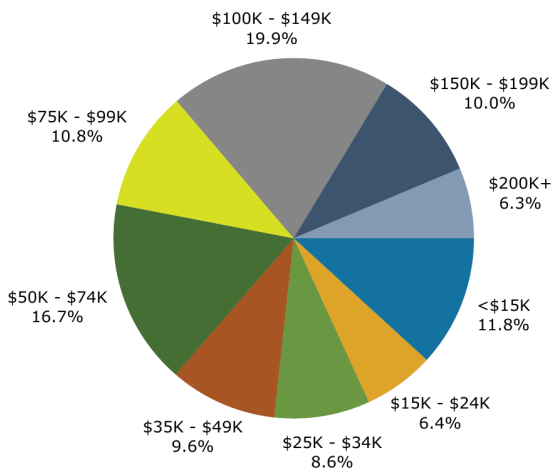
Trends 2024-2029



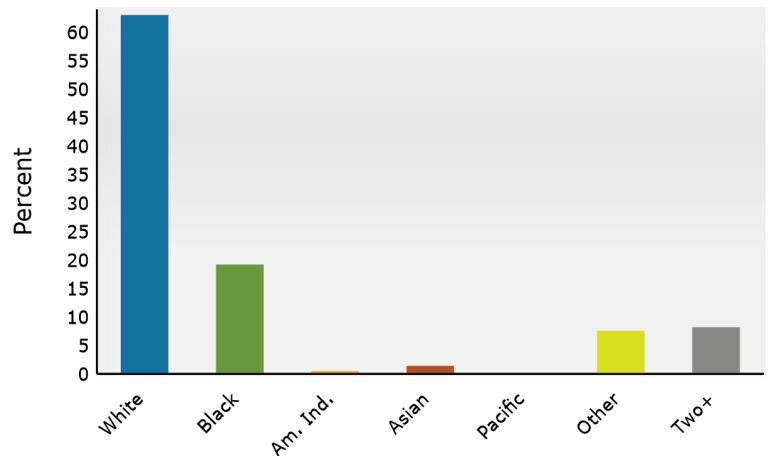
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 14.7%

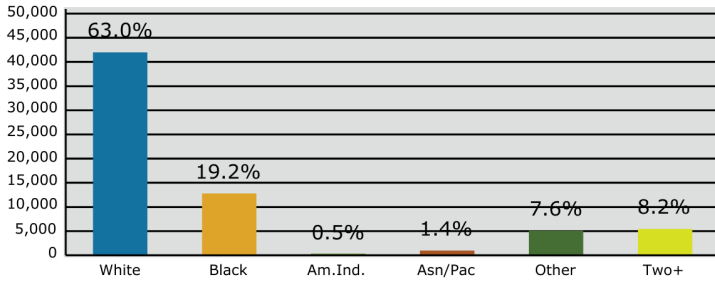
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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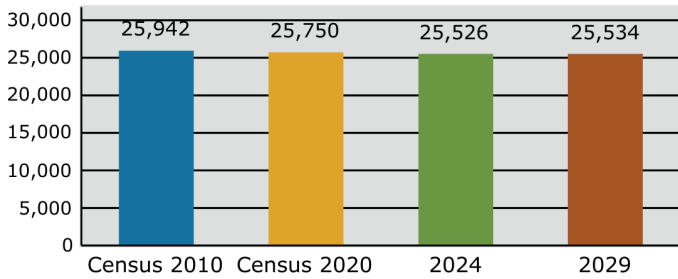
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2024 Population by Race

