



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



## **411** **W. Division**

*411 W. Division St.  
Manteno, IL 60950*

Contact:

**Buck Tamblyn**

**CCIM**

Phone : (815)549-4301

License : 475.131086

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

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## PROPERTY INFO:

- **PURCHASE PRICE:**  
*\$499,000.00*
- **PROPERTY ADDRESS:**  
*411 W. DIVISION ST.  
MANTENO, IL 60950*
- **PROPERTY SIZE:**  
*14,569 SQ. FT.*
- **LAND SIZE:**  
*1.51 ACRES*



**411  
W.  
DIVISION**

### 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

-The main building is 2-story building, currently operating as an office/rehabilitation facility that is 11,310 SF, and the 2nd building is a one-story building with a modular addition.

-There are several offices, meeting rooms, conference rooms and restrooms throughout.

-The basement is mostly finished and adds an additional 7,530 SF of usable space.

-There is a laundry room, kitchen and open area in the basement also.

-There is a 30 car parking lot on a second parcel of land across the street that is part of the sale also.

**411**  
**W. Division**  
*Manteno IL 60950*





## **MANTENO - For Sale - 14,569 SF COMMERCIAL BUILDING WITH 1.5 ACRES OF LAND**

Centrally located on the main thoroughfare of Division St., this facility consists of two buildings. The main building is 2-story building, currently operating as an office/rehabilitation facility that is 11,310 SF, and the 2nd building is a one-story building with a modular addition. There are several offices, meeting rooms, conference rooms and restrooms throughout. The basement is mostly finished and adds an additional 7,530 SF of usable space. There is a laundry room, kitchen and open area in the basement also. There is a 30 car parking lot on a second parcel of land across the street that is part of the sale also. There is unlimited potential for this property, and could be used for residential or commercial use! Call today!

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS





# PROPERTY PHOTOS



# PROPERTY PHOTOS





**Office/Tech**  
Status: **PCHG**  
Area: **951**  
Address: **411 W Division St , Manteno, IL 60950**  
Directions: **US-45 N/US-52 W/County Rd, Turn east onto E 9000N Rd/E Co Hwy 9, Continue to follow E Co Hwy 9, Destination will be on the north.**  
Sold by:  
Closed:  
Off Mkt:  
CTGF:  
County: **Kankakee**  
Year Built: **1949**  
Subtype: **Other**  
Zoning Type:  
Actual Zoning: **R-3**  
Mobility Score: - ☐  
MLS #: **12431397**  
List Date: **08/22/2025**  
List Dt Rec: **08/22/2025**  
List Price: **\$499,000**  
Orig List Price: **\$585,000**  
Sold Price:  
Lease SF/Y:  
Rented Price:  
Mthly. Rnt. Price:  
Contract:  
Concessions:  
Mkt. Time (Lst./Tot.): **39/39**  
Township: **Manteno**  
PIN #: **03021641002900**  
Multiple PINs: **Yes**  
Blt Before 78: **Yes**  
# Stories: **2**  
# Units:  
# Tenants: **0**  
Unit SF: **14569** (Leasable Area  
Units: **Square Feet**)  
List Price Per SF: **\$34.25**  
Sold Price Per SF: **\$0**

Lot Dimensions: **180X303.75X183X145X3X160**  
Acreage: **1.5**  
Land Sq Ft: **65517**

Approx Total Bldg SF: **14569**  
Gross Rentable Area: **14569**  
Net Rentable Area: **14569**  
Estimated Cam/Sf:  
Est Tax per SF/Y:  
Lease Type:

Remarks: **MANTENO - For sale - 14,569 SF Commercial Building with 1.5 acres of land! Centrally located on the main thoroughfare of Division St., this facility consists of two buildings. The main building is 2-story building, currently operating as an office/rehabilitation facility that is 11,310 SF, and the 2nd building is a one-story building with a modular addition. There are several offices, meeting rooms, restrooms and conference rooms throughout. The basement is mostly finished and adds an additional 7,530 SF of usable space. There is a laundry room, kitchen and open area in the basement also. There is a parking lot on a second parcel of land across the street that is part of the sale also. There is unlimited potential for this property, and could be used for residential or commercial use! Call today!**

Approximate Age: **Older**  
Type Ownership:  
Frontage Acc: **City Street**  
Docks/Delivery:  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Geographic Locale: **Out of Area**  
Location:  
Construction: **Brick, Concrete Block, Wood Frame**  
Building Exterior: **Vinyl Siding, Brick**  
Foundation: **Concrete**  
Roof Structure:  
Roof Coverings: **Shingle Composition, Membrane**  
Air Conditioning: **Central Air**  
Heat/Ventilation: **Forced Air**  
Electrical Svcs: **Circuit Breakers, Heavy Power 1200+ Amps**  
Fire Protection: **Partially Sprinklered**  
Current Use: **Medical/Dental, Professional Service**  
Potential Use: **Office and Research, Office/Medical**  
Client Needs:  
Client Will:

