

# SALE

**1601 ROCK CREEK**  
1601 Rock Creek Blvd Joliet, IL 60431



## PROPERTY DESCRIPTION

Introducing a prime investment/user opportunity in the Joliet area. This exceptional property boasts a well-maintained 6,900 SF building, constructed in 2008 and zoned I-1, ideal for industrial, warehouse, or distribution usage. This versatile space offers ample room for operations. Strategically situated for business success, the property's location provides easy access to key transportation routes via Houbolt Road and Interstate 80 and logistical hubs via the Houbolt Road Toll Bridge. Explore the potential of this property and seize the opportunity to enhance your industrial portfolio in this thriving commercial market.

## PROPERTY HIGHLIGHTS

- - 6,900 SF Industrial Condo
- - Built in 2008
- - Zoned I-1
- - Ideal for industrial, warehouse, or distribution usage
- - Versatile space

## OFFERING SUMMARY

Sale Price:	\$699,900
Number of Units:	1
Building Size:	6,900 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	83	618
Total Population	37	219	1,703
Average HH Income	\$95,346	\$96,041	\$99,412

**Nick Ferro**  
(815)405-3679

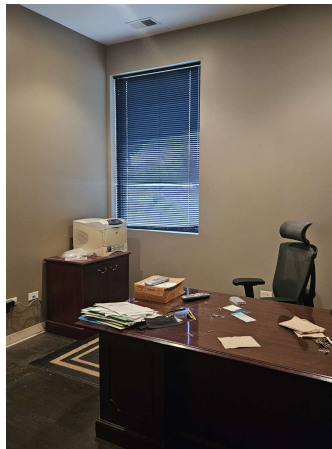
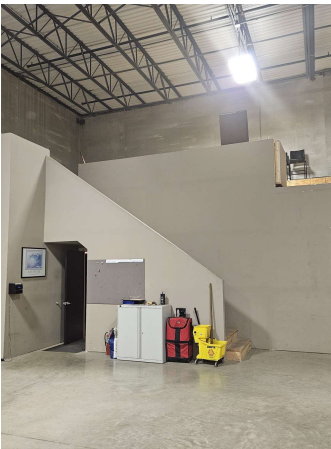
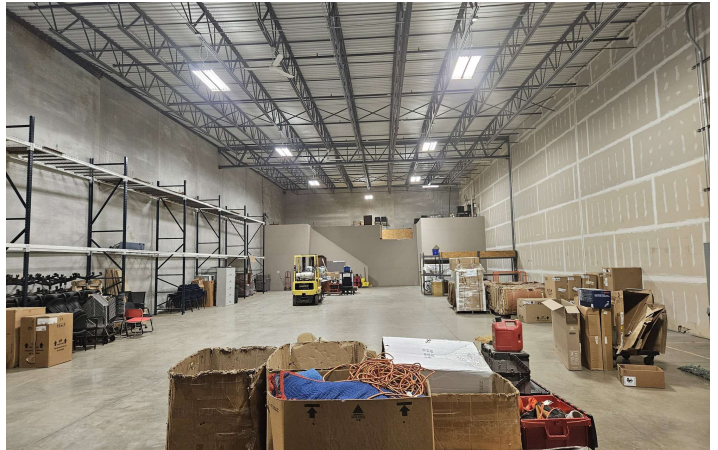
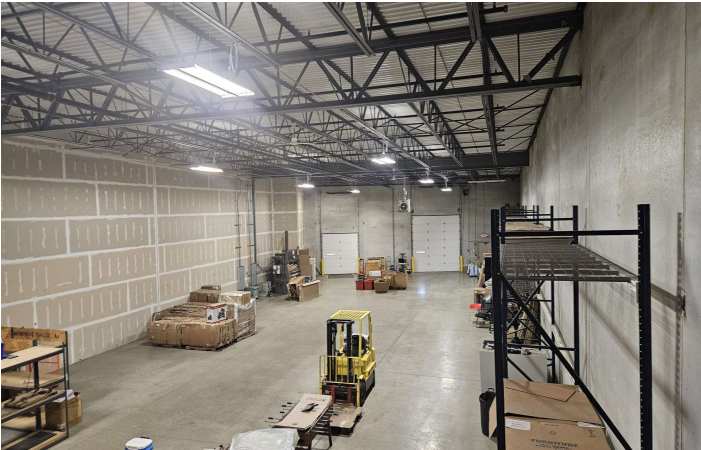
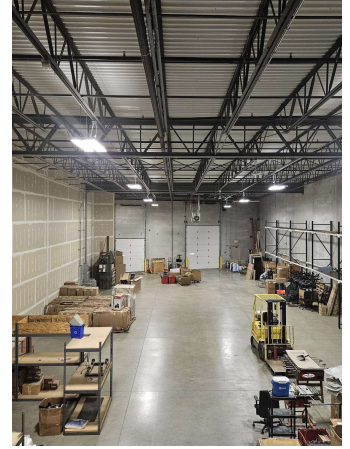
**Keith Conroy**  
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**COLDWELL BANKER  
COMMERCIAL**  
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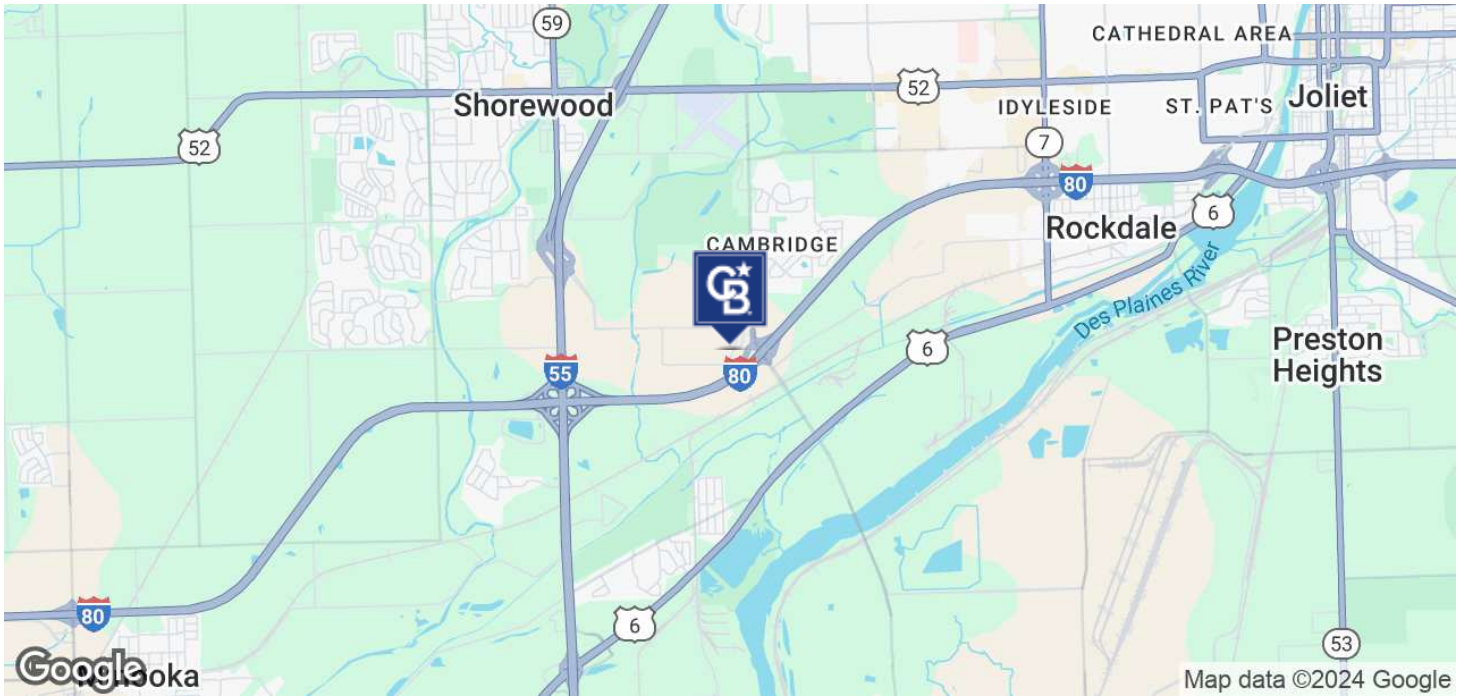


