



McCOLLY BENNETT
COMMERCIAL *advantage*



1605
W Court St

*1605 W Court St
Kankakee, IL 60901*

Contact:

Buck Tamblyn

CCIM

Phone : (815)549-4301

License : 475.131086

Email : bucktamblyn@mccolly.com



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PROPERTY INFO:

LEASE SF/Y \$12

◆ **PROPERTY ADDRESS:**
*1605 W COURT ST
KANKANKEE, IL 60901*

◆ **PROPERTY SIZE:**
3,276 SQ. FT.

**1605
W
COURT
ST**

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

OFFICE SPACE FOR LEASE ON MAIN THOROUGHFARE IN WEST KANKAKEE!

Over 8,000 VPD at your front door on West Court Street! 3,276 square foot office for lease.

The entrance opens to a spacious reception area, and there are 12 additional private offices, plus an IT room and storage.

This office allows for shared use of a huge conference room, restrooms and kitchenette also! Close, convenient and ample parking on site.

All utilities included in rental rate! Call today!

1605
W Court St
Kankakee IL 60901



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





Office/Tech

MLS #: **12561458** List Price:
 Status: **ACTV** List Date: **02/10/2026** Orig List Price:
 Area: **4507** List Dt Rec: **02/10/2026** Sold Price:
 Address: **1605 W Court St , Kankakee, IL 60901**
 Directions: **West on W Court St/IL-17 continue onto W Station St to destination of Kankakee County Farm Bureau**
 Sold by: Lease SF/Y: **\$12**
 Closed: Contract:
 Off Mkt: Concessions: Rented Price:
 Mkt. Time (Lst./Tot.): **43/43** Mthly. Rnt. Price: **\$3,276**
 County: **Kankakee** Ann. Passthru. \$/SF:
 Township: **Kankakee**
 PIN #:
 Year Built: **1970** Blt Before 78: **Yes**
 Subtype: **Office** # Stories: **1**
 Zoning Type: **Other** # Units: **1**
 Actual Zoning: **NP** # Tenants: **1**
 Unit SF: **3276** (Leasable Area Units: **Square Feet**)
 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: **OFFICE SPACE FOR LEASE ON MAIN THOROUGHFARE IN WEST KANKAKEE! Over 8,000 VPD at your front door on West Court Street! 3,276 square foot office for lease. The entrance opens to a spacious reception area, and there are 12 additional private offices, plus an IT room and storage. This office allows for shared use of a huge conference room, restrooms and kitchenette also! Close, convenient and ample parking on site. All utilities included in rental rate! Call today!**

Approximate Age: **36-50 Years** Misc. Outside: **Security Lighting**
 Type Ownership: **Sole Proprietor, Other/Unknown** # Parking Spaces:
 Frontage Acc: **City Street, Public Road, State Road** Indoor Parking:
 Docks/Delivery: Outdoor Parking: **13-18 Spaces, Lighted, Paved, Private Lot**
 # Drive in Doors: **0** Parking Ratio:
 # Trailer Docks: **0** Misc. Inside: **Common Lunchroom/s, Common Meeting Room/s, Janitorial Service, Private Restroom/s, High Speed Comm Circuits**
 Geographic Locale: **East/West Corridor** Floor Finish: **Carpet**
 Location: **Out Lot of Shopping Center, Public Transport Avail** Extra Storage Space Available: **Yes**
 Construction: **Concrete Block** Water Drainage: **Storm Sewers**
 Building Exterior: **Brick** Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**
 Foundation: **Concrete** HERS Index Score:
 Roof Structure: **Flat** Green Disc:
 Roof Coverings: **Membrane, Rubber** Green Rating Source:
 Air Conditioning: **Central Air** Green Feats:
 Heat/Ventilation: **Central Bldg Heat, Forced Air, Gas** Known Encumbrances: **None Known**
 Electrical Svcs: **Circuit Breakers** Backup Info:
 Fire Protection: **Fire Extinguisher/s** Tenant Pays: **Other**
 Current Use: **Office and Research** Possession: **Negotiable**
 Potential Use: **Office and Research** Sale Terms:
 Client Needs: **Lease or Rent** Investment:
 Client Will: Users:

Financial Information

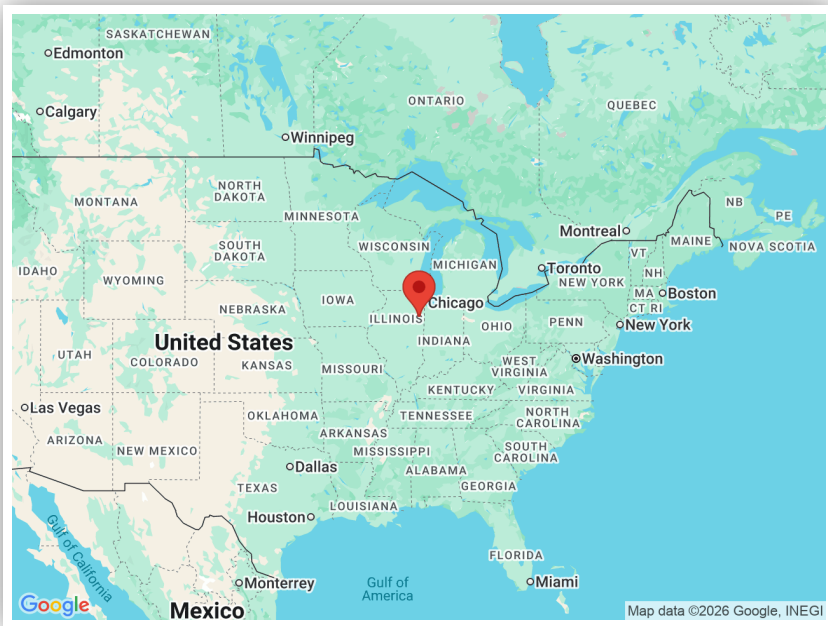
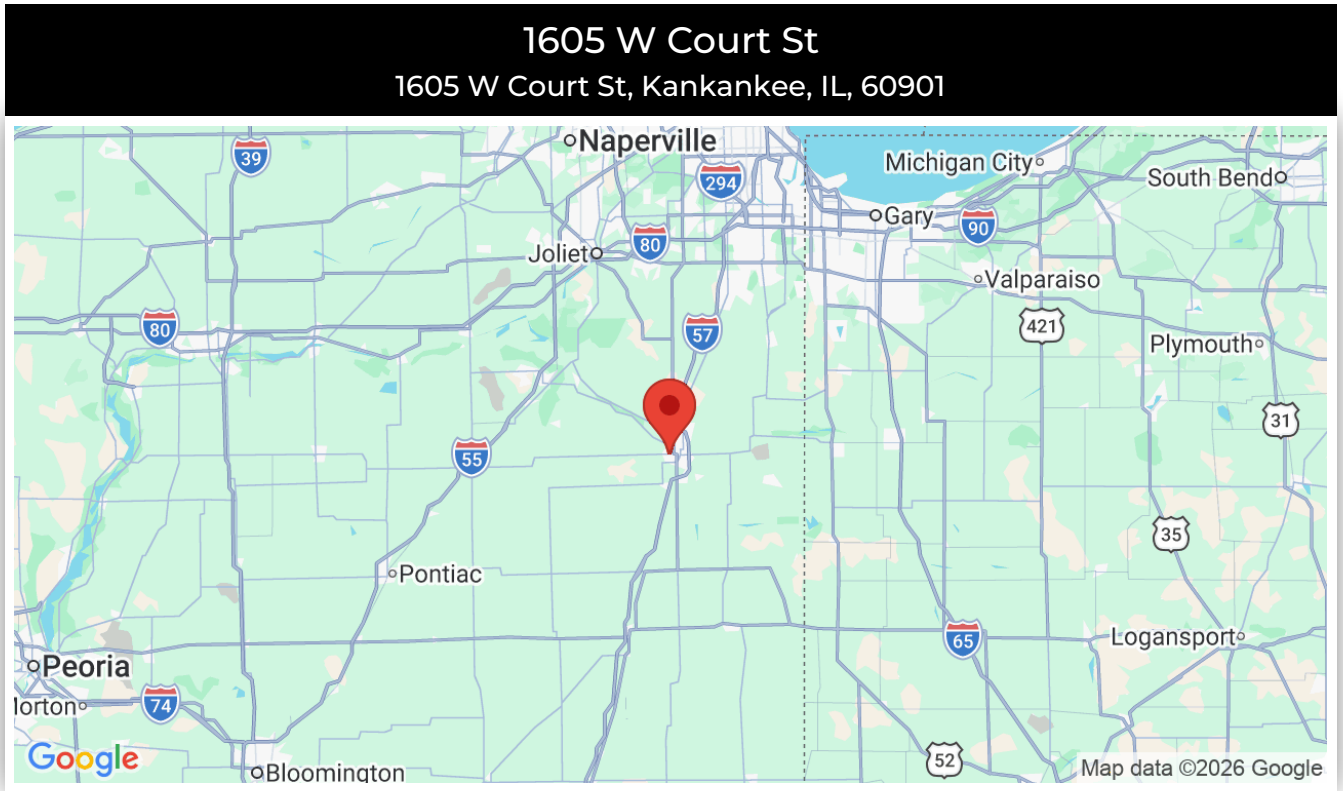
Gross Rental Income: Real Estate Taxes:
 Total Income/Month: Tax Year:
 Total Income/Annual: Total Annual Expenses:
 Annual Net Operating Income: Expense Year:
 Net Operating Income Year: Expense Source:
 Cap Rate: Loss Factor:

Broker Private Remarks: **Call listing agent for showings**

Does seller agree to display on VOW?: **Yes** Remarks on Internet?: **Yes** Broker Owned/Interest: **No**
 VOW AVM: **Yes** VOW Comments/Reviews: **Yes** Lock Box: **Sentrilock**
 Listing Type: **Exclusive Right to Lease** Address on Internet: **Yes**
 Does seller agree to display online? : **Yes**

Information: **None** Call for Rent Roll Info: Expiration Date: **02/03/2027**
 Showing Inst: **Contact listing agent.** Cont. to Show?:
 Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**
 List Broker: **Jay Tamblin (940284) / (815) 549-4301 / bucktamblin@mccolly.com**
 CoList Broker: More Agent Contact Info:

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

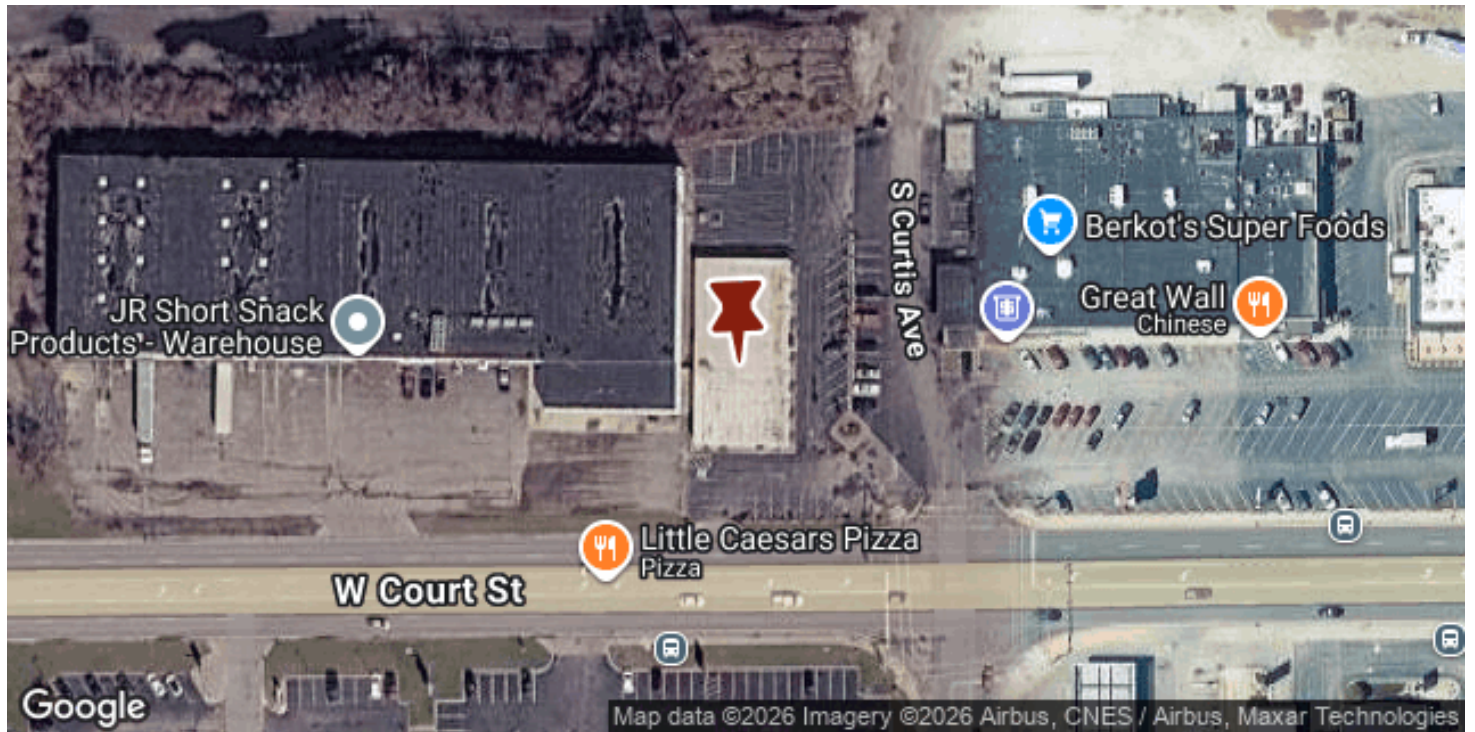


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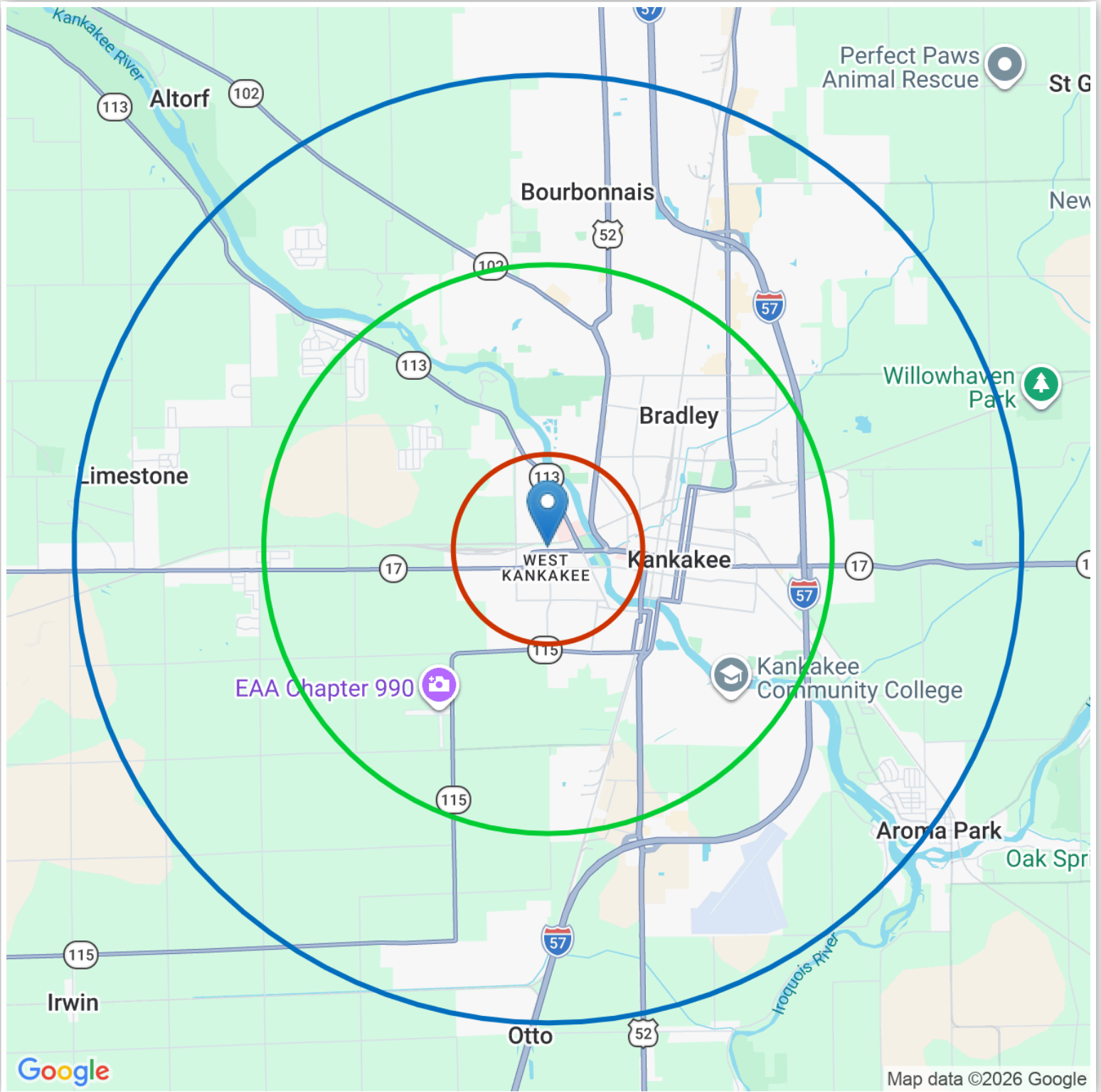
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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KEY FACTS

