

Renovated Woodstock Square Vicinity Mixed Use Building

FOR SALE

220 N Benton Street
Woodstock, Illinois 60098



BUILDING SPECIFICATIONS

- Building: ±14,968 SF
- Two 1 Bedroom Apartments
- Four 2 Bedroom Apartments
- Five Commercial Suites
- Tenants Pay Utilities
- Individual Central Heat / Air
- Secure Entrances
- Renovated Interiors
- 1 Block to Woodstock Square
- 1 Block to Metra Station
- 8 Year Vacancy Rate: "0"
- NOI: \$128,560
- NDA Requested For Financials
- 2026 Appraisal: \$1.8 Million

\$1,459,000



**BERKSHIRE
HATHAWAY**
HOMESERVICES

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REAL ESTATE

COMMERCIAL DIVISION

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220 N Benton St

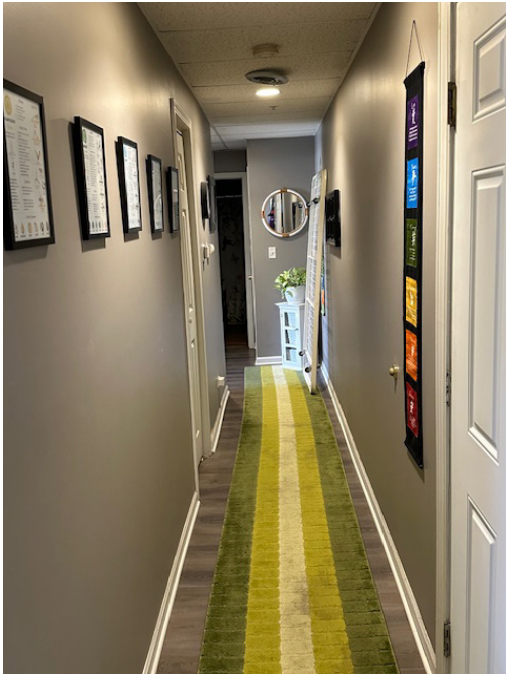
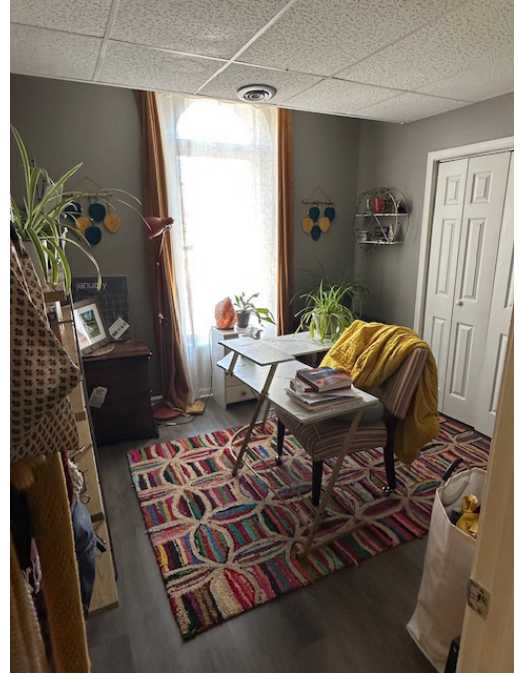
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Apartment 1 2 Bedrooms
220 N Benton Street, Woodstock, IL

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Apartment 3 1 Bedroom
220 N Benton Street, Woodstock, IL

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Apartment 4 2 Bedrooms
220 N Benton Street, Woodstock, Ill

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Apartment B 2 Bedroom 1 Bath
220 N Benton Street, Woodstock, IL

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Bijou Event Center
220 N Benton Street, Woodstock, IL

