



**McCOLLY BENNETT**  
**COMMERCIAL** *advantage*



**6606**  
**S. State Rt. 1 St. Anne**

*6606 S. State Rt. 1  
St. Anne, IL 60964*

Contact:

**Buck Tamblyn**

**CCIM**

Phone : (815)549-4301

License : 475.131086

Email : [bucktamblyn@mccolly.com](mailto:bucktamblyn@mccolly.com)

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COMMERCIAL *advantage*

## PROPERTY INFO:

- **PURCHASE PRICE:**  
\$225,000.00
- **PROPERTY ADDRESS:**  
6606 S. STATE RT. 1  
ST. ANNE, IL 60964
- **PROPERTY SIZE:**  
7,120 SQ. FT.
- **LAND SIZE:**  
1.05 ACRES



**6606  
S.  
STATE  
RT.  
1  
ST.  
ANNE**

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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# PROPERTY OVERVIEW

ST. ANNE - FOR SALE - 7,120 SF COMMERCIAL BUILDING ON OVER AN ACRE OF LAND - EXCELLENT LOCATION FOR RETAIL/SALES OR SHOP SPACE ON MAIN THOROUGHFARE/STATE ROUTE 1.

The building is in "GOOD" condition with many new upgrades over the past few years.

The building consists of office space, shop/warehouse space and storage.

There are two overhead drive-in doors and a large parking/retail lot on the North side.

This is an excellent location for your business that can be utilized for wide variety of uses! Call today!

**6606**  
**S. State Rt. 1 St. Anne**  
*St. Anne IL 60964*





# PROPERTY PHOTOS



# PROPERTY PHOTOS

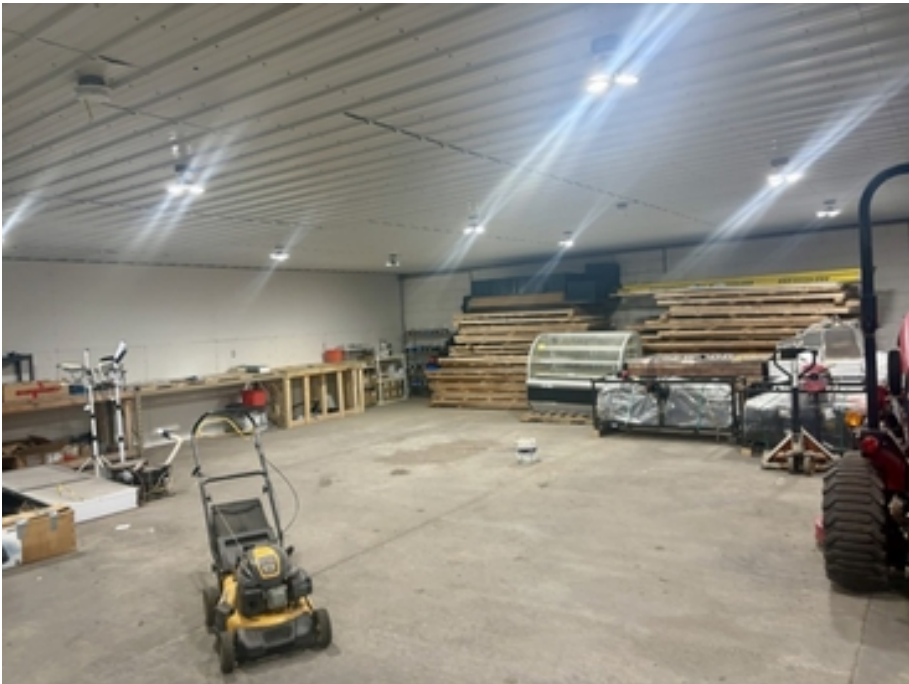


# PROPERTY PHOTOS





# PROPERTY PHOTOS



# PROPERTY PHOTOS





PCHG	Commercial Zoning	C-1 Actual Zoning	7120 Approx. SqFt	Built 1950
Office/Tech		Orig. List Price:		\$299,000
MLS #:		List Date:		09/19/2025
Township:		Listing Market Time:		63
Ownership:		Total Market Time:		63
Subtype:		Lease SqFt Yearly:		7120
# Stories:		Monthly Rent Price:		
# Units:		Total Taxes:		\$7,199 - 2024
# Tenants:		Max Rent SqFt:		7120
Min Rent SqFt:		List Price Per SF:		\$31.60
Unit SqFt:		Sold Price Per SF:		\$0
Units:		Square Feet		

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General	
Area:	4510
County:	Kankakee
Township:	
Zoning Type:	Commercial
Actual Zoning:	C-1
Approx Year Built:	1950
Built Before 1978 (Y/N):	Yes
Lease Type:	
Estimated Cam/Sf:	
Estimated Tax/Sf:	
Gross Rentable Area:	
Directions:	State Route 1 to St. Anne. Building on West side of State Route 1.
Relist (Y/N):	
Mobility Score:	-
Net Rentable Area:	
Investment (Y/N):	No
User (Y/N):	
Approximate Age:	Older
Ownership Type:	Other/Unknown
Frontage/Access:	State Road
Current Use:	Commercial, Warehouse
Potential Use:	Commercial, Retail, Warehouse
Known Encumbrances:	None Known
Client Needs:	
Client Will:	
Geographic Locale:	Out of Area
Location:	
PIN:	11260430100200
Multiple Pin Numbers:	Yes

