

175 N Washington St

WHEATON, IL



OFFERING MEMORANDUM

KW COMMERCIAL
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Glen Ellyn, IL 60137

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175 N WASHINGTON ST

PROPERTY INFORMATION

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PROPERTY SUMMARY

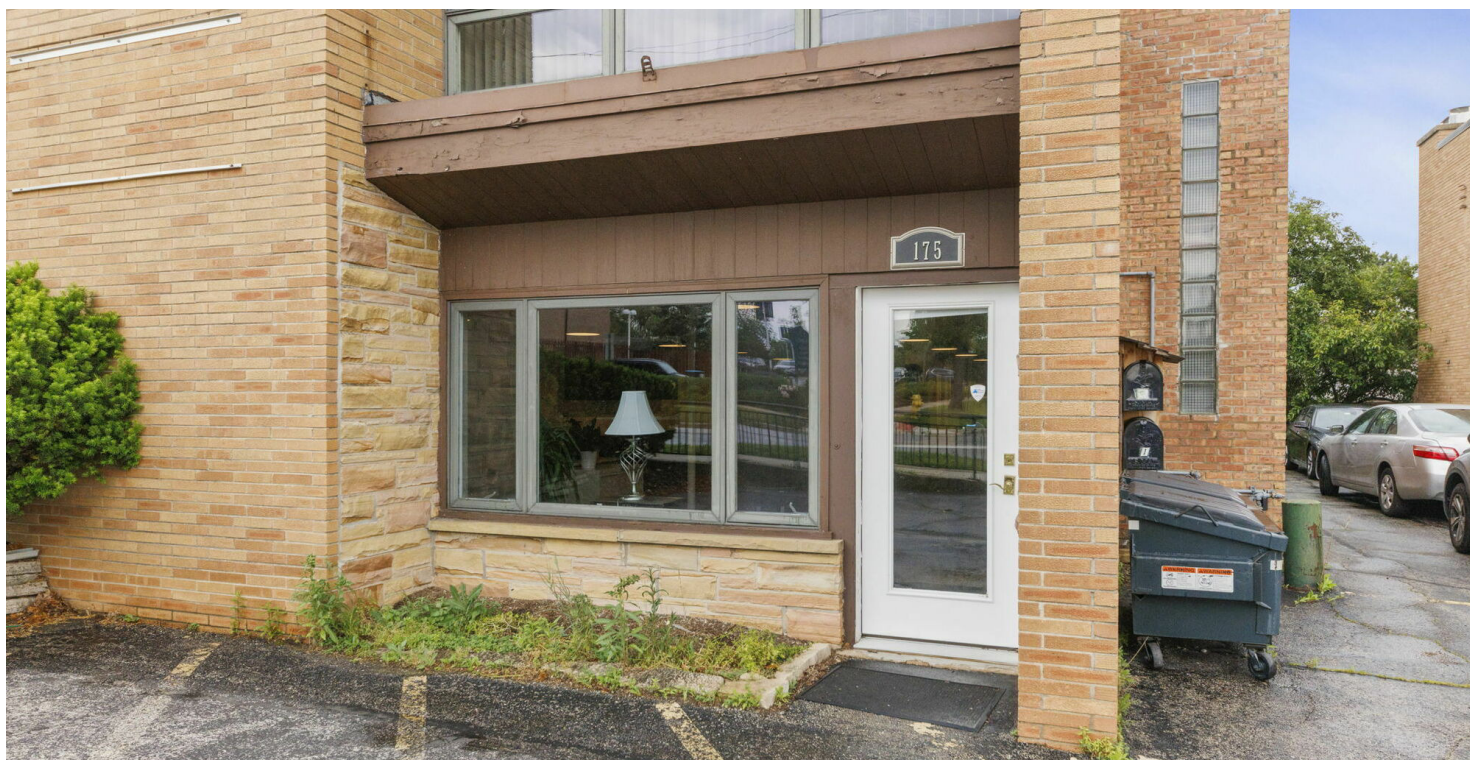
PROPERTY DETAILS

ADDITIONAL PHOTOS

FLOORPLANS

RENT ROLL

Property Summary



PROPERTY DESCRIPTION

2 Unit Office/Retail/Residential property in Wheaton. First floor zoned C3 Multi use, ready for mid size company with flexible floorplan and kitchenette. 2nd floor unit is a 3 bed/ 2 bath residential apartment. Within walking distance of the Metra near Wheaton College campus. Great advertising with over 10,000 commuters a day on the West line with direct sightlines of the building.