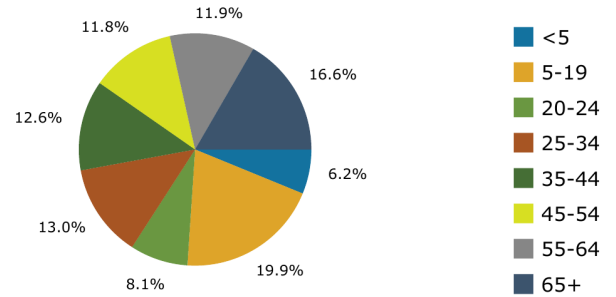


2024 Percent Hispanic Origin: 14.7%

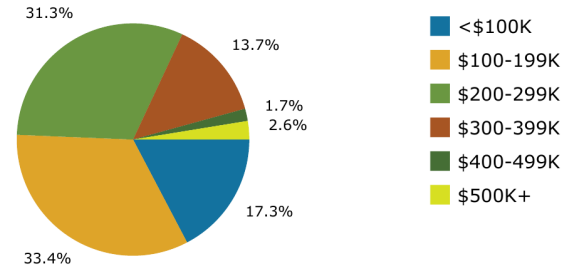
Households



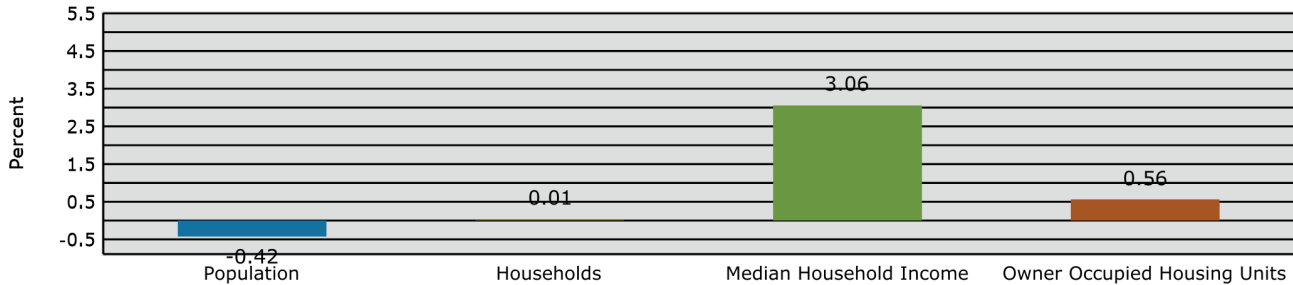
2024 Population by Age



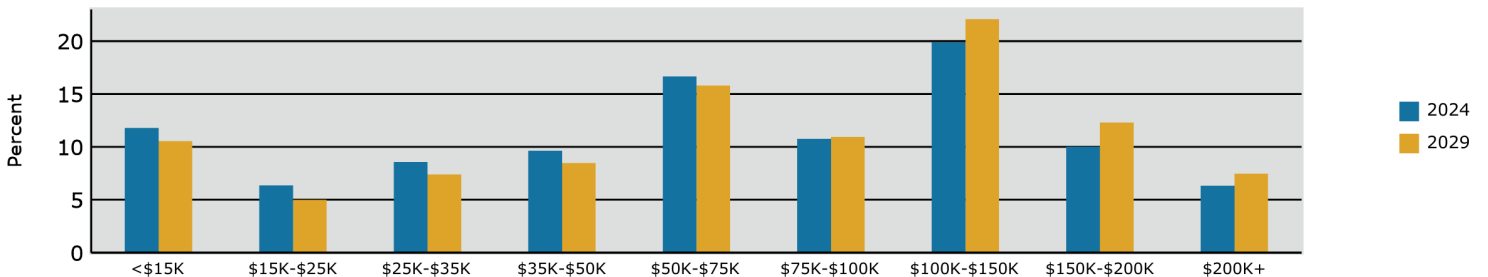
2024 Home Value



2024-2029 Annual Growth Rate



Household Income

