

175 N Washington St

WHEATON, IL



OFFERING MEMORANDUM

PRESENTED BY:

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175 N WASHINGTON ST

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PROPERTY INFORMATION

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
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Lease Rate	\$2500 PER MONTH
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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

BUILDING INFORMATION

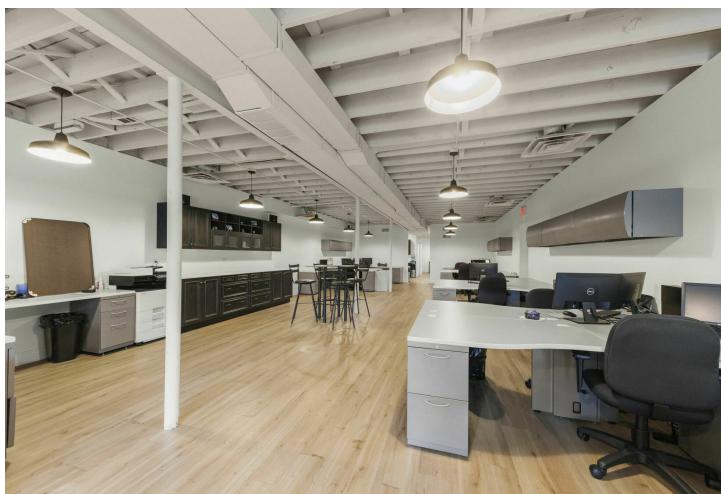
Building Size	3,500 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Average Floor Size	1,750 SF
Year Built	1973
Year Last Renovated	2022
Free Standing	Yes

UTILITIES & AMENITIES

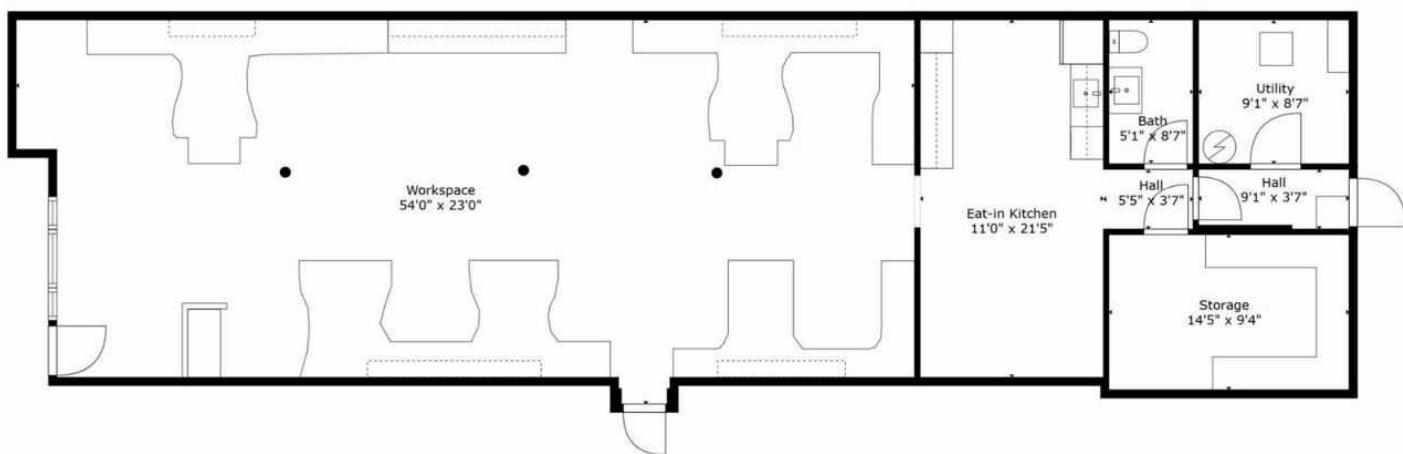
Security Guard	No
Handicap Access	No
Freight Elevator	No
Central HVAC	Yes
Centrix Equipped	No
Leed Certified	No
Gas / Propane	Yes