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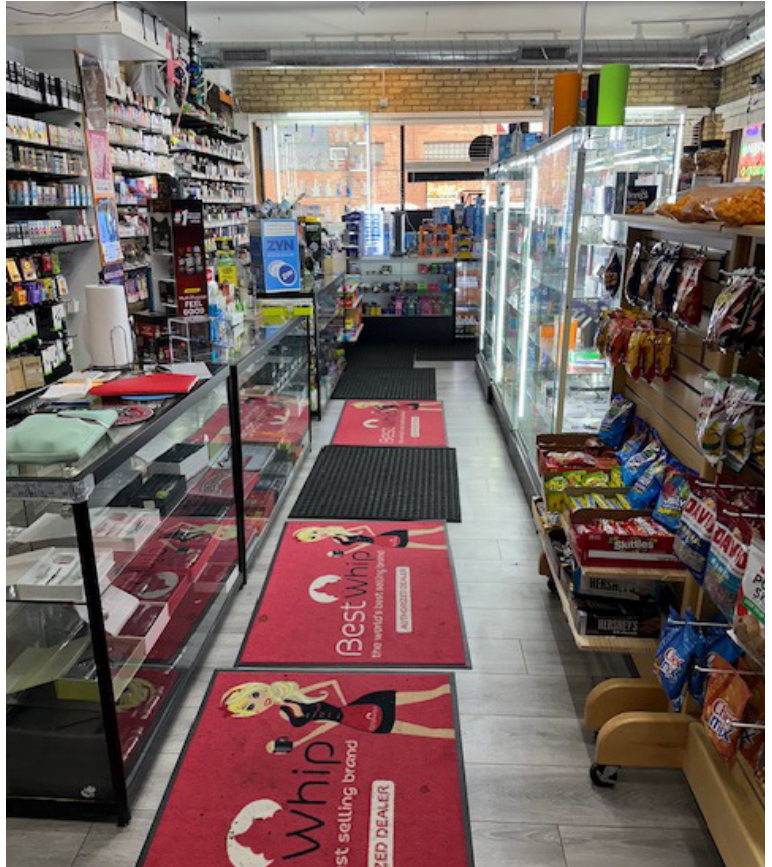
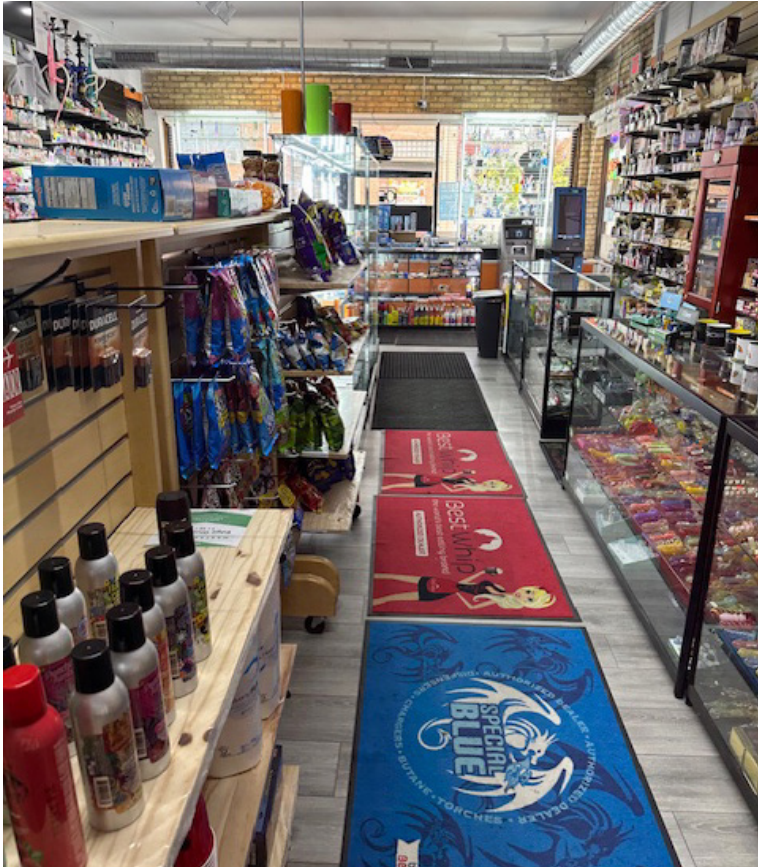
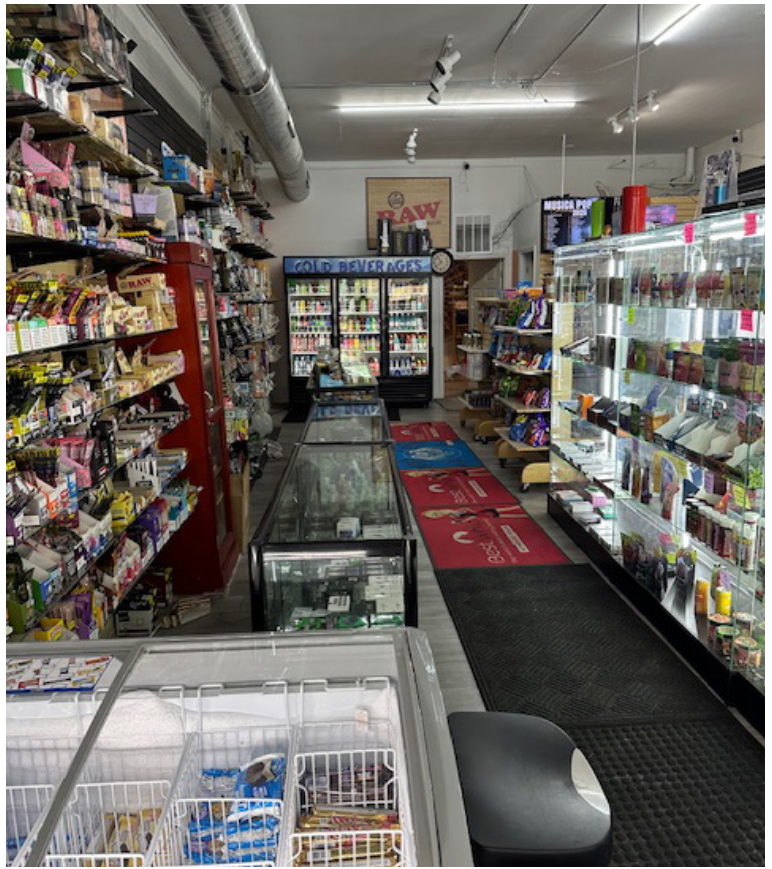
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Group Center
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Berkshire Hathaway Starck Realtors