PROPERTY HIGHLIGHTS

- Recently updated
- Within walking distance of the Metra & Wheaton College
- Multi Use Zoning
- Office/Retail/Residential 2 Unit
- High visibility location

OFFERING SUMMARY

Sale Price:	\$679,000
Lease Rate:	\$2500 / Month
Number of Units:	2
Lot Size:	0.11 Acres
Building Size:	3,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,064	20,381	41,238
Total Population	16,044	58,096	111,610
Average HH Income	\$109,097	\$110,693	\$107,655



Property Details

Sale Price **\$679,000**

Lease Rate **\$2500 PER MONTH**

LOCATION INFORMATION

Street Address	175 N Washington St
City, State, Zip	Wheaton, IL 60187
County	DuPage
Market	Chicago
Sub-market	Western East/West Corr
Cross-Streets	E Wesley St / N Washington St
Township	Milton
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-355
Nearest Airport	Chicago O'Hare International Airport

BUILDING INFORMATION

Building Size	3,500 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Average Floor Size	1,750 SF
Year Built	1973
Year Last Renovated	2022
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Multi Use
Property Subtype	Office Building
Zoning	C3
Lot Size	0.11 Acres
APN #	05-16-222-006
Lot Frontage	45 ft
Lot Depth	103 ft
Corner Property	No
Traffic Count	4458
Traffic Count Street	Washington/Wesley
Traffic Count Frontage	45
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	1.14
Number of Parking Spaces	4

UTILITIES & AMENITIES

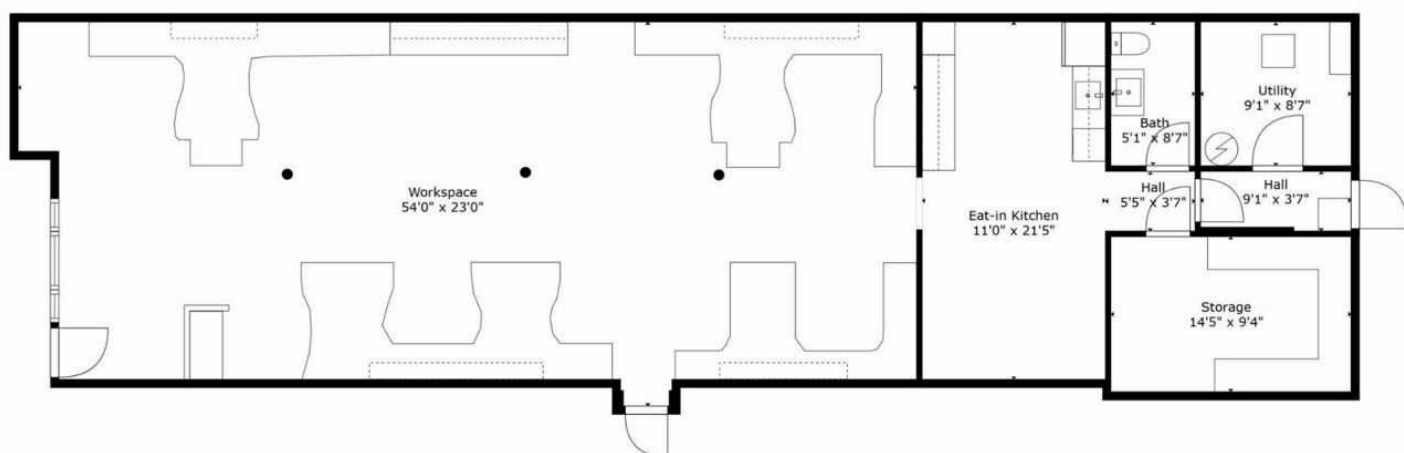
Security Guard	No
Handicap Access	No
Freight Elevator	No
Central HVAC	Yes
Centrix Equipped	No
Leed Certified	No
Gas / Propane	Yes



