

Retail/Office Space For Lease



CATON
COMMERCIAL
REAL ESTATE GROUP



ELEVATE YOUR BUSINESS IN
DOWNTOWN SOUTH ELGIN

65 WOODBURY ST, SOUTH ELGIN, IL 60177



GREAT LOCATION FOR YOUR BUSINESS IN SOUTH ELGIN

65 WOODBURY ST, SOUTH ELGIN, IL 60177



OFFERING SUMMARY

Available SF: 2,445 SF

Lease Rate: \$18 SF/yr (NNN)

Building Size: 100,000 SF

PROPERTY OVERVIEW

- Thoughtfully updated interior showcases a sophisticated and flexible layout
- Clean lines and a modern, professional aesthetic create an inviting environment suitable for a variety of upscale uses
- Expansive open workspace complemented by multiple private offices
- Sleek kitchenette
- Ample storage
- Two well-appointed restrooms

LOCATION OVERVIEW

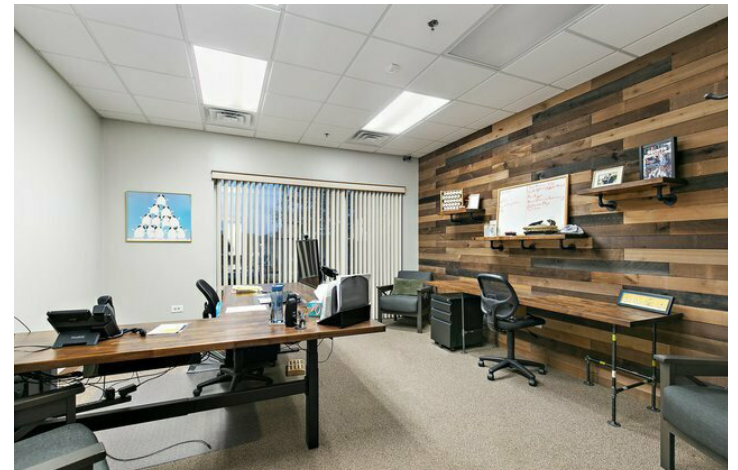
Constructed in 2017, this impeccably maintained, contemporary property offers a seamless blend of modern design and effortless space to rent, with an association providing comprehensive exterior maintenance, including landscaping and snow removal.

Positioned in the heart of downtown South Elgin, the property benefits from an exceptional setting surrounded by newly developed luxury residences and premier lifestyle amenities, including an amphitheater, splash pad, scenic parks, the Fox River, and an extensive network of bike and walking trails. This highly coveted location offers strong visibility, steady foot traffic, and an elevated presence-ideal



GREAT LOCATION FOR YOUR BUSINESS IN SOUTH ELGIN

65 WOODBURY ST, SOUTH ELGIN, IL 60177



CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

EDDIE PALACIOS
630.988.0412
EDDIE@CATONCOMMERCIAL.COM



CATON
COMMERCIAL
REAL ESTATE GROUP

GREAT LOCATION FOR YOUR BUSINESS IN SOUTH ELGIN

65 WOODBURY ST, SOUTH ELGIN, IL 60177

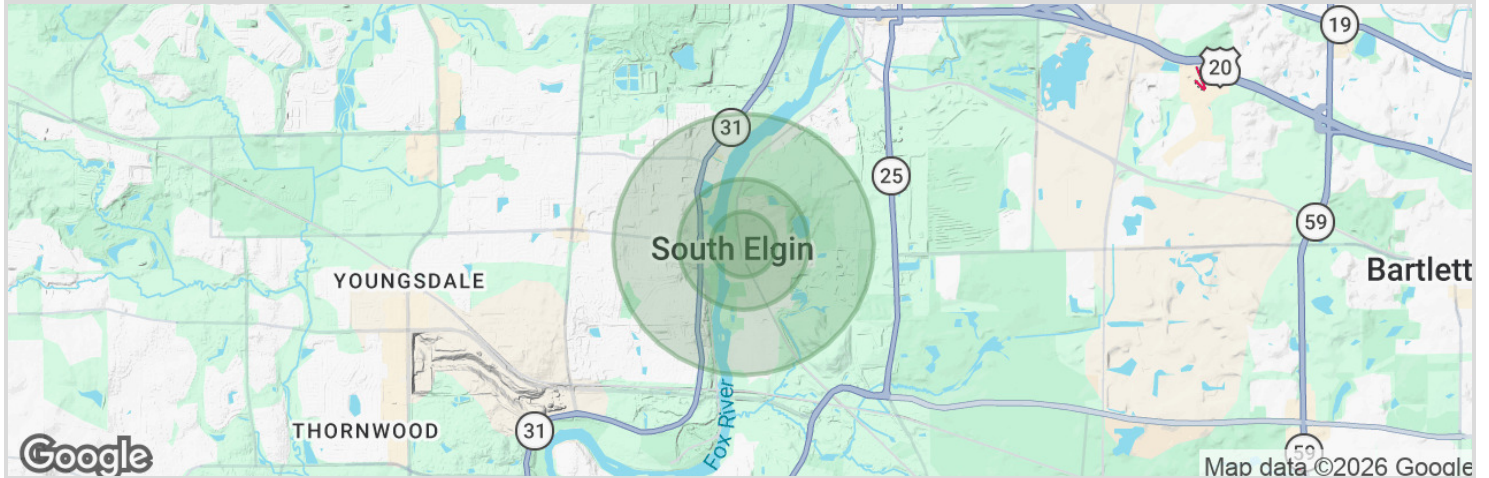


CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

EDDIE PALACIOS
630.988.0412
EDDIE@CATONCOMMERCIAL.COM

GREAT LOCATION FOR YOUR BUSINESS IN SOUTH ELGIN

65 WOODBURY ST, SOUTH ELGIN, IL 60177



1 mile



\$117,423

Median Household Income



347

Population



144

Households



45.4

Median Age



\$79,383

Median Disposable Income

3 miles



\$112,491

Median Household Income



1,800

Population



748

Households



42.2

Median Age



\$76,236

Median Disposable Income

5 miles



\$111,810

Median Household Income



7,225

Population



2,685

Households



40.1

Median Age



\$83,983

Median Disposable Income