330 W. Virginia
Crystal Lake, IL 60014
815 459-5900
815 382-9728

NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This will acknowledge that I (we) have received on this date from Berkshire Hathaway Starck Realtors, certain pertinent and confidential information pertaining to the leases and operating expense statements of the following property: **220 North Benton Street, Woodstock, Illinois 60098**

This information is for my sole personal consideration, and I agree that it will be held in strictest confidence and not divulged to any other party whatsoever without the expressed written consent Berkshire Hathaway Starck Realtors.

Agreed this _____ Day of _____, 2025__.

X _____
Signature

Name

Company

Accepted By

Demographic Detail Report

220 N Benton St, Woodstock, IL 60098

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **11,730 SF**
 Year Built: **1900**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	10,866	27,371	31,783
2024 Estimate	10,887	27,347	31,759
2020 Census	11,118	27,517	31,977
Growth 2024 - 2029	-0.19%	0.09%	0.08%
Growth 2020 - 2024	-2.08%	-0.62%	-0.68%
2024 Population by Age			
	10,887	27,347	31,759
Age 0 - 4	589 5.41%	1,484 5.43%	1,696 5.34%
Age 5 - 9	572 5.25%	1,501 5.49%	1,732 5.45%
Age 10 - 14	646 5.93%	1,708 6.25%	1,987 6.26%
Age 15 - 19	686 6.30%	1,800 6.58%	2,094 6.59%
Age 20 - 24	689 6.33%	1,737 6.35%	1,999 6.29%
Age 25 - 29	740 6.80%	1,785 6.53%	2,017 6.35%
Age 30 - 34	757 6.95%	1,839 6.72%	2,078 6.54%
Age 35 - 39	728 6.69%	1,835 6.71%	2,095 6.60%
Age 40 - 44	726 6.67%	1,828 6.68%	2,104 6.62%
Age 45 - 49	619 5.69%	1,625 5.94%	1,882 5.93%
Age 50 - 54	639 5.87%	1,686 6.17%	1,959 6.17%
Age 55 - 59	697 6.40%	1,778 6.50%	2,078 6.54%
Age 60 - 64	745 6.84%	1,800 6.58%	2,125 6.69%
Age 65 - 69	675 6.20%	1,593 5.83%	1,893 5.96%
Age 70 - 74	537 4.93%	1,295 4.74%	1,552 4.89%
Age 75 - 79	403 3.70%	1,007 3.68%	1,211 3.81%
Age 80 - 84	237 2.18%	593 2.17%	711 2.24%
Age 85+	201 1.85%	453 1.66%	549 1.73%
Age 65+	2,053 18.86%	4,941 18.07%	5,916 18.63%
Median Age	40.20	40.00	40.40
Average Age	40.60	40.20	40.50