Misc. Outside: **Courtyard, Fire Escape, Security Lighting**  
# Parking Spaces: **30**  
Indoor Parking:  
Outdoor Parking: **19-30 Spaces**  
Parking Ratio:  
Misc. Inside: **Air Conditioning, Common Lunchroom/s, Common Meeting Room/s, Private Restroom/s, Public Restroom/s, Laundry Room**  
Floor Finish: **Carpet, Concrete**  
Extra Storage Space Available: **Yes**  
Water Drainage:  
Utilities To Site:  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Known Encumbrances:  
Backup Info:  
Tenant Pays:  
Possession: **Closing**  
Sale Terms:  
Investment:  
Users:

#### Financial Information

Gross Rental Income: **\$0**  
Total Income/Month: **\$0**  
Total Income/Annual: **\$0**  
Annual Net Operating Income: **\$0**  
Net Operating Income Year: **0**  
Cap Rate:  
Real Estate Taxes: **\$0**  
Tax Year: **2024**  
Total Annual Expenses: **\$0**  
Expense Year: **2024**  
Expense Source:  
Loss Factor:

Broker Private Remarks: **Call LA to schedule showings.**

Internet Listing: **Yes**  
VOW AVM: **Yes**  
Listing Type: **Exclusive Right to Sell**  
Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **Yes**  
Address on Internet: **Yes**  
Call for Rent Roll Info:  
Cont. to Show?:  
Broker Owned/Interest: **No**  
Lock Box: **None** (Located at **None**)  
Expiration Date: **07/27/2026**  
Information: **48-Hr Notice Required**  
Showing Inst: **Contact listing agent.**  
Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**  
List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@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.