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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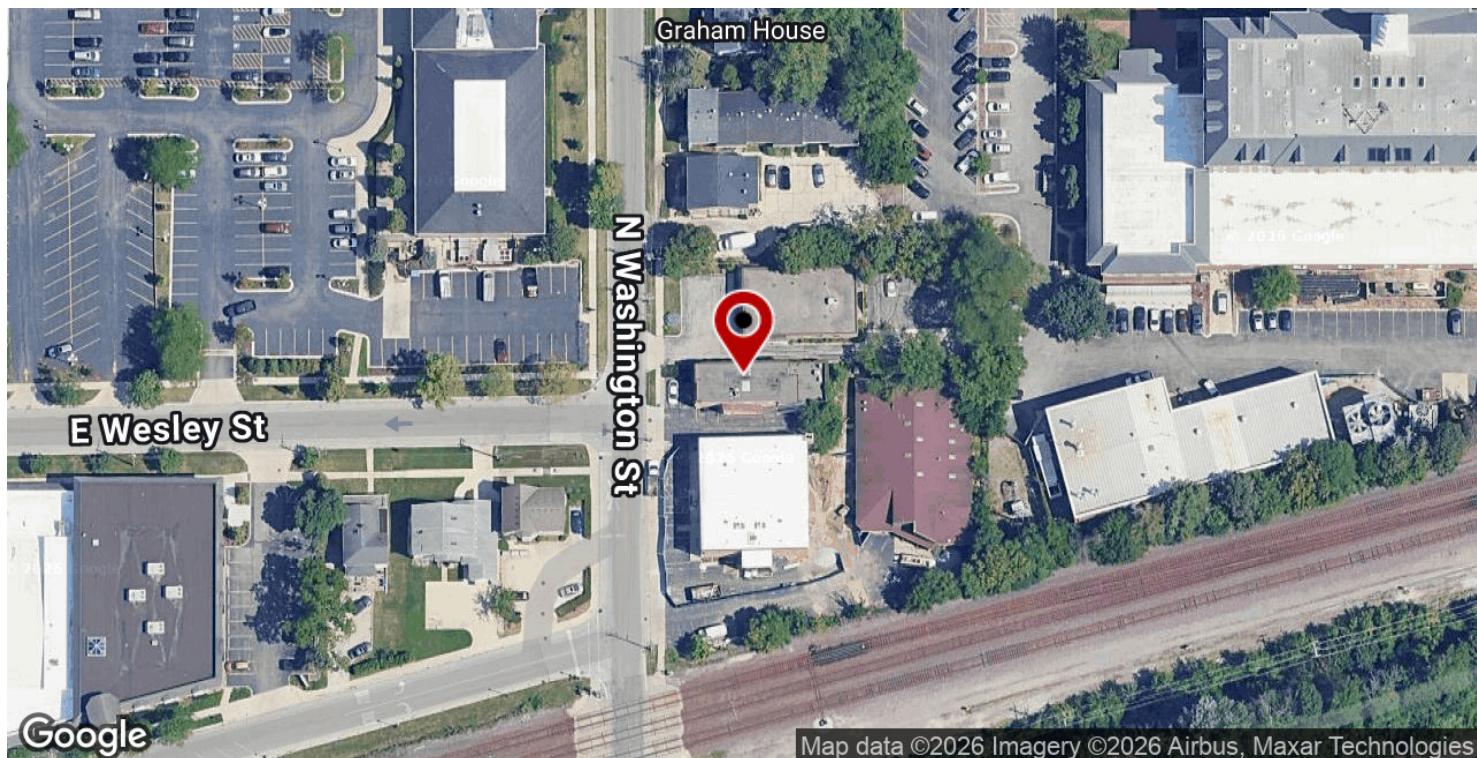
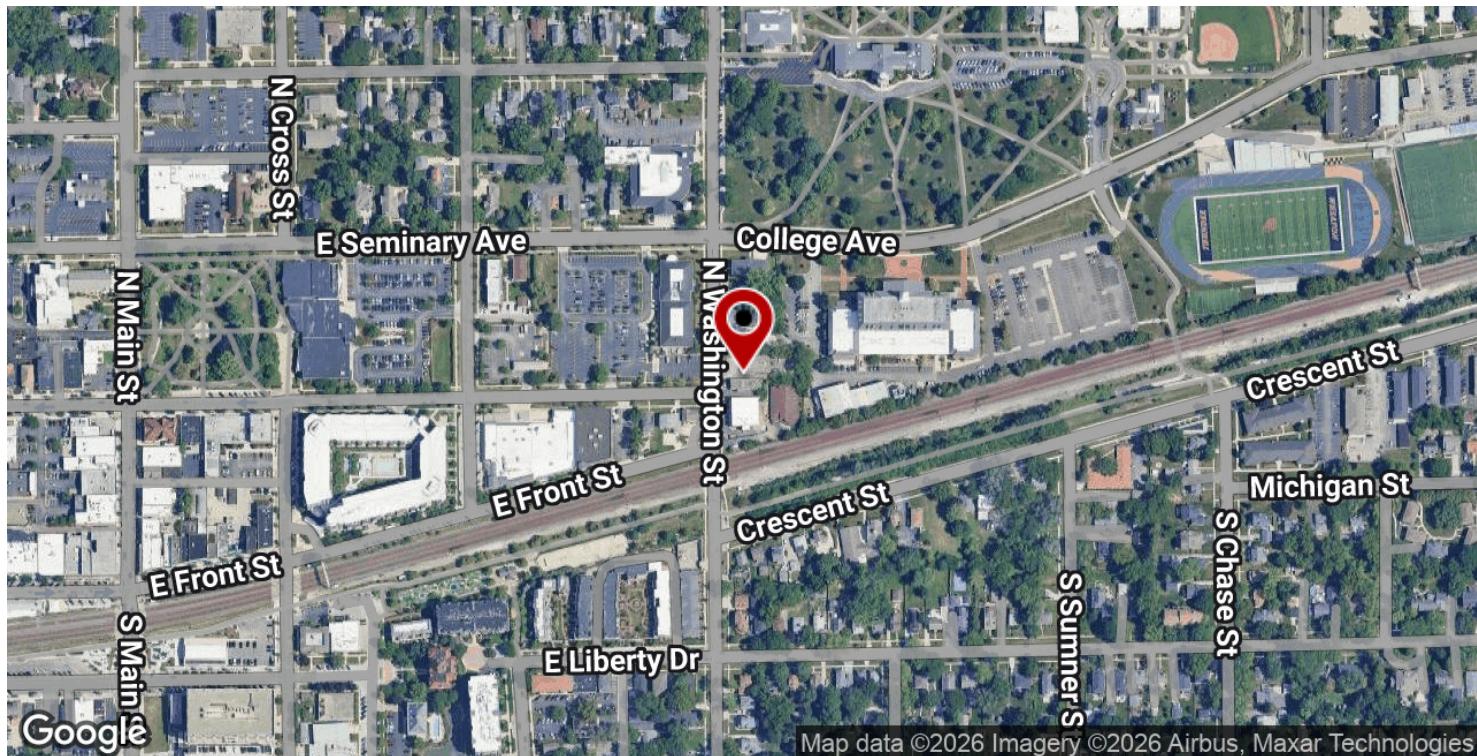
LOCATION INFORMATION

