
MANTENO - OFFICE SPACE FOR LEASE

190 SOUTH LOCUST STREET, MANTENO, IL 60950



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com



FOR LEASE

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190 South Locust Street, Manteno, IL 60950



OFFERING SUMMARY

Lease Rate: \$12.50 SF/yr (MG)

Mthly Rnt. Price: 1,276.00

Available SF: 1,178 SF

Zoning: C -1

PROPERTY OVERVIEW

1,178 square foot unit, in excellent condition!

Unit consists of Reception area, 4 offices, 1 bathrooms, and storage area.

Tenant pays utilities.

Beautifully remodeled, must see!

Call today!

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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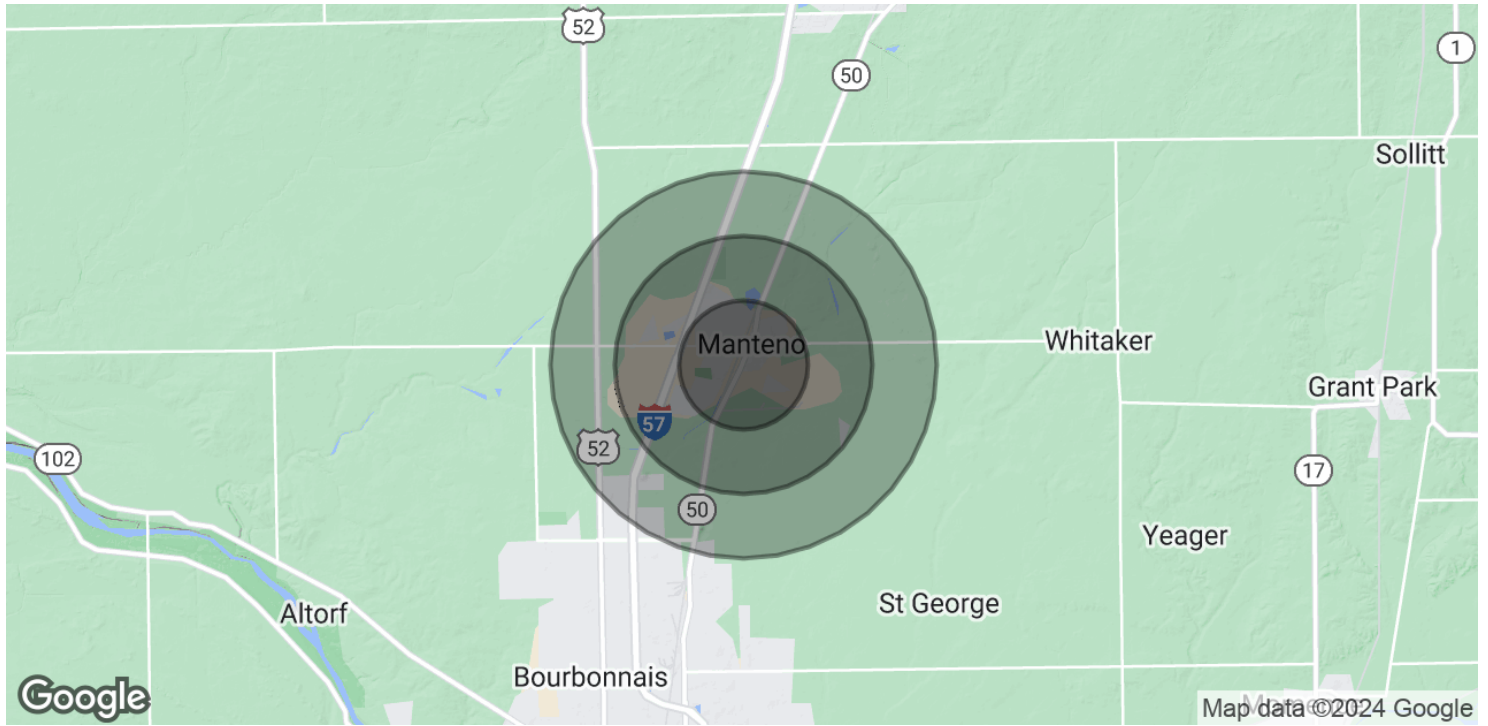
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,576	6,886	9,094
Average Age	42.3	42.6	43.3
Average Age (Male)	42.3	45.3	46.4
Average Age (Female)	44.1	43.0	43.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,641	2,934	3,851
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$74,819	\$78,130	\$76,807
Average House Value	\$160,446	\$161,818	\$155,862

