



Location Finders Brokerage LLC
9440 Enterprise Dr, Mokena, IL 60448
(630)-277-2230

112 W. Liberty Drive
Wheaton, IL

Office Building For Sale- 2,918 SF

\$625,000

MARKET SUMMARY

- Located in the heart of downtown Wheaton surrounded by nearby restaurants, coffee shops, & retail
- Approximately a 5-minute (¼-mile) walk to the Metra Union Pacific West Line at Wheaton Metra Station
- Excellent regional connectivity via Roosevelt Road, Naperville Road, and Interstate 355
- Excellent redevelopment potential in Wheaton's C-4 District. Potential for no onsite parking requirement under recent state parking reform legislation; buyer to verify parking requirements with the City of Wheaton based on intended use.
- Strong Demographics - Median Household Income \$116,250 within 3 mile radius

CONTACT

BRAD NOVAK
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This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not warrant its accuracy.



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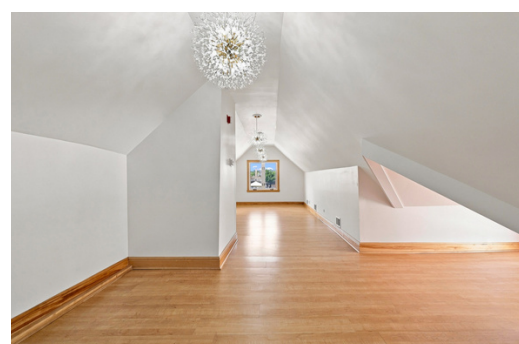
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SITE SUMMARY

- **Building Size:** 2,918 SF
 - 4 finished levels of move-in-ready office space
- **Zoning:** C
- **Lot Size:** 0.164 AC
- **Signage:** Pylon sign
- **Parking:** +/- 8 spots & private 3 car garage
 - Rare private parking lot plus accessible street parking
- **Access:** From Liberty Dr.
- Highly visible location
- Flexible for an owner-user or multi-tenant property



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DEMOGRAPHICS

POPULATION	1 Mile	16,689
	3 Mile	106,877
	5 Mile	230,778

# HOUSEHOLDS	1 Mile	5,760
	3 Mile	39,657
	5 Mile	85,102

MEDIAN HH INCOME	1 Mile	\$117,160
	3 Mile	\$116,250
	5 Mile	\$108,185

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