Exterior Features	
Lot Dimensions:	230 X 200
Acreage:	1.05
Lot Sq Ft:	46000
Approx Total Bldg Sq Ft:	7120
# Of Stories:	1
# Of Drive In Doors:	2
# Of TL Docks:	0
Construction:	Concrete, Concrete Block, Wood Frame
Exterior Building Type:	Block
Foundation:	Block, Concrete
Roof Structure:	Wood Joists
Roof Coverings:	Rubber
Docks:	
Misc Outside:	
# Of Parking Spaces:	52
Indoor Parking:	6-12 Spaces
Outdoor Parking:	51-100 Spaces
Parking Ratio:	

Interior Info	
# Of Units:	
# Of Tenants:	
Extra Storage Spaces Available (Y/N):	
Misc Inside:	Air Conditioning, Overhead Door/s
Floor Finish:	

Utilities/Green	
Air Conditioning:	Central Air
Electrical Service:	201-600 Amps
Heat/Ventilation:	Central Bldg Heat
Fire Protection:	None
HERS Index Score:	
Green Supporting Documents:	
Energy/Green Building Rating Source:	
Green Features:	



Water Drainage:

Utilities To Site:

Tenant Pays:

Financial

Gross Rental Income \$:

\$0

Taxes:

\$7,199 - 2024

Total Monthly Income:

\$0

Total Annual Exp:

\$0

Total Annual Income:

\$0

Expense Source:

Net Oper Income \$:

\$0 - 2024

Loss Factor:

Cap Rate:

Listing Info

Property Offered:

For Sale Only

Off Market Date:

Original List Price:

\$299,000

Contingency:

Original Rent Price:

Financing:

List Price:

\$225,000

Concessions:

Rental Price (\$ per SF/Year):

Sales Terms:

List Date:

09/19/2025

Possession:

Closing

List Date Rcvd:

09/19/2025

Broker Owned/Interested:

No

List Mkt Time:

63

Closed Date:

Rented Date:

Contract Date:

Office/Sales

Broker to Broker Remarks: 24 hour notice required for access to building. Call listing agent to schedule an appointment or schedule through ShowingTime assist.

Broker: McColly Bennett Real Estate (94050) / (815) 929-9381 (tel:(815) 929-9381)

Information: 24-Hr Notice Required

List Jay Tamblyn (940284) / (815) 549-4301 (tel:(815) 549-4301) /

Cont. to Show?:

Broker: bucktamblyn@mccolly.com (mailto:bucktamblyn@mccolly.com)

Expiration Date: 09/17/2026

CoList Broker: / (tel:) /

Does your seller agree to their listing address being displayed online?: Yes

More Agent Contact Info: 815-549-4301

Call for Rent Roll Info:

Addl. Sales Info.:

Does your seller agree to their listing being displayed on Virtual Office Websites?: Yes

Lock Box: None

Does your seller agree to listing remarks being displayed online?: Yes

Lock Box Location: None

Listing Type: Exclusive Right to Sell

Showing Instructions: Contact listing agent.

Holds Earnest Money:

Display of 3rd Party Advert. on Listing Detail Page:

Auct. Avail. Show:

Does your seller agree to allow automated valuation models for their listing on Virtual Office Websites?: Yes

Does your seller agree to allow comments on their listing on Virtual Office Websites?: Yes

Does your seller agree to allow display of price history on IDX?:

Does your seller agree to allow display of market time on IDX?:

Does your seller agree to allow display of automated valuation models on IDX?:

Does your seller agree to their listing remarks being displayed on Virtual Office Websites?:

Does your seller agree to allow their listing address being displayed on Virtual Office Websites?:

Does your seller agree to their listing being displayed online?: Yes

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

6606 S STATE ROUTE 1 SAINT ANNE, IL 60964-7317

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

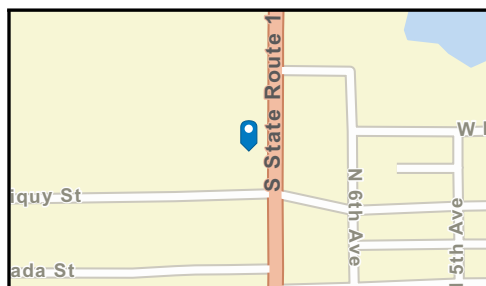
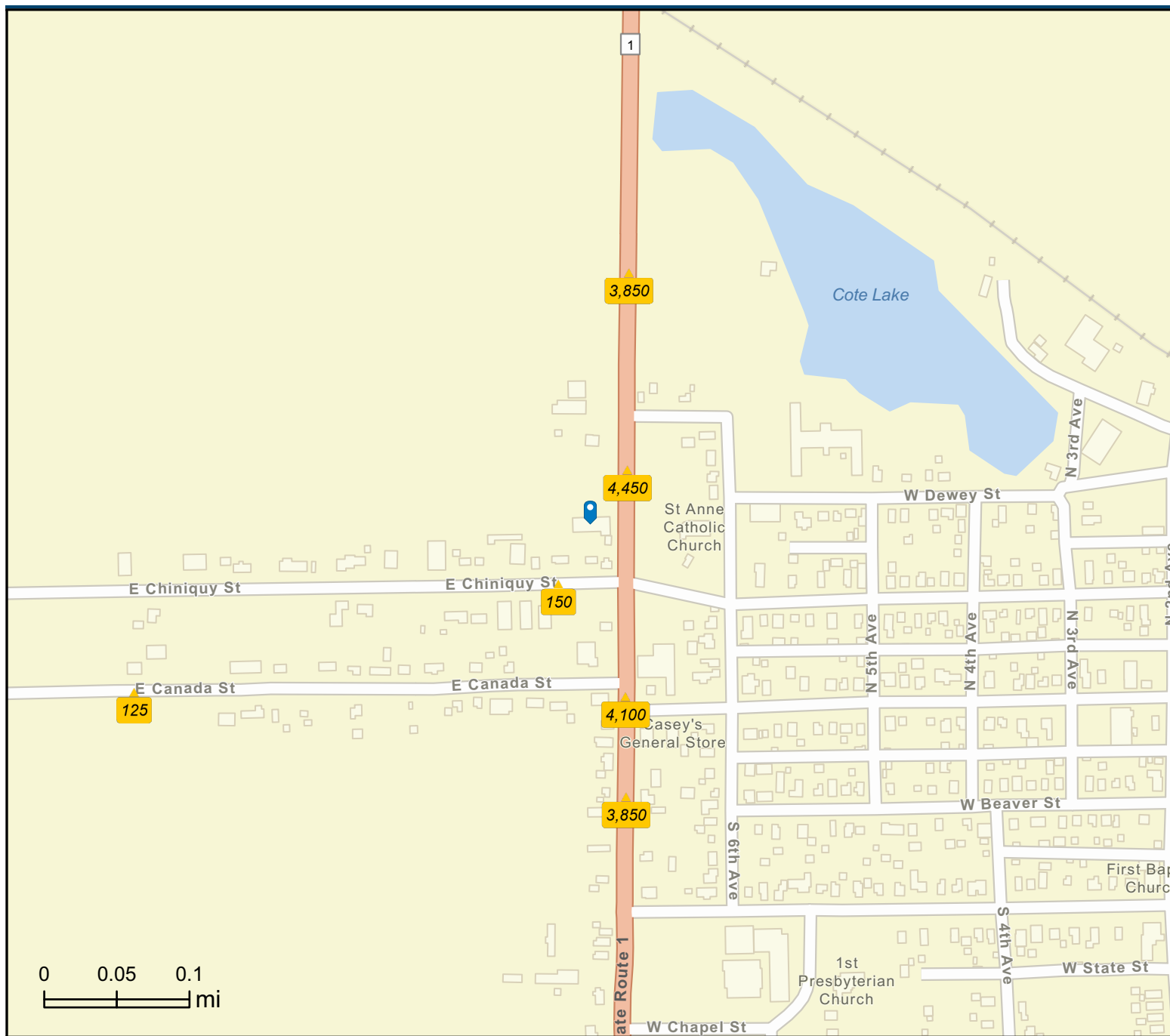
COMMUNITY	170336	PANEL	0415E
PANEL DATE	January 20, 2010	MAP NUMBER	17091C0415E



## Traffic Count Map - Close Up

6606 S State Route 1, Saint Anne, Illinois, 60964  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.02676  
Longitude: -87.72353



### Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

September 22, 2025



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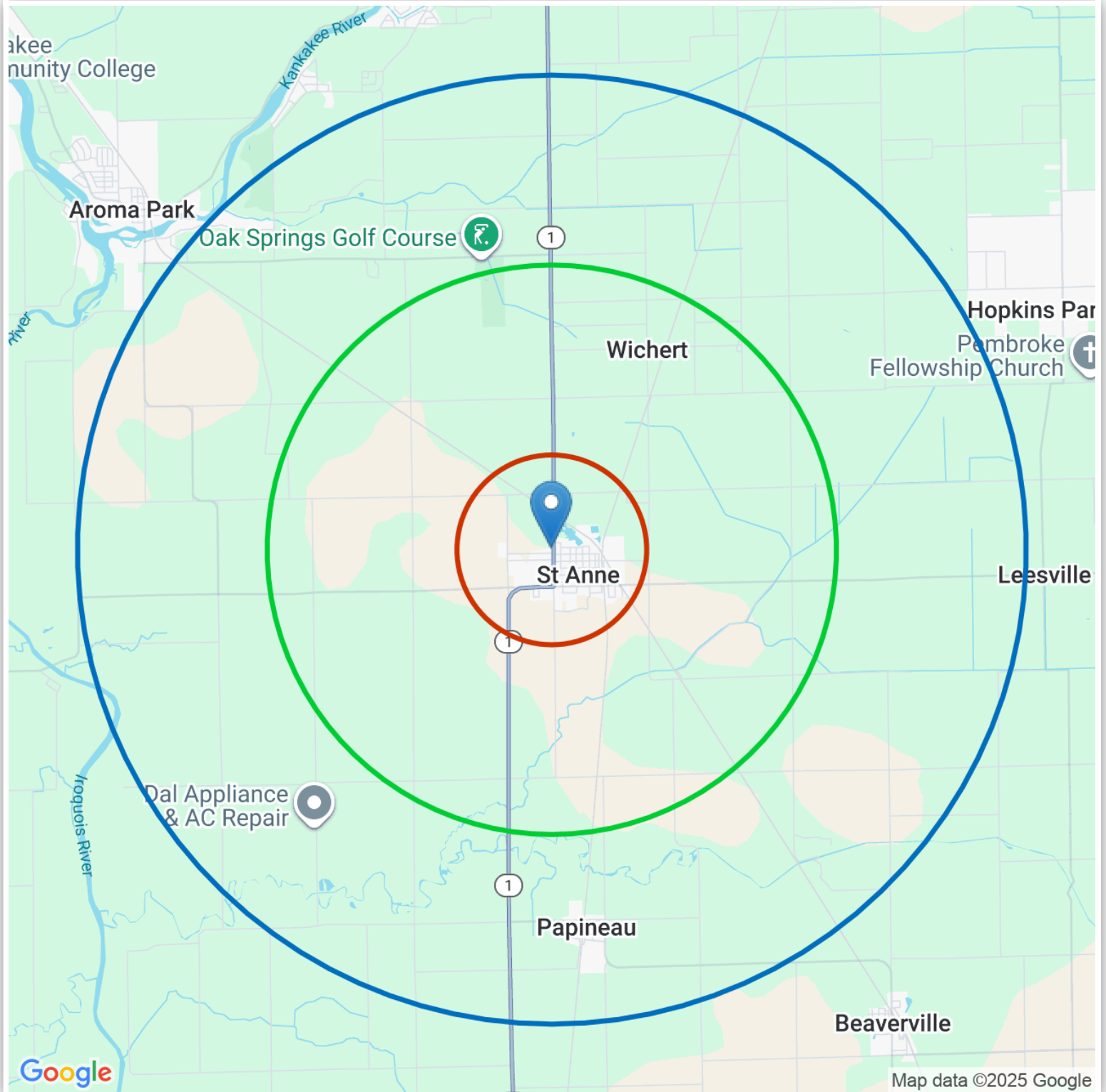
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6606 S. State Rt. 1, St. Anne, IL, 60964