MLS #: 12431397

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 09/29/2025 11:14 AM

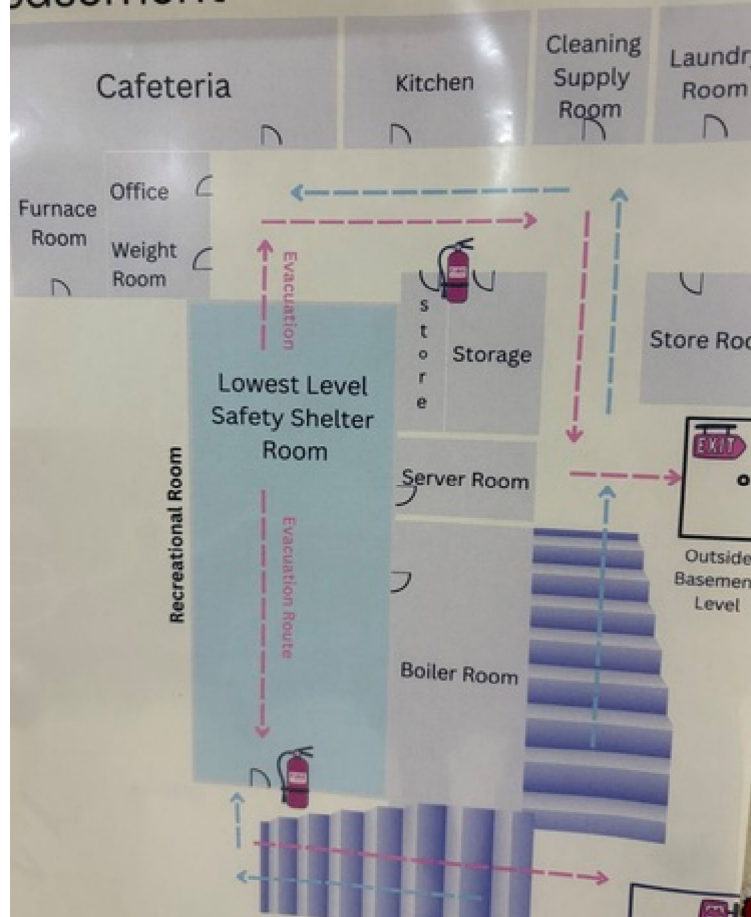


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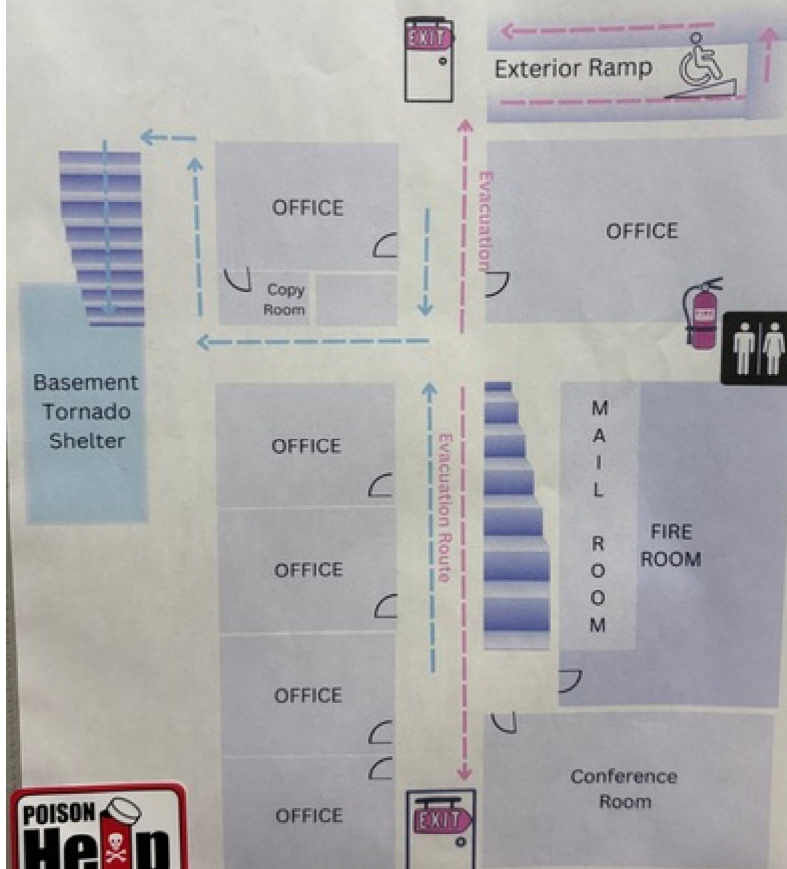
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## Basement

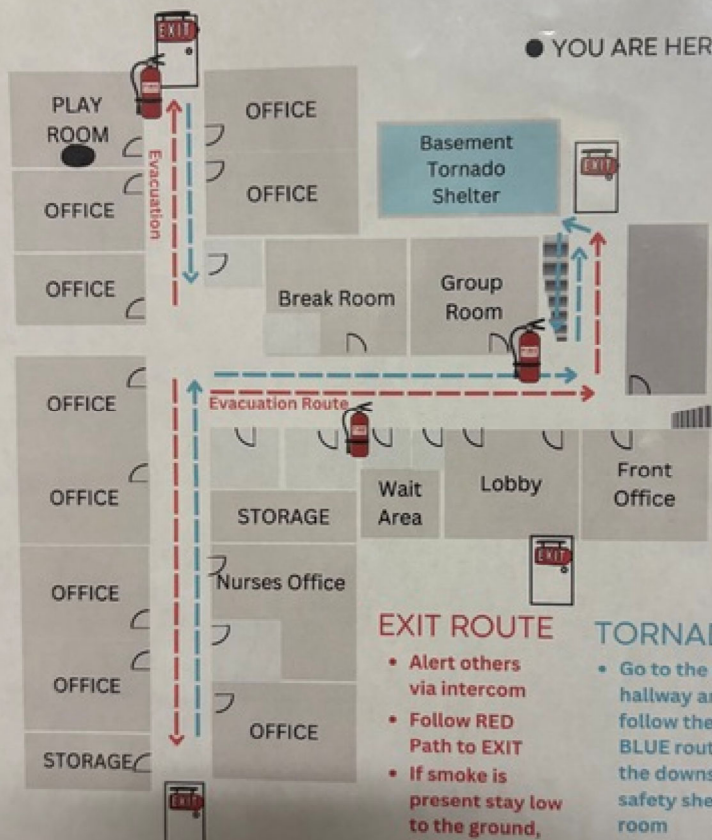


# First Floor East Wing



## First Floor West Wing

● YOU ARE HERE



### EXIT ROUTE

- Alert others via intercom
- Follow RED Path to EXIT
- If smoke is present stay low to the ground,

### TORNADO

- Go to the main hallway and follow the BLUE route to the downstairs safety shelter room

