

FOR LEASE

6320 BRUNS RD. UNIT C

Monee, IL 60449



OFFERING SUMMARY

Lease Rate: \$1,800.00 per month
(Gross)

Building Size: 1,800 SF

Available SF: 1,800 SF

Number of Units: 5

Year Built: 2012

Zoning: Industrial M-1

PROPERTY OVERVIEW

1800 Sf united located close to I-57. Unit contains (1) 12'x14' overhead door, restroom, and a small office. The property is zone for light industrial and has a sprinkler system.

PROPERTY HIGHLIGHTS

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

GREG LEUTLOFF
815.592.7502
gleutloff@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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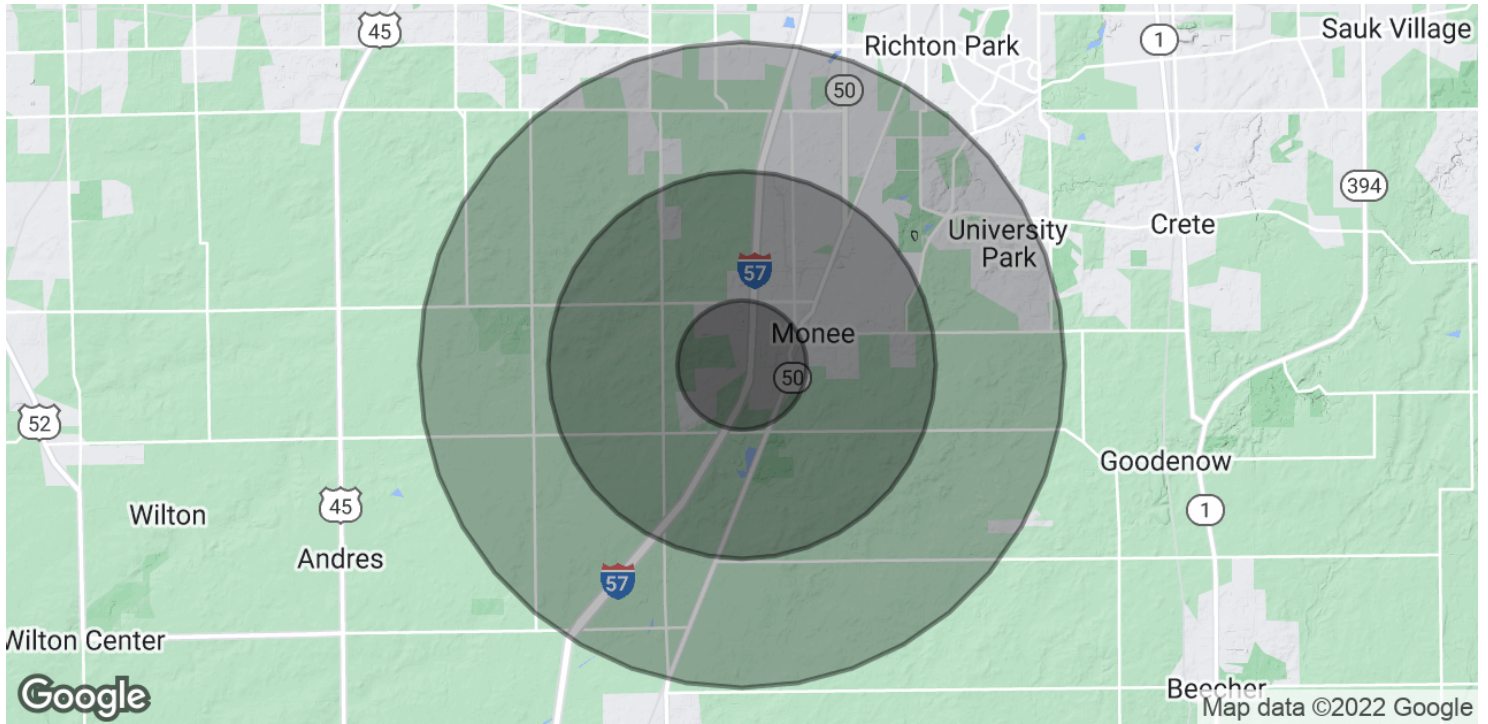
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	938	6,714	24,464
Average Age	39.8	42.1	39.6
Average Age (Male)	41.5	42.2	37.2
Average Age (Female)	40.6	44.9	42.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	369	2,722	9,640
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$96,972	\$91,747	\$81,329
Average House Value	\$392,572	\$331,370	\$247,694

* Demographic data derived from 2020 ACS - US Census

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F O R L E A S E

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GREG LEUTLOFF

gleutloff@mccolly.com
Direct: 815.592.7502

PROFESSIONAL BACKGROUND

As a lifelong resident of Kankakee County, Greg has extensive knowledge of the area as well as personal and business relationships with area residents, businesses, government, agencies and investors. He has served as President of the Board of Directors of the Kankakee County Convention & Visitors Bureau, a member of the Kankakee County Chamber of Commerce and a member of various other local organizations. He has been a key factor in helping the local economy by assisting in its development and expansion.

As a full-time, exclusive commercial real estate Broker for the last 20 years, Greg has gained extensive knowledge in executing project transactions in the areas of Commercial, Industrial, Retail, Multi-Family and Agricultural real estate. He has also been a major constituent in various Developmental deals including Retail, Medical, Planned Unit Development (PUD) and Corporate Siting. Aside from sales transactions, Greg is also an accomplished Commercial Leasing Agent with over 275+ leasing transactions in which he has facilitated. Local and national lending institutions have relied on Greg as a consultant due to his widespread expertise. His fluency of tax incentives and entitlements, tax incremental financing (TIF), fiscal planning, local analysis and labor market analysis and municipality engineering guidelines makes him an expert of in this field.

Greg is highly knowledgeable in the marketing and sale of multifamily units. Using this expertise, he has sold 200+ multifamily buildings. In 2021 alone he facilitated the sale of 149 units in 28 separate buildings.

A small representation of past clients Greg has worked with include Aldi's, Culver's, Sprint, Verizon, Subway, Pizza Hut, Rush/Riverside, Joliet Oncology, Amita St. Mary's, Wendy's, Dollar General, Dollar Tree, Harbor Freight, McDonald's, Chick-fil-A, numerous Banks, and various lending institutions to name a few.

In his 20-year career, Greg has achieved over \$410 million dollars in closed transactions. He has represented a countless number of dedicated clients who have retained exclusive representation for any and all their real estate needs. He has a strong reputation within the community as a trusted industry professional and maintains his position annually as a top Commercial Broker for sales volume in Kankakee & Iroquois Counties and the State of Indiana.

In 2016, 2017 & 2018 with McColly Real Estate of 660 agents, Greg won the Platinum award as the number one sales associate in dollar volume in the State of Illinois. In 2019, 2020 & 2021, Greg was runner-up in sales in Illinois.

McColly Bennett Commercial Advantage

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