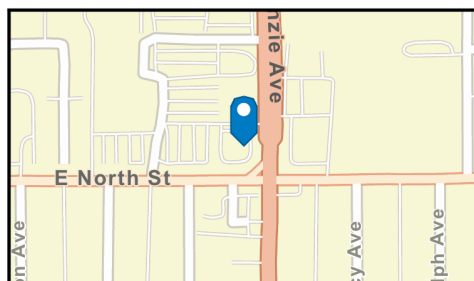


Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

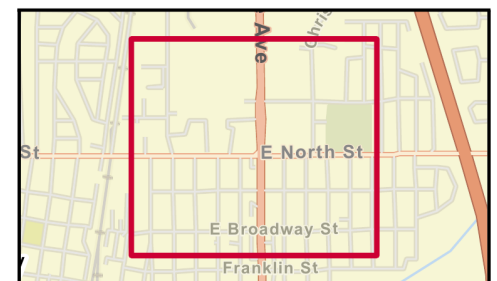


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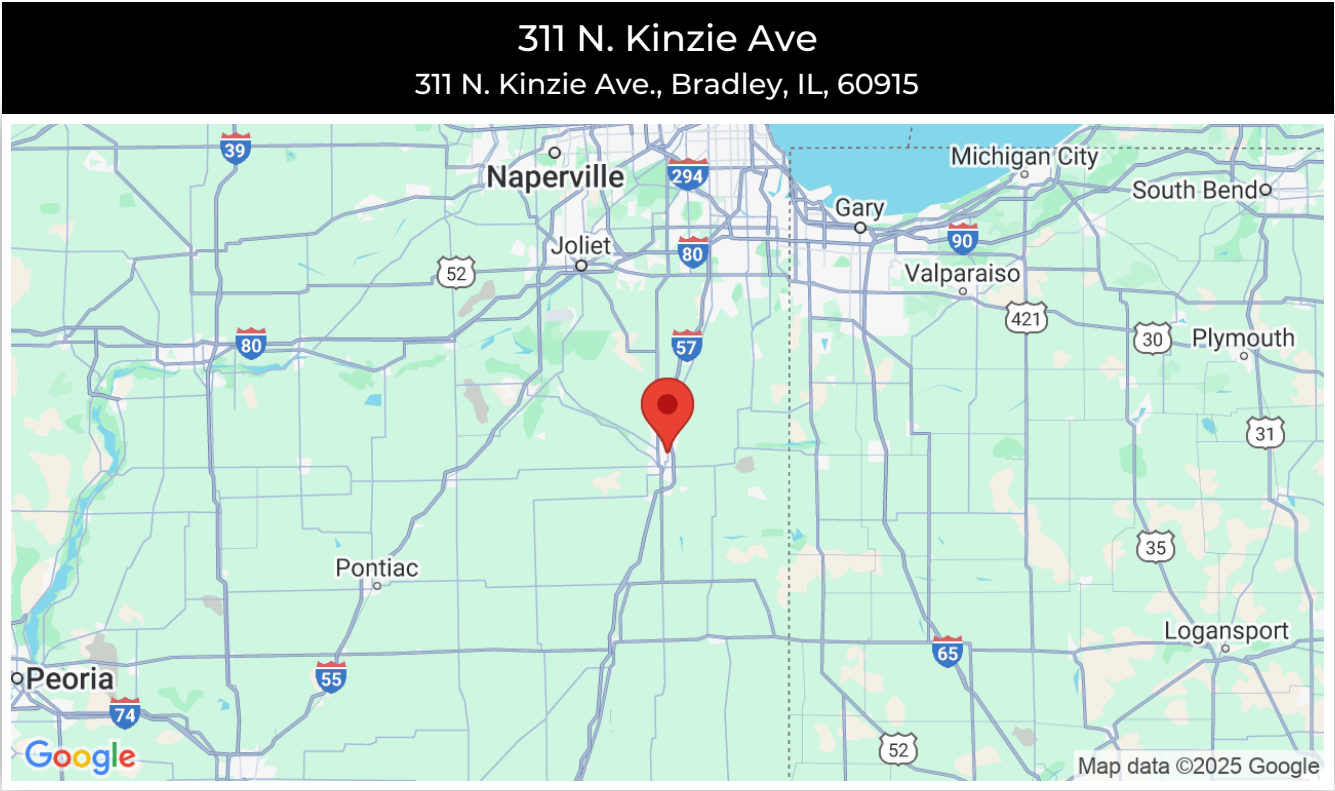
▲ **More than 100,000 per day**



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