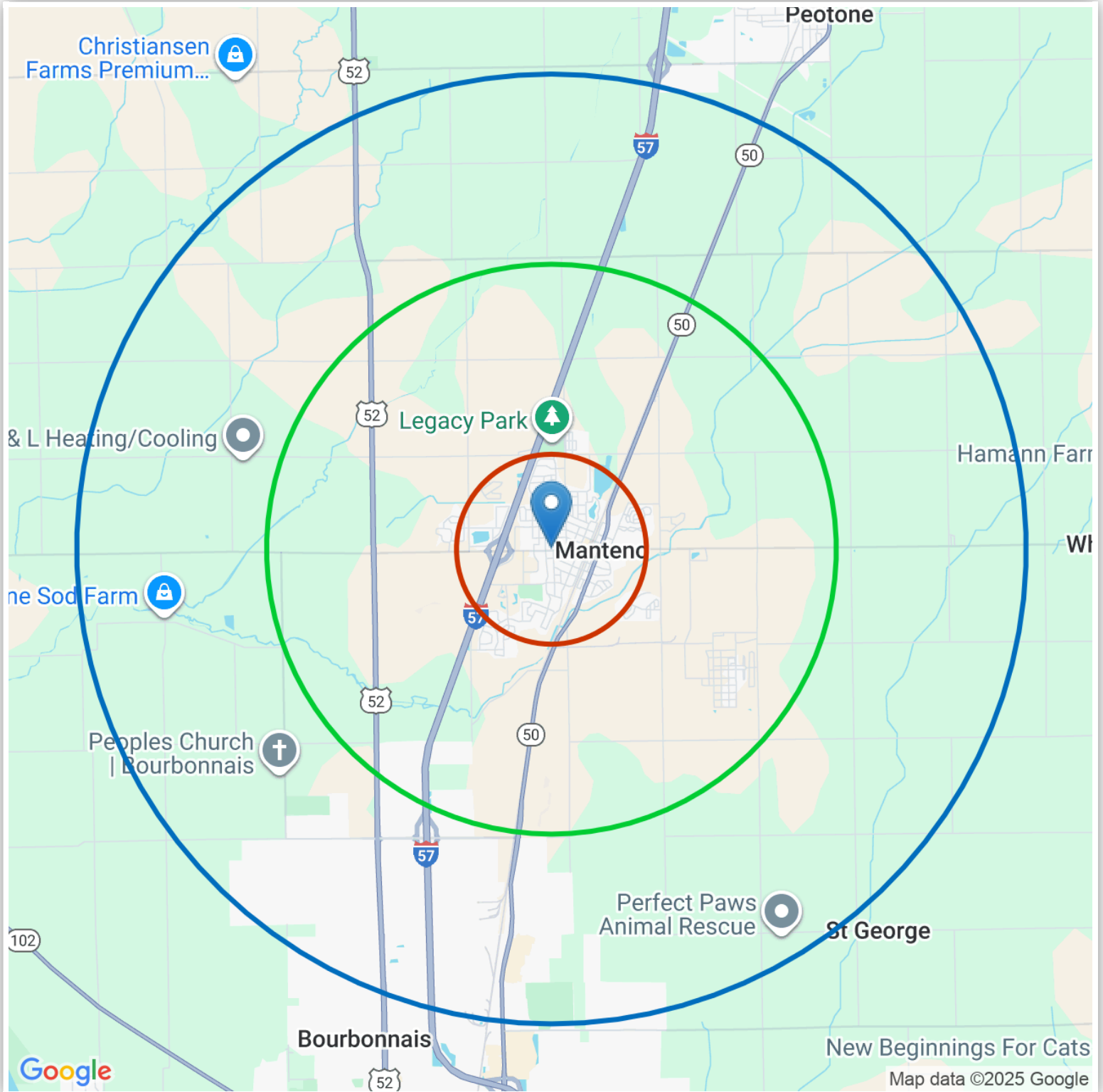
## 411 W. Division

411 W. Division St., Manteno, IL, 60950

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



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COMMERCIAL *advantage*



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## KEY FACTS

6,926

Population

45.3

Median Age



2.32

Average Household Size

2,998

Total Households

## EDUCATION



3.52%

No High  
School  
Diploma

7.04%

High School  
Graduate

21.05%

Some College

16.8%

Bachelor's/  
Grad

## BUSINESS



251

Total Businesses



1,797

Total Employees

## EMPLOYMENT

597

Retail Trade  
Employees

86

Manufacturing  
Employees

333

Eating &  
Drinking  
Employees

125

Finance/Ins/Real  
Estate Emp

3.6%

Unemployment Rate

## INCOME



\$102,019

Median Household Income



\$46,255

Per Capita Income



\$375,847

Median Net Worth

## Households by Income

The largest group : \$100,000 - \$149,999 (32.72%) ■

The smallest group : &lt; \$15,000 (3.96%) ■

Indicator	Value(%)	
< \$15,000	3.96	■
\$15,000 - \$24,999	4.03	■
\$25,000 - \$34,999	8.83	■
\$35,000 - \$49,999	6.81	■
\$50,000 - \$74,999	13.39	■
\$75,000 - \$99,999	10.54	■
\$100,000 - \$149,999	32.72	■
\$150,000 - \$199,999	12.15	■
\$200,000+	7.62	■

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## KEY FACTS

10,754

Population

44.9 Median Age



2.38

Average Household Size

4,415

Total Households

## EDUCATION



3.57%

No High  
School  
Diploma

6.74%

High School  
Graduate

21.77%

Some College



17.51%

Bachelor's/  
Grad

## BUSINESS



335

Total Businesses



3,362

Total Employees

## EMPLOYMENT

638

Retail Trade  
Employees

541

Manufacturing  
Employees

347

Eating &  
Drinking  
Employees

142

Finance/Ins/Real  
Estate Emp

3.5%

Unemployment Rate

## INCOME



\$99,448

Median Household Income



\$45,219

Per Capita Income



\$361,222

Median Net Worth

## Households by Income

The largest group : \$100,000 - \$149,999 (28.44%) ■

The smallest group : \$15,000 - \$24,999 (4.52%) ■

Indicator	Value(%)	
< \$15,000	5.03	■
\$15,000 - \$24,999	4.52	■
\$25,000 - \$34,999	11.4	■
\$35,000 - \$49,999	6.69	■
\$50,000 - \$74,999	12.79	■
\$75,000 - \$99,999	9.73	■
\$100,000 - \$149,999	28.44	■
\$150,000 - \$199,999	11.97	■
\$200,000+	9.41	■