7,530
Population

40.1 Median Age

2.34
Average Household Size

3,210
Total Households

EDUCATION

8.91%
No High School Diploma

7.4%
High School Graduate

20.76%
Some College

10.19%
Bachelor's/ Grad

BUSINESS

297
Total Businesses

7,916
Total Employees

EMPLOYMENT

81 Manufacturing Employees
818 Retail Trade Employees

302 Eating & Drinking Employees
64 Finance/Ins/Real Estate Emp

7.1% Unemployment Rate

INCOME

\$55,838
Median Household Income

\$29,949
Per Capita Income

\$101,956
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (18.27%) ■
The smallest group : \$200,000+ (1.59%) ■

Indicator	Value(%)	
< \$15,000	13.23	■
\$15,000 - \$24,999	7.24	■
\$25,000 - \$34,999	15.34	■
\$35,000 - \$49,999	8.77	■
\$50,000 - \$74,999	17.44	■
\$75,000 - \$99,999	10.14	■
\$100,000 - \$149,999	18.27	■
\$150,000 - \$199,999	7.97	■
\$200,000+	1.59	■



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KEY FACTS

42,955
Population

36.4 Median Age

2.44
Average Household Size

16,688
Total Households

EDUCATION

8%
No High School Diploma

7.92%
High School Graduate

21.77%
Some College

10.35%
Bachelor's/ Grad

BUSINESS

1,880
Total Businesses

30,315
Total Employees

EMPLOYMENT

3,070
Manufacturing Employees

4,622
Retail Trade Employees

1,699
Eating & Drinking Employees

2,171
Finance/Ins/Real Estate Emp

5.9% Unemployment Rate

\$57,222
Median Household Income

\$30,558
Per Capita Income

\$106,225
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.13%) ■
The smallest group : \$200,000+ (4.87%) ■

Indicator	Value(%)	
< \$15,000	14.19	■
\$15,000 - \$24,999	7.84	■
\$25,000 - \$34,999	10.57	■
\$35,000 - \$49,999	11.08	■
\$50,000 - \$74,999	16.96	■
\$75,000 - \$99,999	10.42	■
\$100,000 - \$149,999	17.13	■
\$150,000 - \$199,999	6.95	■
\$200,000+	4.87	■



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KEY FACTS

65,944
Population

37.8 Median Age

2.47
Average Household Size

25,652
Total Households

EDUCATION

6.15%
No High School Diploma

9.57%
High School Graduate

21.96%
Some College

12.53%
Bachelor's/ Grad

BUSINESS

2,633
Total Businesses

41,995
Total Employees

EMPLOYMENT

8,193
Retail Trade Employees

4,265
Manufacturing Employees

3,025
Eating & Drinking Employees

3,622
Finance/Ins/Real Estate Emp

5.5% Unemployment Rate

\$69,870
Median Household Income

\$36,073
Per Capita Income

\$174,519
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (20.36%) ■
The smallest group : \$15,000 - \$24,999 (6.1%) ■

Indicator	Value(%)	
< \$15,000	11.84	■
\$15,000 - \$24,999	6.1	■
\$25,000 - \$34,999	8.55	■
\$35,000 - \$49,999	9.76	■
\$50,000 - \$74,999	16.26	■
\$75,000 - \$99,999	10.39	■
\$100,000 - \$149,999	20.36	■
\$150,000 - \$199,999	9.86	■
\$200,000+	6.88	■



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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