2020 American Community Survey (ACS)

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Office/Tech

Status: **PCHG**
Area: **951**
Address: **190 S Locust St , Manteno, IL 60950**
Directions: **Rte. 50 Manteno, on the NE corner of Locust and Baker**
Sold by:
Closed:
Off Mkt:
CTGF:
County: **Kankakee**
Year Built: **1990**
Subtype: **Office**
Zoning Type: **Commercial**
Actual Zoning: **C-1**

MLS #: **12027852**
List Date: **04/23/2024**
List Dt Rec: **04/23/2024**

List Price:
Orig List Price:
Sold Price:

Contract:
Concessions:
Mkt. Time (Lst./Tot.): **59/230**
Township: **Manteno**
PIN #:

Lease SF/Y: **\$12.50**
Rented Price:
Mthly. Rnt. Price: **\$1,276**

Blt Before 78: **No**
Stories: **1**
Units: **1**
Tenants: **1**
Unit SF: **1225** (Leasable Area
Units: **Square Feet**)

Multiple PINs:

Min Rent. SF: **1225**
Max Rent. SF: **1225**
Relist:

Mobility Score: - **?**
List Price Per SF: **\$0**

Sold Price Per SF: **\$0**

Lot Dimensions: Approx Total Bldg SF: Estimated Cam/Sf: **\$0**
Acreage: Gross Rentable Area: Est Tax per SF/Y: **\$0**
Land Sq Ft: Net Rentable Area: Lease Type: **Modified Gross**

Remarks: **MANTENO - OFFICE SPACE FOR LEASE - 1,225 square foot unit, in excellent condition! Unit consists of Reception area, 4 offices, 1 bathrooms, and storage area. Tenant pays utilities. Beautifully remodeled, must see! Call today!**

Approximate Age: **26-35 Years**
Type Ownership:
Frontage Acc: **City Street, State Road**
Docks/Delivery:
Drive in Doors: **0**
Trailer Docks: **0**
Geographic Locale: **Out of Area**
Location: **Corner**
Construction: **Stone**
Building Exterior: **Brick, Glass**
Foundation: **Concrete**
Roof Structure: **Flat**
Roof Coverings: **Rubber**
Air Conditioning: **Central Air**
Heat/Ventilation: **Forced Air**
Electrical Svcs: **Circuit Breakers, 101-200 Amps**
Fire Protection: **None**
Current Use: **Commercial**
Potential Use: **Commercial, Office and Research, Law Firm, Office/Medical, Office/Retail**
Client Needs:
Client Will:

Misc. Outside:
Parking Spaces: **25**
Indoor Parking:
Outdoor Parking: **31-50 Spaces**
Parking Ratio:
Misc. Inside: **Air Conditioning, Private Restroom/s**
Floor Finish: **Wood**
Extra Storage Space Available: **No**
Water Drainage:
Utilities To Site:
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Known Encumbrances: **None Known**
Backup Info:
Tenant Pays: **Air Conditioning, All Utilities**
Possession:
Sale Terms:
Investment:
Users:
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