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## KEY FACTS

15,859

Population

42

Median Age



2.52

Average Household Size

6,099

Total Households

## EDUCATION



3.37%

No High  
School  
Diploma

8.42%

High School  
Graduate

20.37%

Some College

17.48%

Bachelor's/  
Grad

## BUSINESS



527

Total Businesses



6,018

Total Employees

## EMPLOYMENT

1,526

Retail Trade  
Employees

771

Manufacturing  
Employees

742

Eating &  
Drinking  
Employees

575

Finance/Ins/Real  
Estate Emp

3.9%

Unemployment Rate

## INCOME



\$94,814

Median Household Income



\$43,607

Per Capita Income



\$339,082

Median Net Worth

## Households by Income

The largest group : \$100,000 - \$149,999 (25.54%) ■

The smallest group : \$15,000 - \$24,999 (5.23%) ■

Indicator	Value(%)	
< \$15,000	5.56	■
\$15,000 - \$24,999	5.23	■
\$25,000 - \$34,999	9.21	■
\$35,000 - \$49,999	6.36	■
\$50,000 - \$74,999	14.47	■
\$75,000 - \$99,999	11.04	■
\$100,000 - \$149,999	25.54	■
\$150,000 - \$199,999	13.51	■
\$200,000+	9.06	■

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POPULATION TRENDS AND KEY INDICATORS  
1 Miles Ring

6,926

Population

2,980

Households

45.3

Median Age

2.32

Avg Size Household

\$102,019

Median Household  
Income

\$239,519

Median Home Value

98

Wealth Index

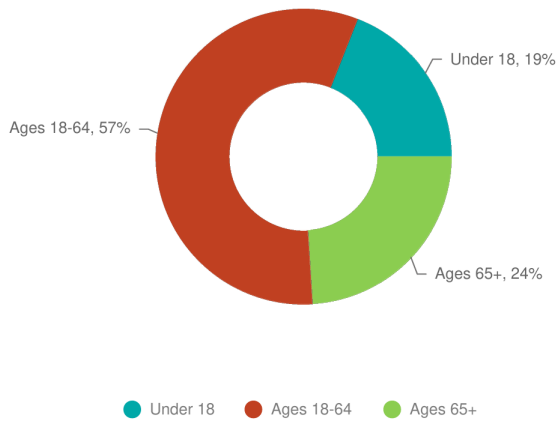
143

Housing Affordability

31.7

Diversity Index

## POPULATION BY AGE



Under 18    Ages 18-64    Ages 65+

## POPULATION BY GENERATION



6.04%

Greatest Gen: Born  
1945/Earlier

25.19%

Baby Boomer: Born  
1946 to 1964

20.3%

Generation X: Born  
1965 to 1980

19.97%

Millennial: Born 1981  
to 1998

21.14%

Generation Z: Born  
1999 to 2016

7.36%

Alpha: Born 2017 to  
Present

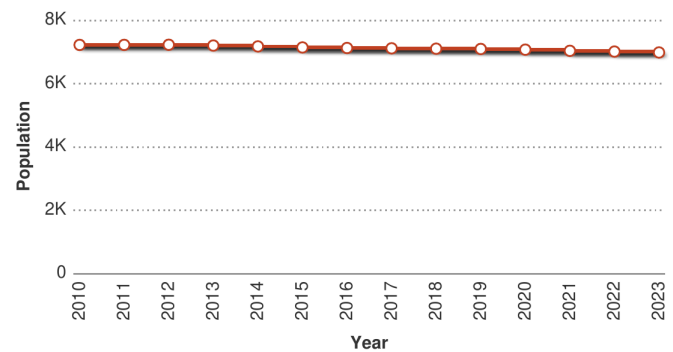
## HISTORICAL &amp; FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