Reports Not Generated



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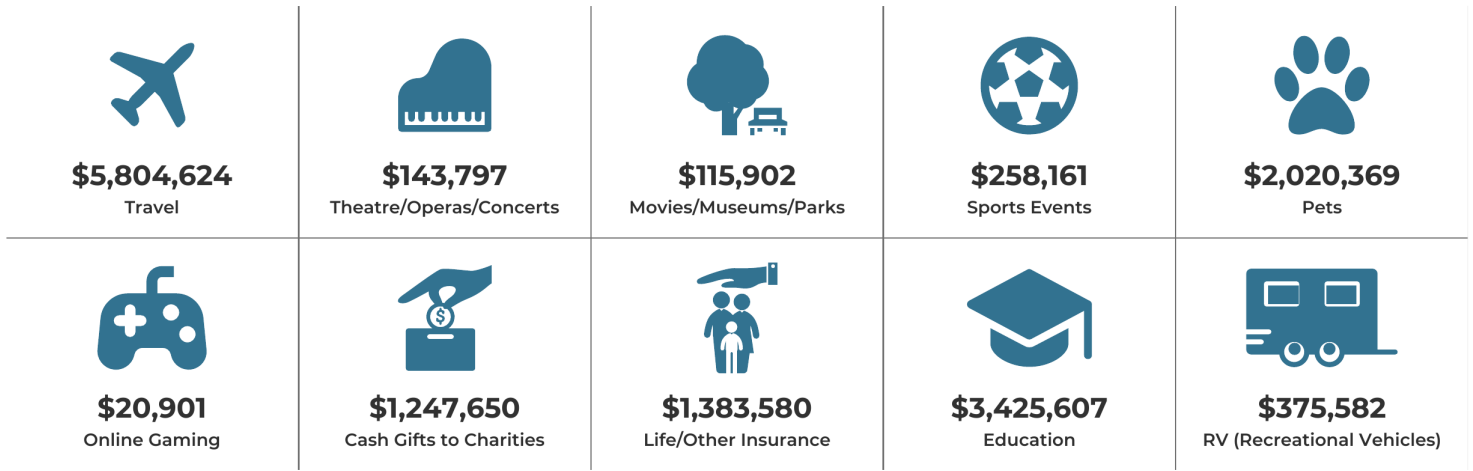
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Lifestyle and Tapestry Segmentation Infographic

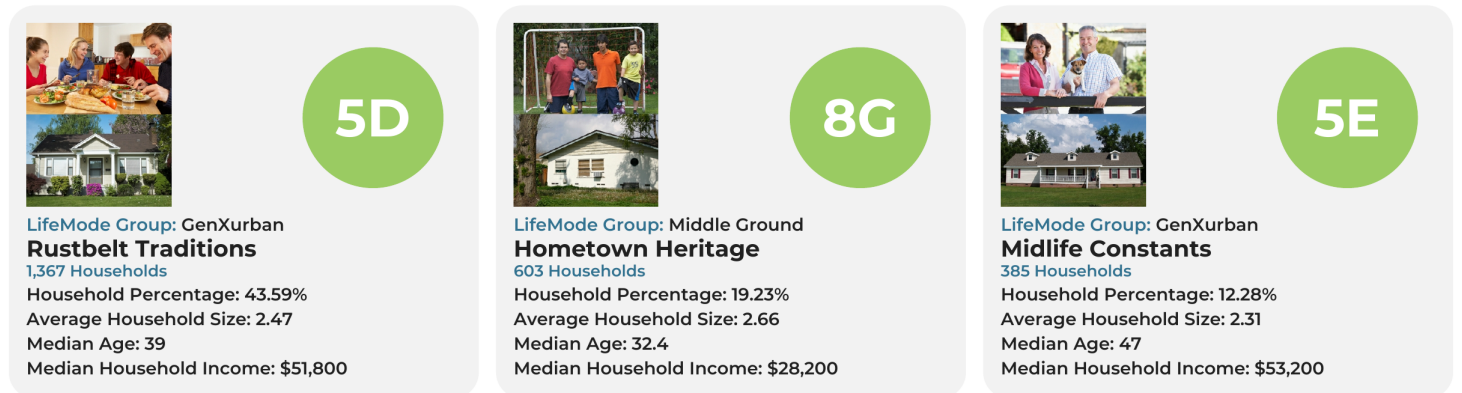
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