Additional Photos



Floorplans



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Downstairs	Vacant	1,725 SF	49.29%	\$17.39	\$30,000	-	-
Upstairs	Multiple	1,725 SF	49.29%	\$17.57	\$30,300	8/1/2025	7/31/2026
TOTALS		3,450 SF	98.58%	\$34.96	\$60,300		
AVERAGES		1,725 SF	49.29%	\$17.48	\$30,150		



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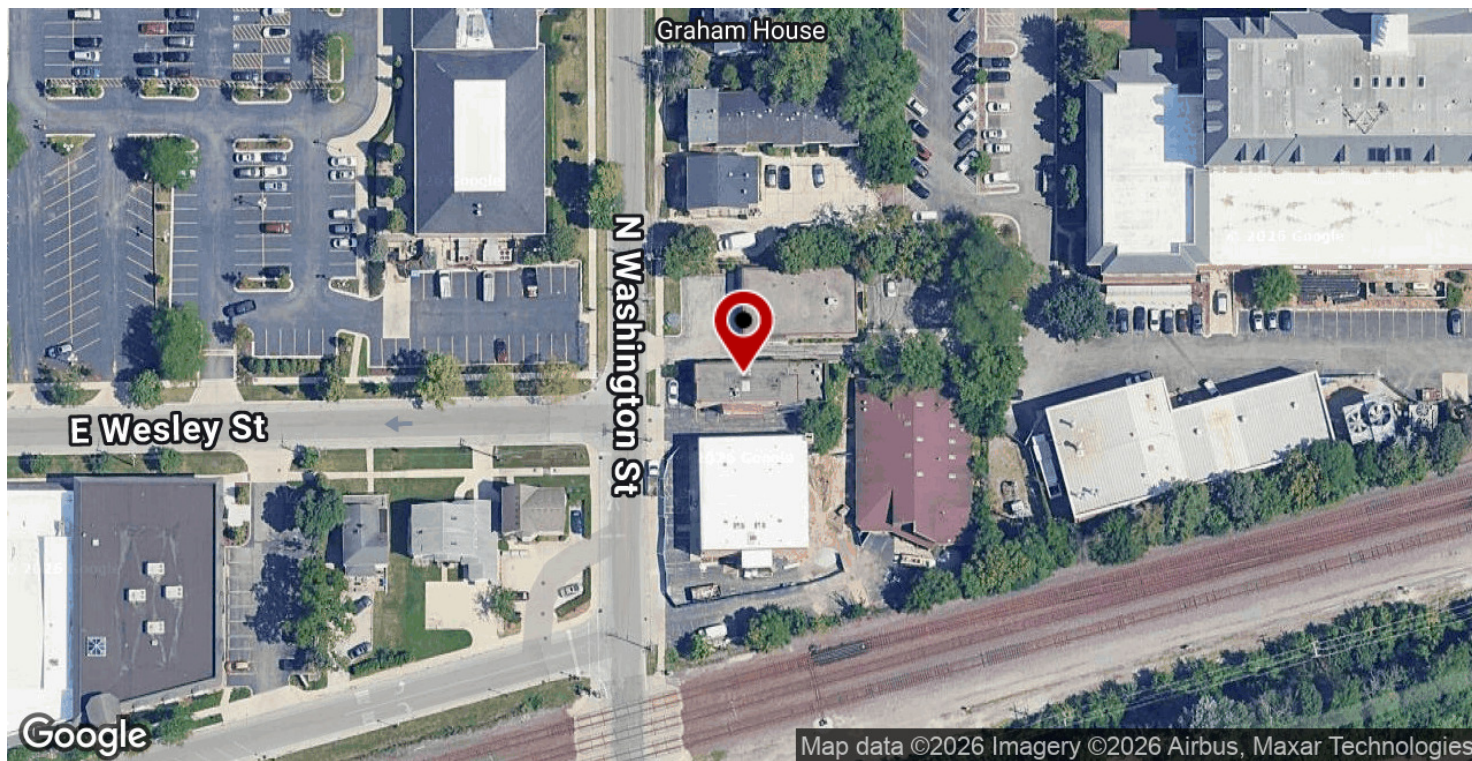
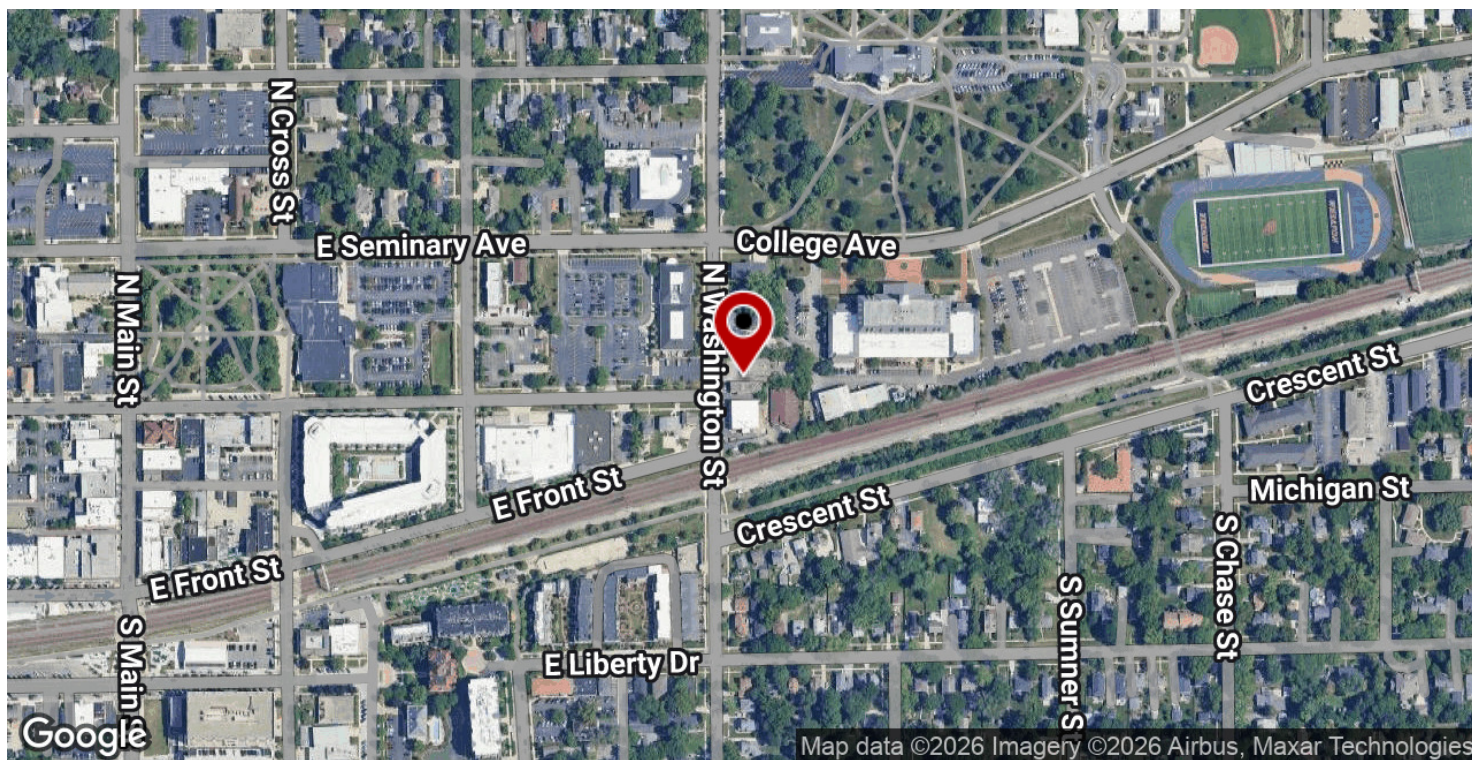
LOCATION INFORMATION

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LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