-0.48%

2024-2029  
Forecasted  
Growth Rate

-0.44%

Household  
Population  
**6,780**Population  
Density  
**2,165**

## DAYTIME POPULATION



5,220

2024 Total Daytime Population



3,404

2024 Daytime Pop: Residents



1,816

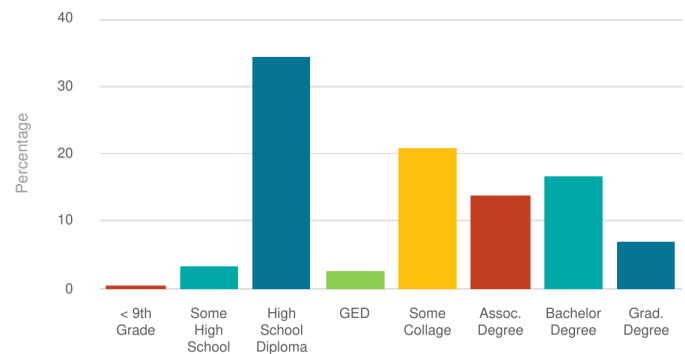
2024 Daytime Pop: Workers



1,663

2024 Daytime Pop Density

## POPULATION BY EDUCATION

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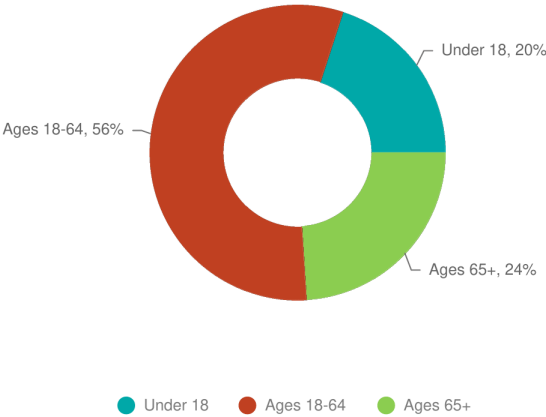




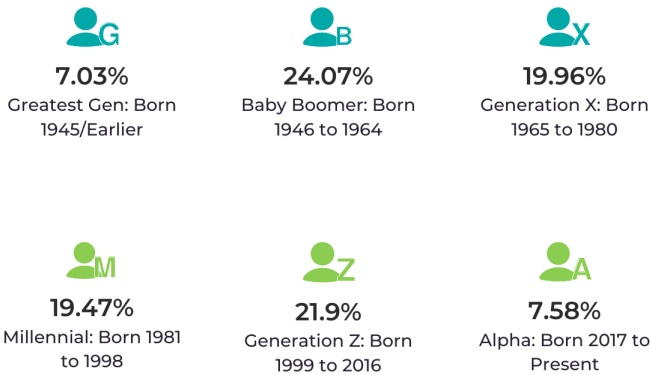
POPULATION TRENDS AND KEY INDICATORS  
3 Miles Ring

10,754 Population	4,377 Households	44.9 Median Age
2.38 Avg Size Household	\$99,448 Median Household Income	\$251,178 Median Home Value
101 Wealth Index	133 Housing Affordability	32.3 Diversity Index

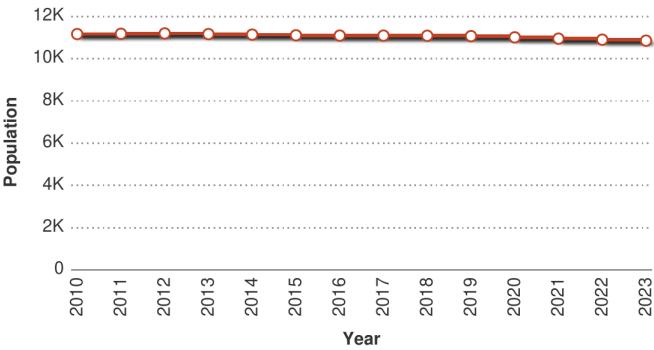
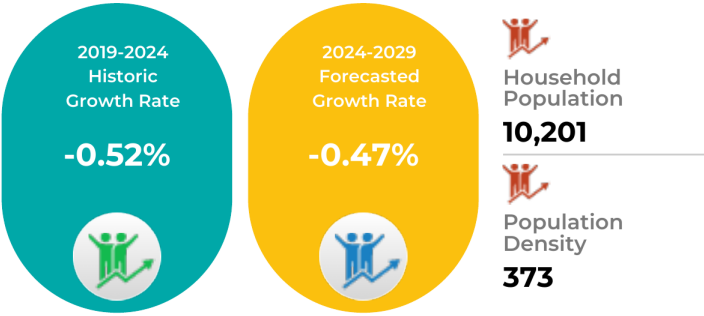
POPULATION BY AGE



