

# 765 VILLA ST

765 VILLA STREET, ELGIN, IL 60120



## PROPERTY DESCRIPTION

Iversatile building offering 4 units (all currently leased). 300' of frontage on Villa street providing great visibility for your business.

Almost 3 acres of land and paved parking area in the rear. Ideally located in the heart of the city's light industrial zoning district.

## LOCATION DESCRIPTION

Ideally located in the heart of the city's light industrial zoning district.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	Subject to Offer
Number of Units:	4
Building Size:	11,024 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	1,332	5,586
Total Population	820	4,307	16,502
Average HH Income	\$61,300	\$66,088	\$64,905



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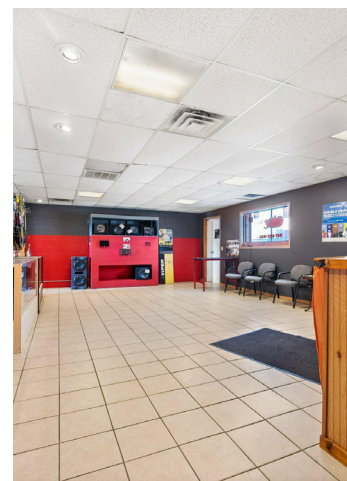
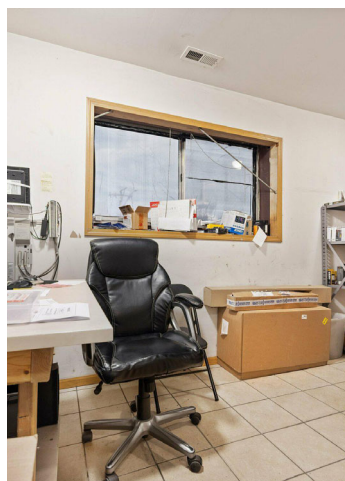