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[LOCATION MAP](#)

[RETAILER MAP](#)

Location Map



Retailer Map



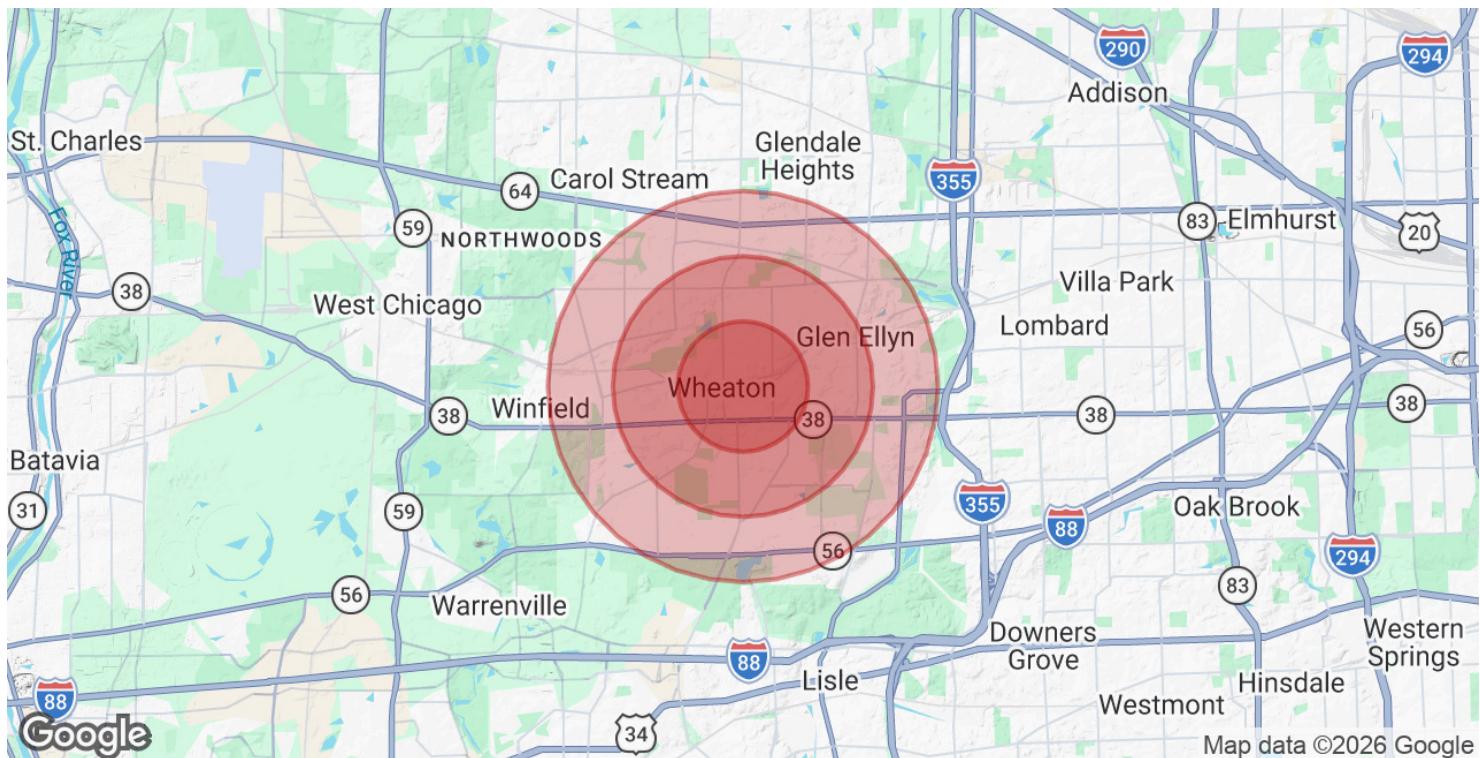
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DEMOGRAPHICS

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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)