POPULATION BY GENERATION



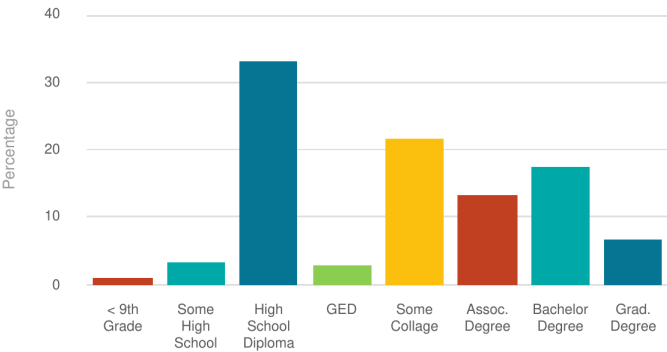
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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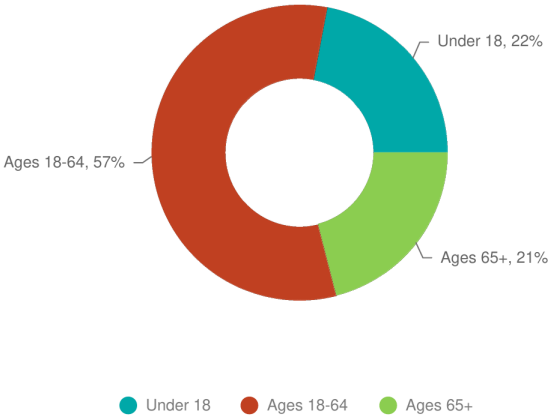
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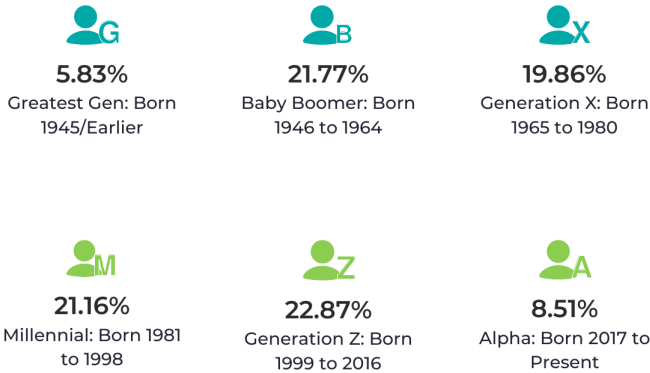
POPULATION TRENDS AND KEY INDICATORS  
5 Miles Ring

15,859 Population	6,135 Households	42 Median Age
2.52 Avg Size Household	\$94,814 Median Household Income	\$245,316 Median Home Value
99 Wealth Index	130 Housing Affordability	39.4 Diversity Index

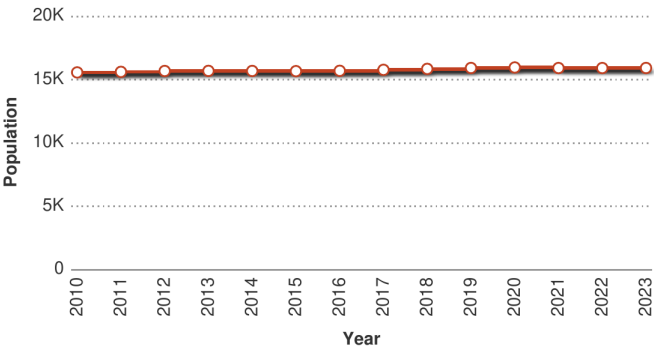
POPULATION BY AGE



POPULATION BY GENERATION



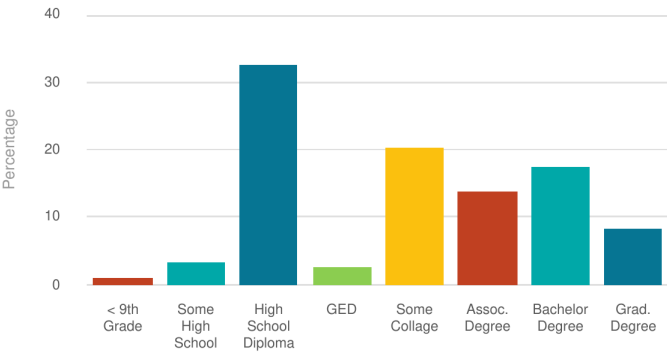
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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## Community Profile



