

# 10± AC at NWC of Route 52 and Bruns Rd

Manhattan, IL 60442

COMMERCIAL LAND FOR SALE



john  
greene  
COMMERCIAL

# 10± AC at NWC of Route 52 and Bruns Rd | Manhattan, IL 60442

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john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



## OFFERING SUMMARY

Sale Price:	\$349,900
Lot Size:	10± AC
Zoning:	C-3, Village of Manhattan
Taxes:	\$1,432.82 (2023)
PINs:	14-12-21-300-005 14-12-21-301-003 14-12-21-301-004 14-12-21-301-005 14-12-21-301-006 14-12-21-301-007

## PROPERTY OVERVIEW

10± AC on the northwest corner of Route 52 and Bruns Rd. in Manhattan. Zoned C-3, Village of Manhattan.

**Chris Condon**  
chriscondon@johngreenecommercial.com  
815.693.3005

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

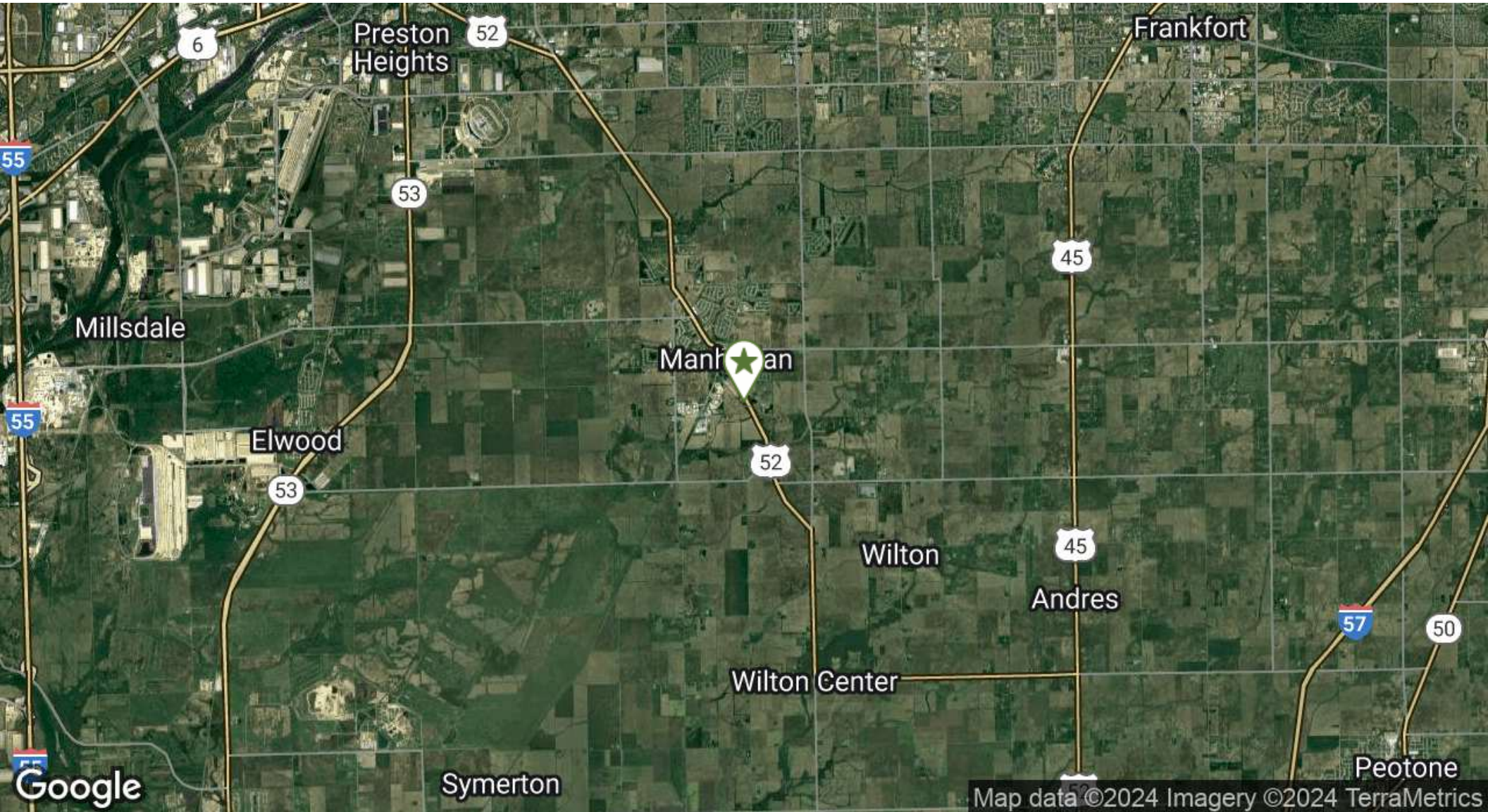




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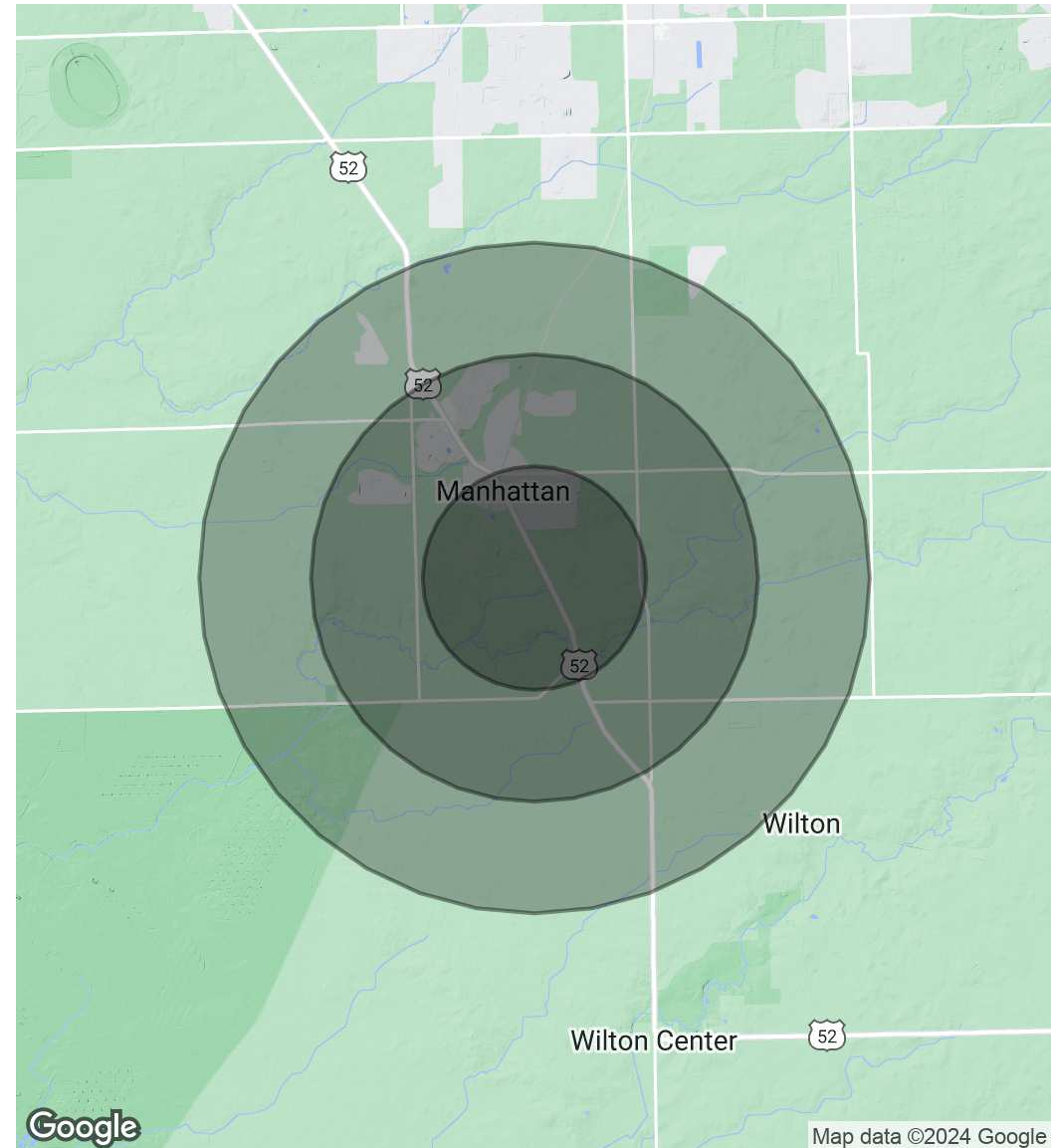
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,393	6,800	8,543
Average Age	35.1	34.9	35.5
Average Age (Male)	33.4	32.7	33.2
Average Age (Female)	34.0	34.3	35.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,594	2,444	3,096
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$102,934	\$107,793	\$110,453
Average House Value	\$224,290	\$245,983	\$263,993

\* Demographic data derived from 2020 ACS - US Census



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