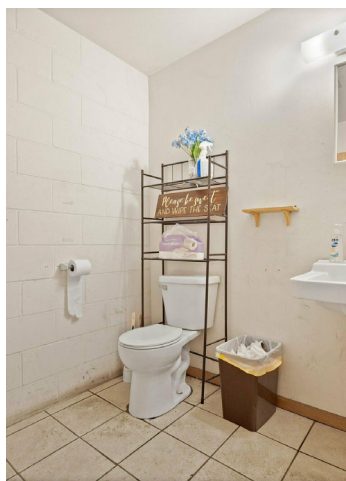
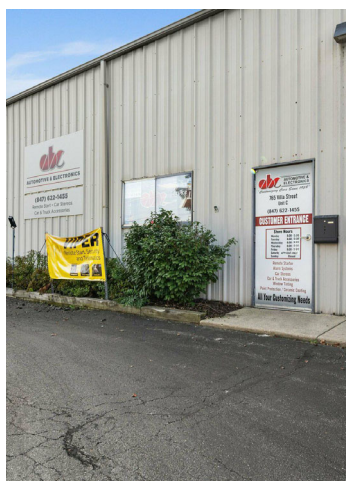
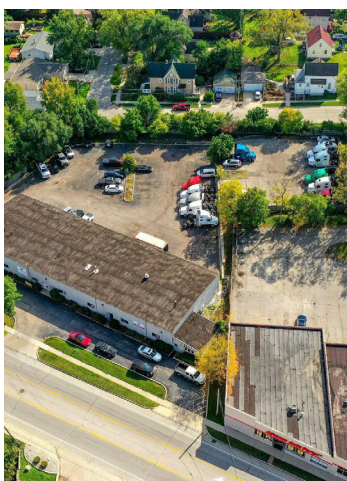
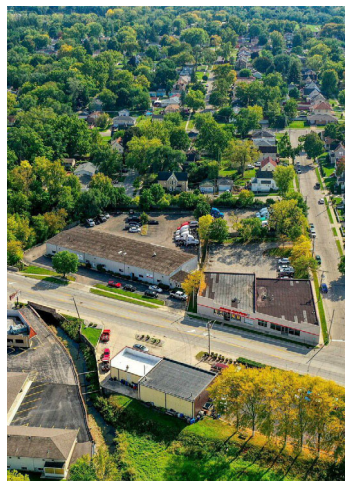
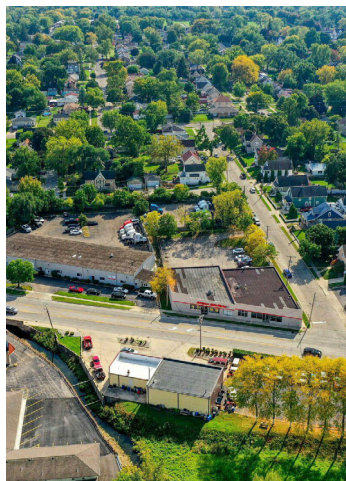
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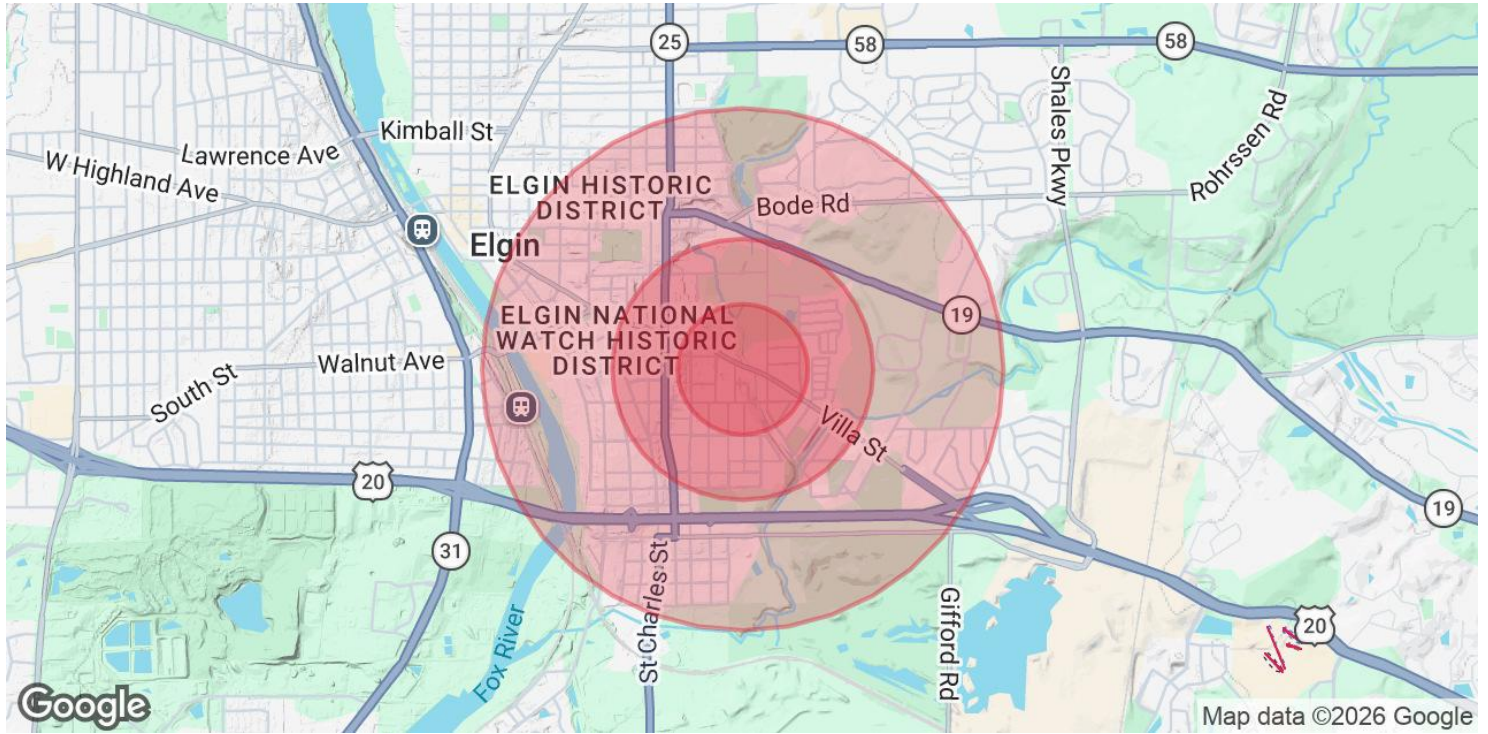
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**POPULATION**

	0.25 MILES	0.5 MILES	1 MILE
Total Population	820	4,307	16,502
Average Age	32.3	30.9	32.0
Average Age (Male)	32.8	31.5	32.9
Average Age (Female)	30.9	30.1	30.6

**HOUSEHOLDS & INCOME**

	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	1,332	5,586
# of Persons per HH	3.1	3.2	3.0
Average HH Income	\$61,300	\$66,088	\$64,905
Average House Value	\$142,646	\$139,719	\$167,187

2020 American Community Survey (ACS)



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