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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KEY FACTS

1,255  
Population

40.3 Median Age



2.36  
Average Household Size

520  
Total Households

EDUCATION



5.02%  
No High School Diploma



3.99%  
High School Graduate



21.78%  
Some College

9.24%  
Bachelor's/ Grad

BUSINESS



50  
Total Businesses



435  
Total Employees

EMPLOYMENT

15  
Manufacturing Employees

54  
Retail Trade Employees

17  
Eating & Drinking Employees

19  
Finance/Ins/Real Estate Emp

7.1% Unemployment Rate

INCOME



\$77,600  
Median Household Income



\$41,838  
Per Capita Income



\$198,716  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (24.62%) ■  
The smallest group : \$15,000 - \$24,999 (5.64%) ■

Indicator	Value(%)	
< \$15,000	10.34	■
\$15,000 - \$24,999	5.64	■
\$25,000 - \$34,999	5.64	■
\$35,000 - \$49,999	7.14	■
\$50,000 - \$74,999	19.55	■
\$75,000 - \$99,999	12.03	■
\$100,000 - \$149,999	24.62	■
\$150,000 - \$199,999	6.95	■
\$200,000+	7.89	■



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KEY FACTS

1,832  
Population

43 Median Age



2.39  
Average Household Size

761  
Total Households

EDUCATION



4.47%  
No High School Diploma



3.79%  
High School Graduate



23.92%  
Some College

9.84%  
Bachelor's/ Grad

BUSINESS



60  
Total Businesses



509  
Total Employees

EMPLOYMENT

16  
Manufacturing Employees

64  
Retail Trade Employees

18  
Eating & Drinking Employees

20  
Finance/Ins/Real Estate Emp

5.2% Unemployment Rate

INCOME



\$80,733  
Median Household Income



\$41,100  
Per Capita Income



\$246,378  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (27.77%) ■  
The smallest group : \$15,000 - \$24,999 (4.69%) ■

Indicator	Value(%)	
< \$15,000	9.13	■
\$15,000 - \$24,999	4.69	■
\$25,000 - \$34,999	8.74	■
\$35,000 - \$49,999	6.91	■
\$50,000 - \$74,999	17.34	■
\$75,000 - \$99,999	11.21	■
\$100,000 - \$149,999	27.77	■
\$150,000 - \$199,999	7.69	■
\$200,000+	6.39	■



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KEY FACTS

2,991  
Population

45.2 Median Age



2.38  
Average Household Size

1,254  
Total Households

EDUCATION

4.29%

No High School Diploma



4.71%

High School Graduate



22.25%

Some College



11.15%

Bachelor's/ Grad

BUSINESS



80  
Total Businesses



617  
Total Employees

EMPLOYMENT

16

Manufacturing Employees

73

Retail Trade Employees

25

Eating & Drinking Employees

22

Finance/Ins/Real Estate Emp

4.2%

Unemployment Rate

INCOME



\$81,359  
Median Household Income



\$40,640  
Per Capita Income



\$271,386  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (26.82%) ■

The smallest group : \$15,000 - \$24,999 (4.47%) ■

Indicator	Value(%)	
< \$15,000	8.62	■
\$15,000 - \$24,999	4.47	■
\$25,000 - \$34,999	9.1	■
\$35,000 - \$49,999	6.94	■
\$50,000 - \$74,999	17.24	■
\$75,000 - \$99,999	11.89	■
\$100,000 - \$149,999	26.82	■
\$150,000 - \$199,999	9.82	■
\$200,000+	5.19	■