Demographic Detail Report

220 N Benton St, Woodstock, IL 60098

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	10,887	27,347	31,759
White	7,776 71.42%	19,597 71.66%	23,209 73.08%
Black	230 2.11%	659 2.41%	702 2.21%
Am. Indian & Alaskan	44 0.40%	108 0.39%	120 0.38%
Asian	143 1.31%	578 2.11%	650 2.05%
Hawaiian & Pacific Island	0 0.00%	3 0.01%	4 0.01%
Other	2,694 24.75%	6,402 23.41%	7,074 22.27%
Population by Hispanic Origin	10,887	27,347	31,759
Non-Hispanic Origin	7,962 73.13%	20,393 74.57%	24,105 75.90%
Hispanic Origin	2,925 26.87%	6,954 25.43%	7,655 24.10%
2024 Median Age, Male	38.90	38.80	39.20
2024 Average Age, Male	39.30	39.20	39.50
2024 Median Age, Female	41.70	41.30	41.70
2024 Average Age, Female	41.90	41.20	41.50
2024 Population by Occupation Classification	8,942	22,296	25,927
Civilian Employed	6,124 68.49%	14,807 66.41%	17,131 66.07%
Civilian Unemployed	175 1.96%	444 1.99%	511 1.97%
Civilian Non-Labor Force	2,643 29.56%	7,036 31.56%	8,273 31.91%
Armed Forces	0 0.00%	9 0.04%	12 0.05%
Households by Marital Status			
Married	1,835	5,049	6,038
Married No Children	1,113	3,042	3,695
Married w/Children	722	2,007	2,343
2024 Population by Education	8,219	20,122	23,405
Some High School, No Diploma	935 11.38%	1,941 9.65%	2,083 8.90%
High School Grad (Incl Equivalency)	2,135 25.98%	5,247 26.08%	6,085 26.00%
Some College, No Degree	2,518 30.64%	5,900 29.32%	6,937 29.64%
Associate Degree	513 6.24%	1,006 5.00%	1,154 4.93%
Bachelor Degree	1,183 14.39%	3,565 17.72%	4,252 18.17%
Advanced Degree	935 11.38%	2,463 12.24%	2,894 12.36%



Demographic Detail Report

220 N Benton St, Woodstock, IL 60098

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	11,562		27,954		32,269	
Real Estate & Finance	378	3.27%	862	3.08%	982	3.04%
Professional & Management	2,635	22.79%	6,857	24.53%	8,035	24.90%
Public Administration	161	1.39%	638	2.28%	753	2.33%
Education & Health	1,361	11.77%	3,224	11.53%	3,723	11.54%
Services	1,176	10.17%	2,574	9.21%	2,927	9.07%
Information	138	1.19%	275	0.98%	314	0.97%
Sales	1,387	12.00%	3,024	10.82%	3,495	10.83%
Transportation	104	0.90%	190	0.68%	233	0.72%
Retail	854	7.39%	1,918	6.86%	2,135	6.62%
Wholesale	61	0.53%	243	0.87%	285	0.88%
Manufacturing	1,036	8.96%	2,667	9.54%	3,071	9.52%
Production	1,076	9.31%	2,431	8.70%	2,706	8.39%
Construction	384	3.32%	1,231	4.40%	1,514	4.69%
Utilities	160	1.38%	452	1.62%	526	1.63%
Agriculture & Mining	77	0.67%	191	0.68%	237	0.73%
Farming, Fishing, Forestry	43	0.37%	68	0.24%	91	0.28%
Other Services	531	4.59%	1,109	3.97%	1,242	3.85%
2024 Worker Travel Time to Job	5,816		13,810		15,880	
<30 Minutes	4,081	70.17%	8,782	63.59%	9,845	62.00%
30-60 Minutes	1,191	20.48%	3,453	25.00%	4,058	25.55%
60+ Minutes	544	9.35%	1,575	11.40%	1,977	12.45%
2020 Households by HH Size	4,476		10,499		12,126	
1-Person Households	1,474	32.93%	2,893	27.56%	3,211	26.48%
2-Person Households	1,403	31.34%	3,418	32.56%	4,030	33.23%
3-Person Households	631	14.10%	1,626	15.49%	1,881	15.51%
4-Person Households	533	11.91%	1,416	13.49%	1,668	13.76%
5-Person Households	293	6.55%	728	6.93%	839	6.92%
6-Person Households	92	2.06%	272	2.59%	324	2.67%
7 or more Person Households	50	1.12%	146	1.39%	173	1.43%
2024 Average Household Size	2.40		2.50		2.50	
Households						
2029 Projection	4,364		10,424		12,030	
2024 Estimate	4,375		10,418		12,024	
2020 Census	4,476		10,500		12,125	
Growth 2024 - 2029	-0.25%		0.06%		0.05%	
Growth 2020 - 2024	-2.26%		-0.78%		-0.83%	