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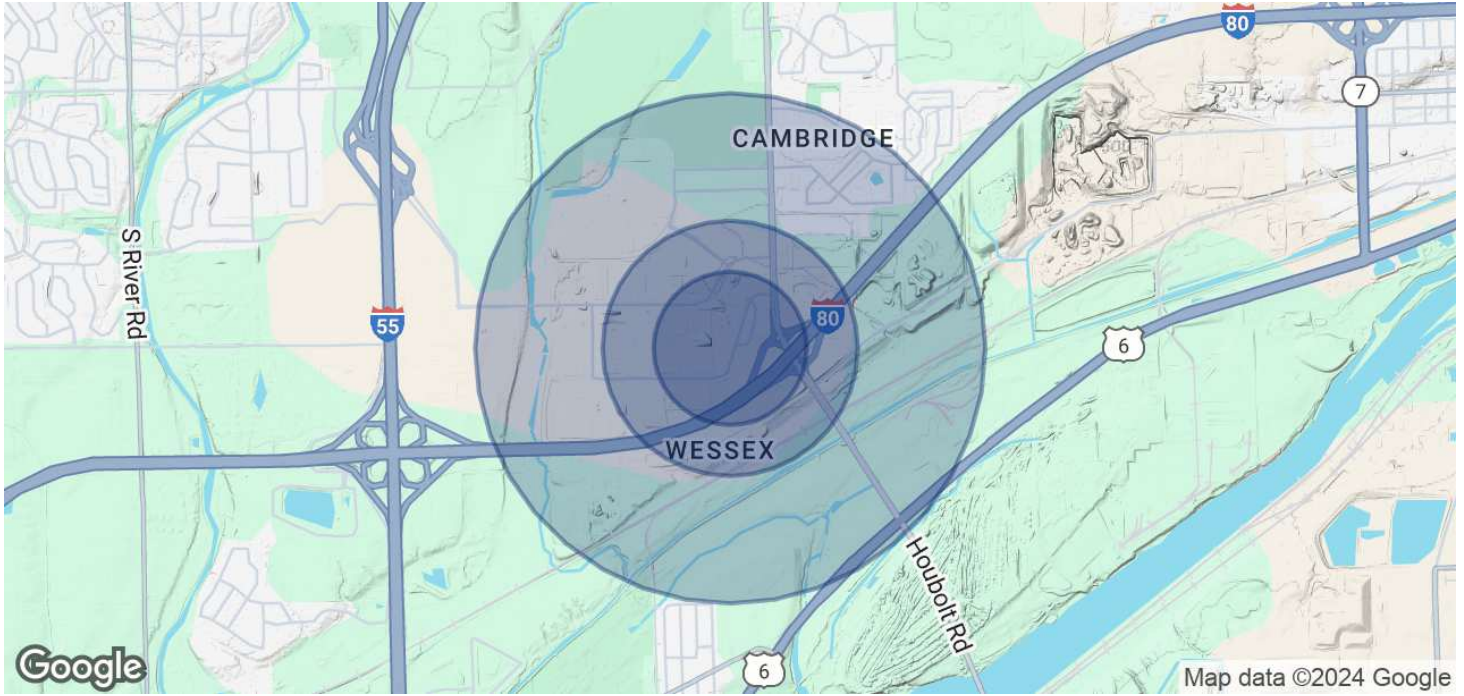


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### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	37	219	1,703
Average Age	40	39	37
Average Age (Male)	38	38	36
Average Age (Female)	41	40	38

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	14	83	618
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$95,346	\$96,041	\$99,412
Average House Value	\$275,452	\$278,293	\$285,059

Demographics data derived from AlphaMap

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