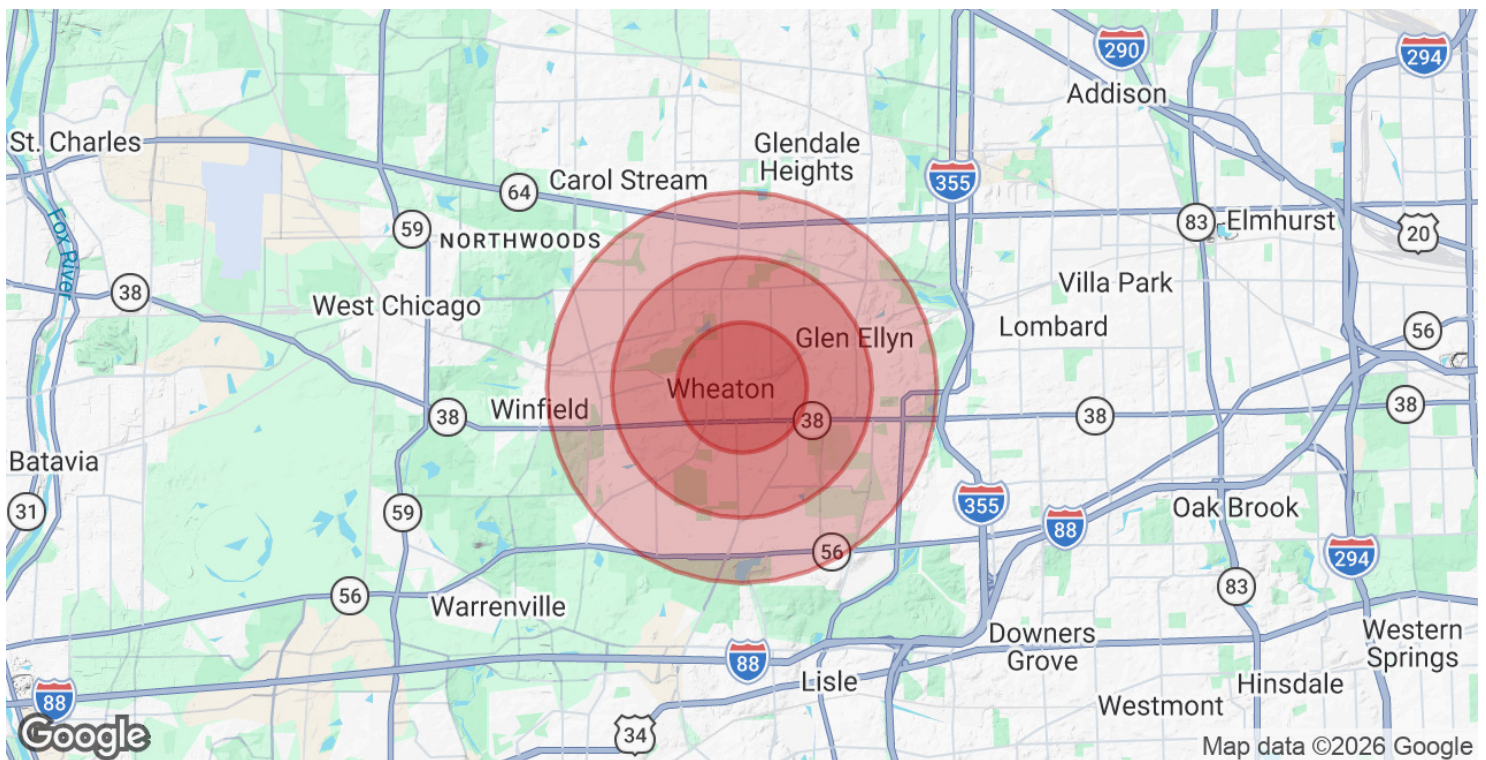
175 N WASHINGTON ST

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	16,044	58,096	111,610
Average Age	32.4	36.8	38.0
Average Age (Male)	31.7	35.3	36.5
Average Age (Female)	33.3	37.9	39.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,064	20,381	41,238
# of Persons per HH	3.2	2.9	2.7
Average HH Income	\$109,097	\$110,693	\$107,655
Average House Value	\$444,599	\$424,264	\$427,854

2020 American Community Survey (ACS)