Demographic Detail Report

220 N Benton St, Woodstock, IL 60098

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	4,376	10,417	12,025
<\$25,000	750 17.14%	1,295 12.43%	1,375 11.43%
\$25,000 - \$50,000	874 19.97%	1,873 17.98%	2,109 17.54%
\$50,000 - \$75,000	774 17.69%	1,982 19.03%	2,236 18.59%
\$75,000 - \$100,000	737 16.84%	1,693 16.25%	1,971 16.39%
\$100,000 - \$125,000	550 12.57%	1,411 13.55%	1,722 14.32%
\$125,000 - \$150,000	252 5.76%	758 7.28%	884 7.35%
\$150,000 - \$200,000	243 5.55%	696 6.68%	873 7.26%
\$200,000+	196 4.48%	709 6.81%	855 7.11%
2024 Avg Household Income	\$81,032	\$92,154	\$94,663
2024 Med Household Income	\$67,427	\$75,864	\$78,710
2024 Occupied Housing	4,374	10,419	12,024
Owner Occupied	2,460 56.24%	6,913 66.35%	8,263 68.72%
Renter Occupied	1,914 43.76%	3,506 33.65%	3,761 31.28%
2020 Housing Units	4,676	11,112	12,827
1 Unit	2,986 63.86%	8,011 72.09%	9,552 74.47%
2 - 4 Units	642 13.73%	1,049 9.44%	1,127 8.79%
5 - 19 Units	671 14.35%	1,553 13.98%	1,649 12.86%
20+ Units	377 8.06%	499 4.49%	499 3.89%
2024 Housing Value	2,460	6,912	8,263
<\$100,000	135 5.49%	322 4.66%	352 4.26%
\$100,000 - \$200,000	1,429 58.09%	2,962 42.85%	3,261 39.47%
\$200,000 - \$300,000	683 27.76%	2,073 29.99%	2,442 29.55%
\$300,000 - \$400,000	173 7.03%	935 13.53%	1,343 16.25%
\$400,000 - \$500,000	15 0.61%	302 4.37%	419 5.07%
\$500,000 - \$1,000,000	24 0.98%	309 4.47%	429 5.19%
\$1,000,000+	1 0.04%	9 0.13%	17 0.21%
2024 Median Home Value	\$176,626	\$208,297	\$221,232
2024 Housing Units by Yr Built	4,676	11,111	12,831
Built 2010+	41 0.88%	513 4.62%	644 5.02%
Built 2000 - 2010	277 5.92%	2,164 19.48%	2,579 20.10%
Built 1990 - 1999	579 12.38%	1,885 16.97%	2,199 17.14%
Built 1980 - 1989	585 12.51%	1,428 12.85%	1,664 12.97%
Built 1970 - 1979	531 11.36%	1,328 11.95%	1,570 12.24%
Built 1960 - 1969	437 9.35%	873 7.86%	971 7.57%
Built 1950 - 1959	535 11.44%	891 8.02%	1,010 7.87%
Built <1949	1,691 36.16%	2,029 18.26%	2,194 17.10%
2024 Median Year Built	1962	1982	1983