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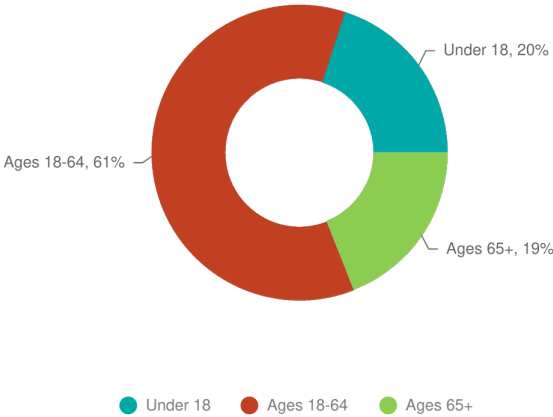
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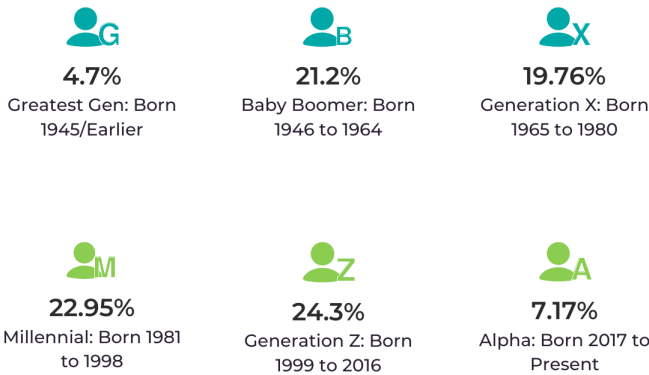
POPULATION TRENDS AND KEY INDICATORS  
1 Miles Ring

1,255 Population	532 Households	40.3 Median Age
2.36 Avg Size Household	\$77,600 Median Household Income	\$158,333 Median Home Value
90 Wealth Index	164 Housing Affordability	62.7 Diversity Index

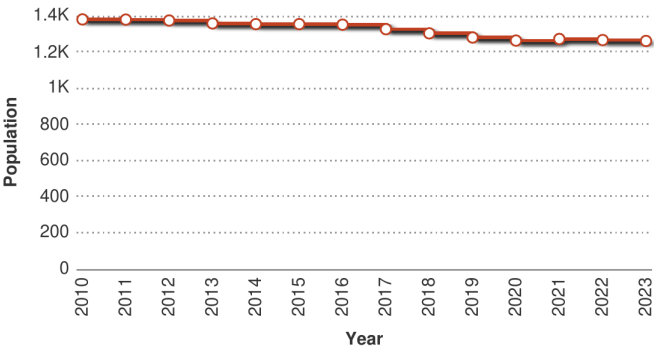
POPULATION BY AGE



POPULATION BY GENERATION



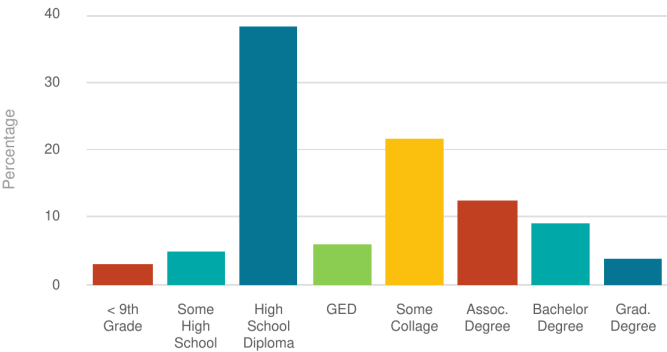
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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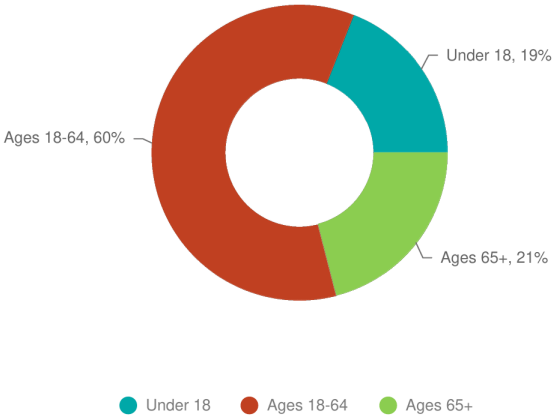
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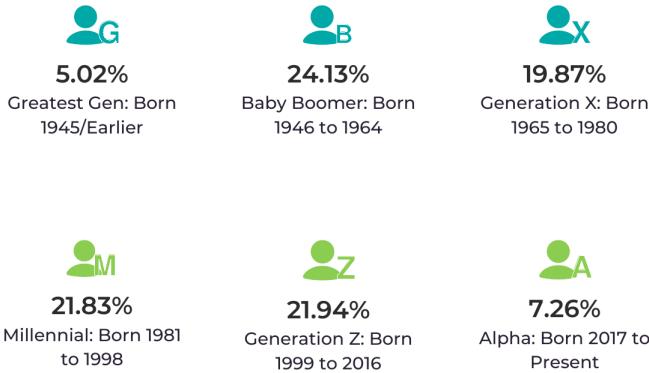
POPULATION TRENDS AND KEY INDICATORS  
3 Miles Ring

1,832 Population	767 Households	43 Median Age
2.39 Avg Size Household	\$80,733 Median Household Income	\$183,178 Median Home Value
87 Wealth Index	148 Housing Affordability	59.4 Diversity Index