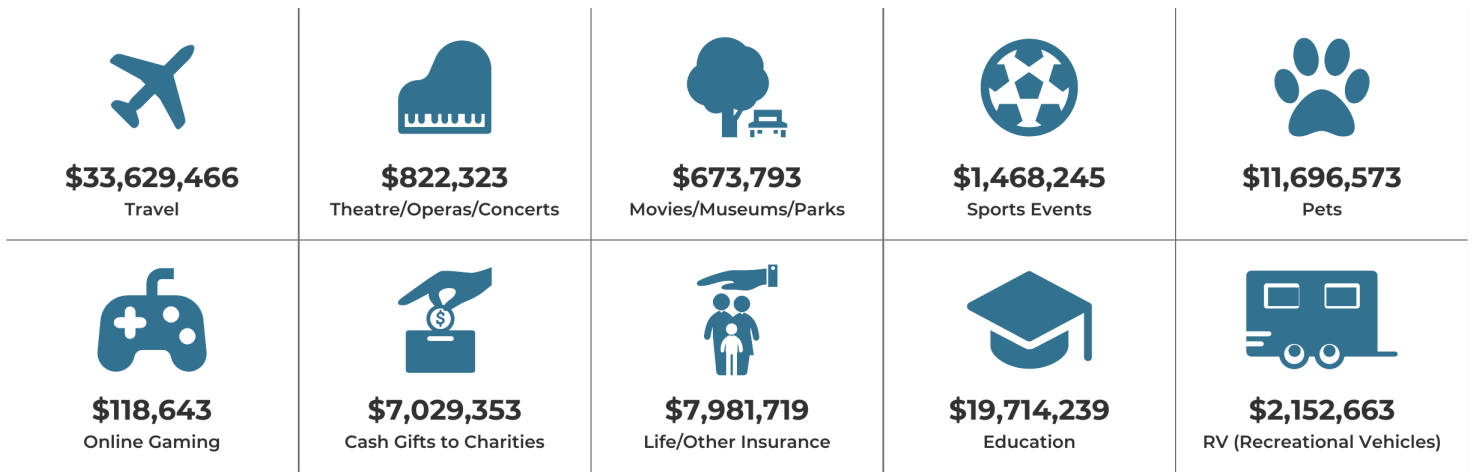


Lifestyle and Tapestry Segmentation Infographic

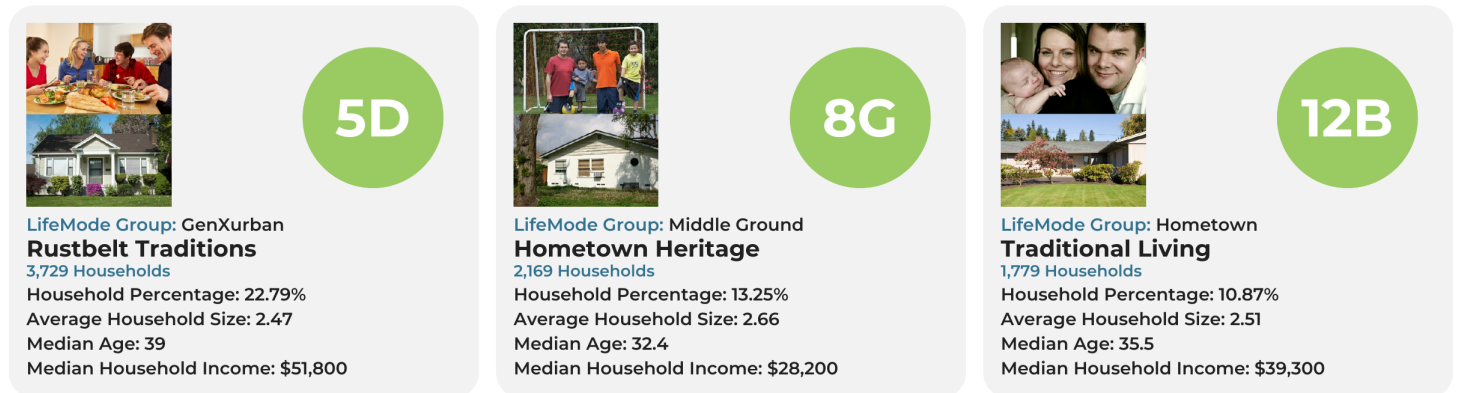
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS





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) | |



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