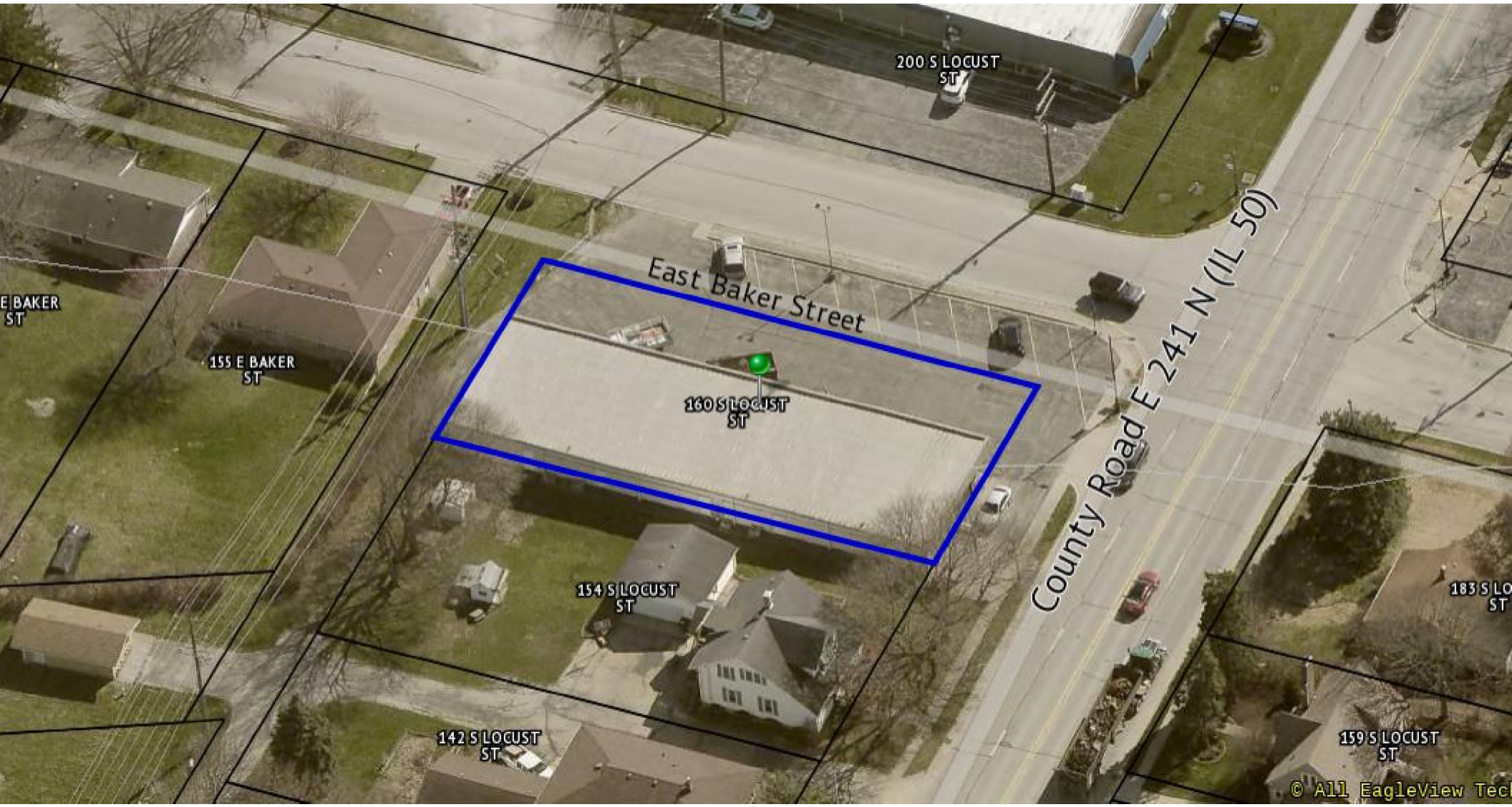
Financial Information

Gross Rental Income:
Total Income/Month:
Total Income/Annual:
Annual Net Operating Income:
Net Operating Income Year:
Cap Rate:
Real Estate Taxes:
Tax Year:
Total Annual Expenses:
Expense Year:
Expense Source:
Loss Factor:

Broker Private Remarks:

Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Lease**
Buyer Ag. Comp.: **1 - 2 YEAR LEASE - COMMISSION IS EQUIVALENT OF 1/2 MONTHS RENT. 2 - 3 YEAR LEASE - COMMISSION IS EQUIVALENT OF 1 MONTHS RENT. 5 OR MORE YEAR LEASE - COMMISSION IS EQUIVALENT OF 1 AND 1/2 MONTHS RENTAL RATE. (GL)**
Information: **24-Hr Notice Required**
Showing Inst: **Call LA to schedule. 24 Hour notice preferred.**
Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**
List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**
CoList Broker:
Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Address on Internet: **Yes**
Other Compensation:
Broker Owned/Interest: **No**
Lock Box: **None** (Located at **None**)
Special Comp Info: **Variable**
Call for Rent Roll Info:
Cont. to Show?:
Expiration Date: **04/11/2025**
More Agent Contact Info:

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200 S LOCUST ST

East Baker Street

County Road E 241 N (IL 50)

155 E BAKER ST

160 S LOCUST ST

154 S LOCUST ST

142 S LOCUST ST

159 S LOCUST ST

183 S LOCUST ST