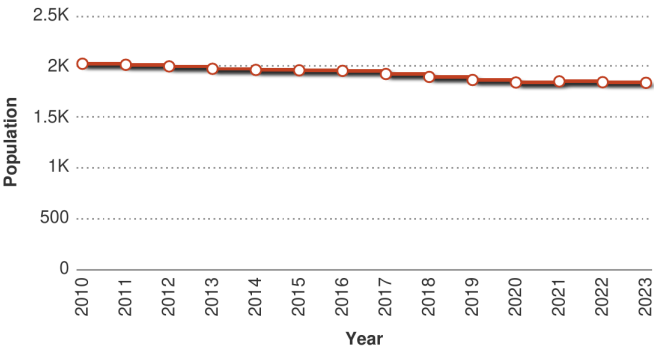
POPULATION BY AGE



POPULATION BY GENERATION



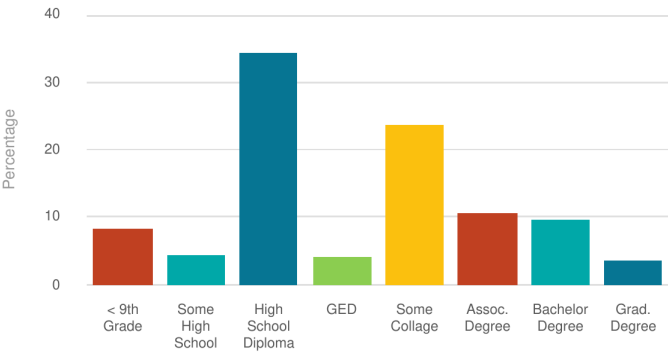
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



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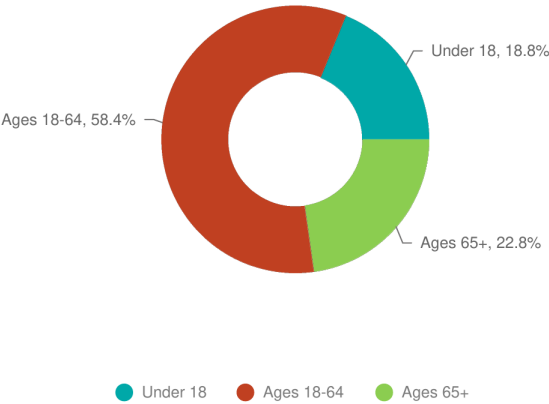
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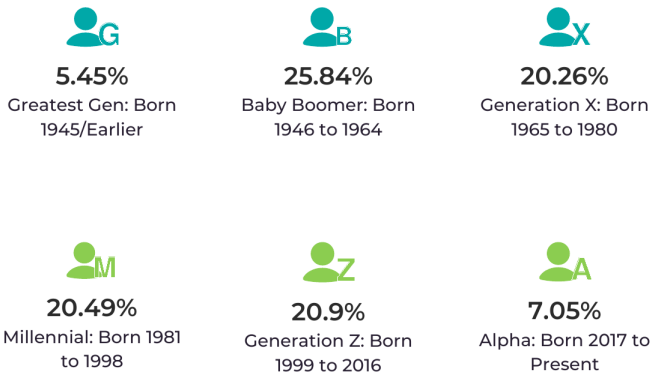
POPULATION TRENDS AND KEY INDICATORS  
5 Miles Ring

2,991 Population	1,253 Households	45.2 Median Age
2.38 Avg Size Household	\$81,359 Median Household Income	\$206,569 Median Home Value
87 Wealth Index	133 Housing Affordability	54.9 Diversity Index

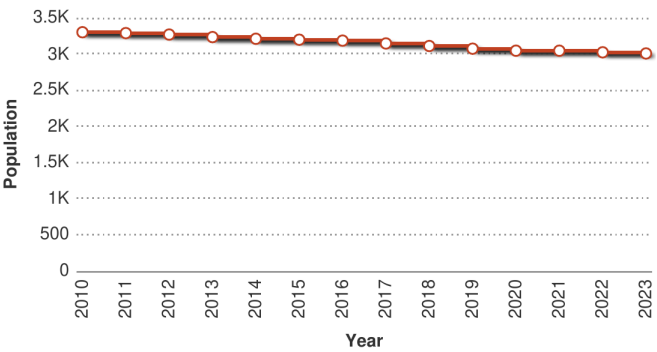
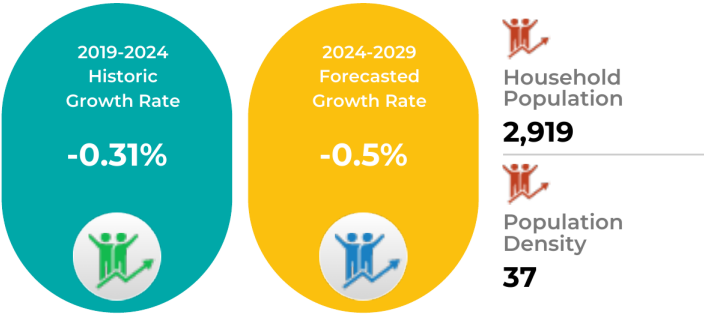
POPULATION BY AGE



POPULATION BY GENERATION



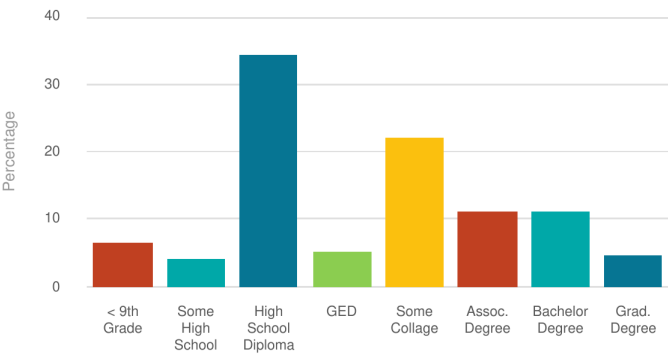
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



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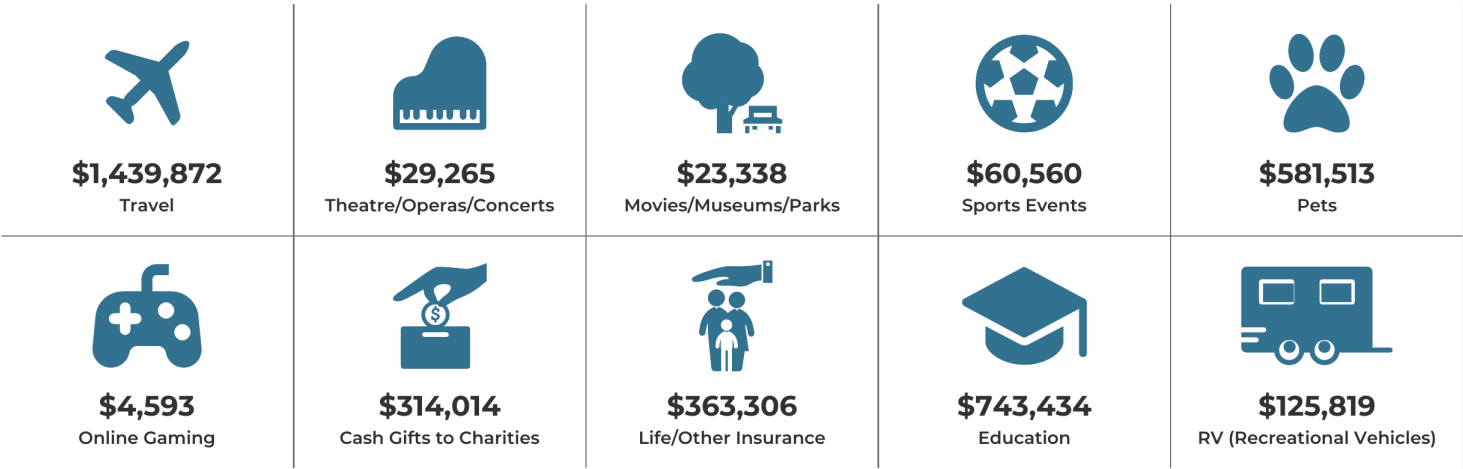


# Lifestyle and Tapestry Segmentation Infographic

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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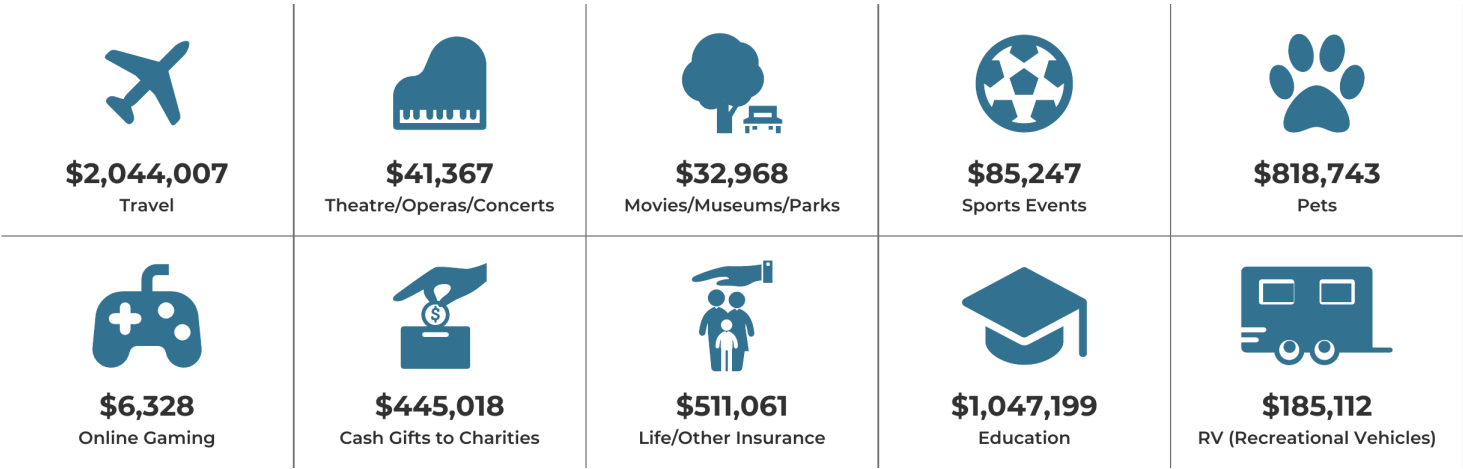


# Lifestyle and Tapestry Segmentation Infographic

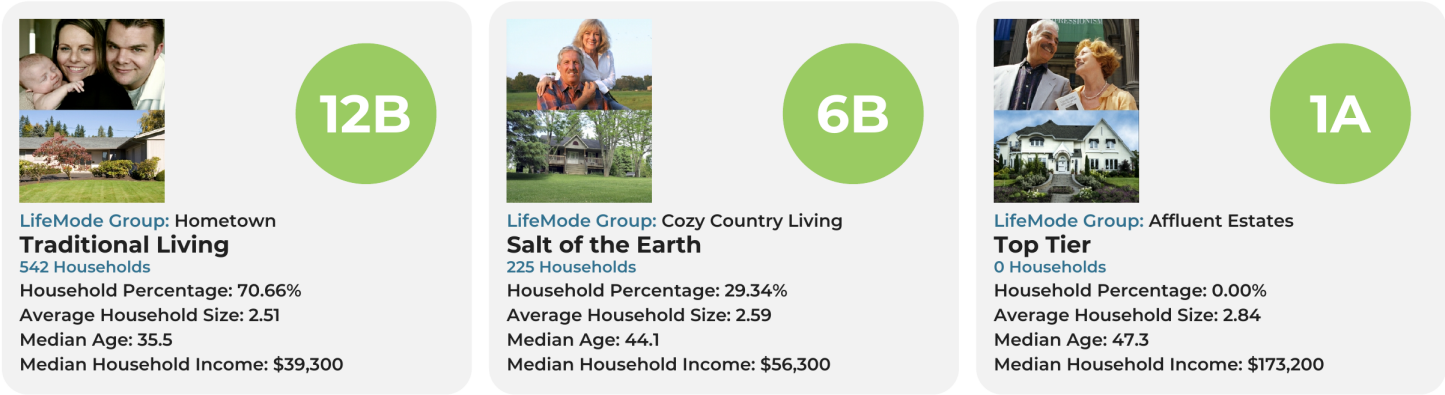
## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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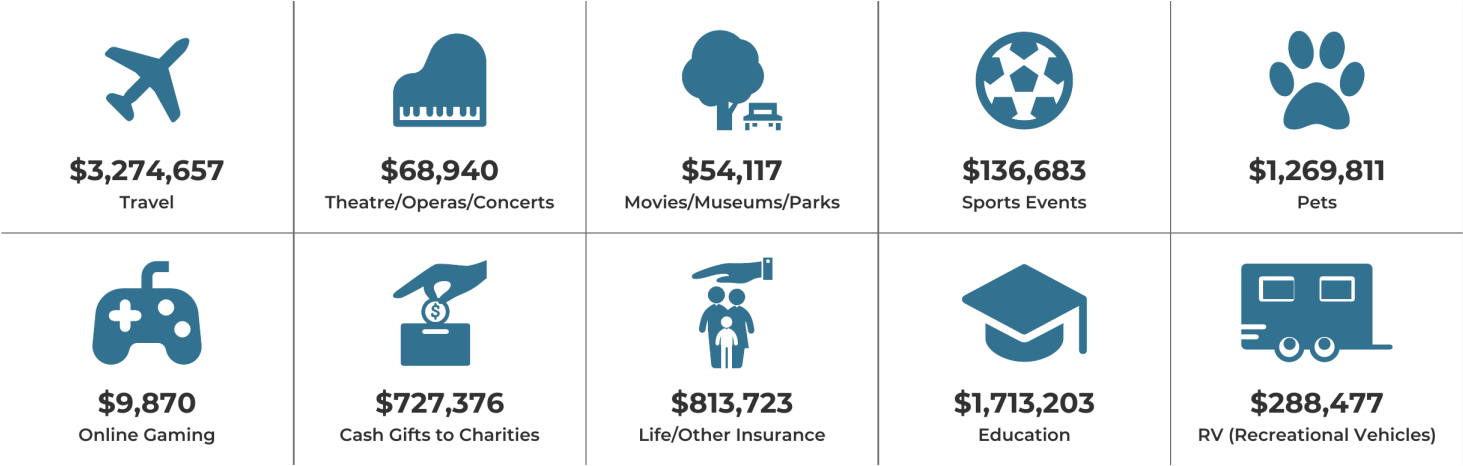


# Lifestyle and Tapestry Segmentation Infographic

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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## Esri Tapestry Segmentation

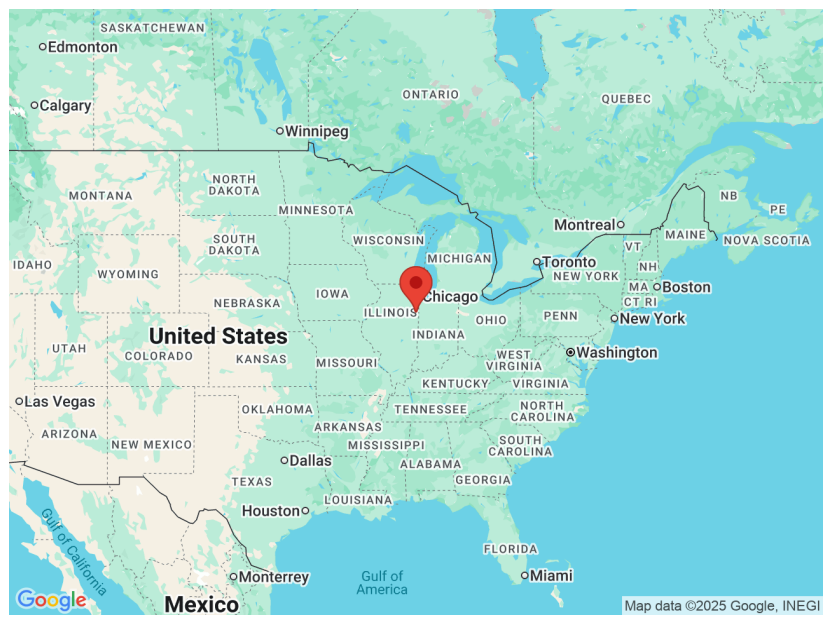
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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