6,926

Population  
Total

-0.48%

Population  
Growth

2.32

Average  
HH Size

45.3

Median  
Age

31.7

Diversity  
Index

\$102,019

Median HH  
Income

\$239,519

Median Home  
Value

19.04%

Under 18

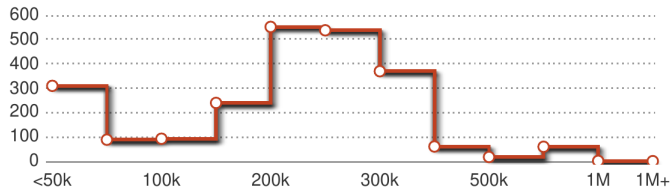
57.36%

Ages 18  
to 65

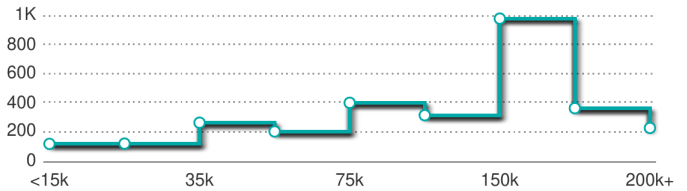
23.59%

Aged 66+

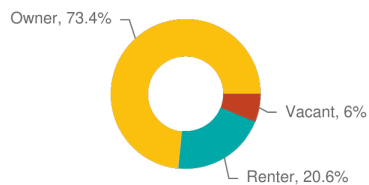
HOME VALUE



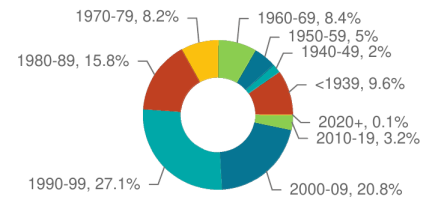
HOUSEHOLD INCOME



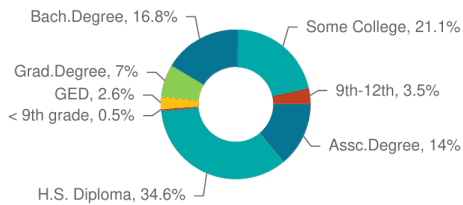
HOME OWNERSHIP



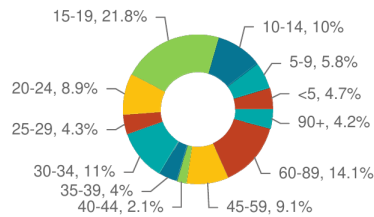
HOUSING: YEAR BUILT



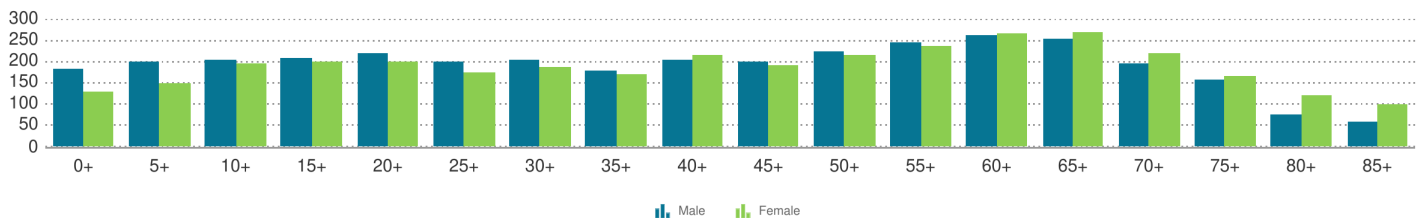
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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## Community Profile



**10,754**

Population  
Total

**-0.52%**

Population  
Growth

**2.38**

Average  
HH Size

**44.9**

Median  
Age

**32.3**

Diversity  
Index

**\$99,448**

Median HH  
Income

**\$251,178**

Median Home  
Value

**19.9%**

Under 18

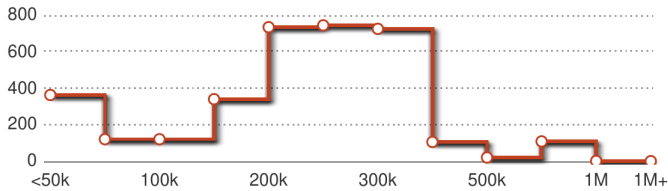
**56.19%**

Ages 18  
to 65

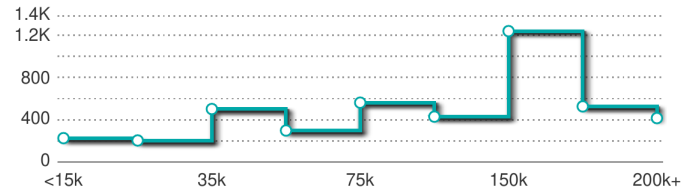
**23.91%**

Aged 66+

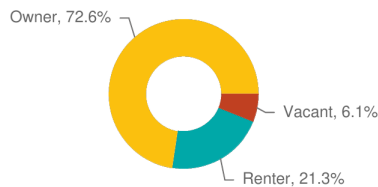
HOME VALUE



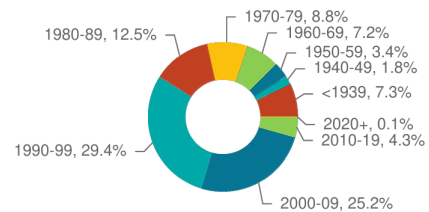
HOUSEHOLD INCOME



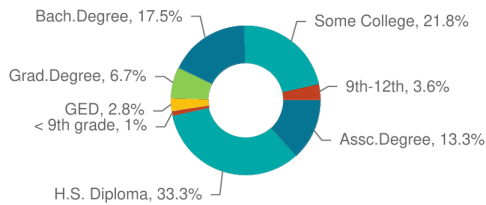
HOME OWNERSHIP



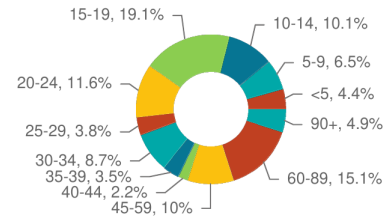
HOUSING: YEAR BUILT



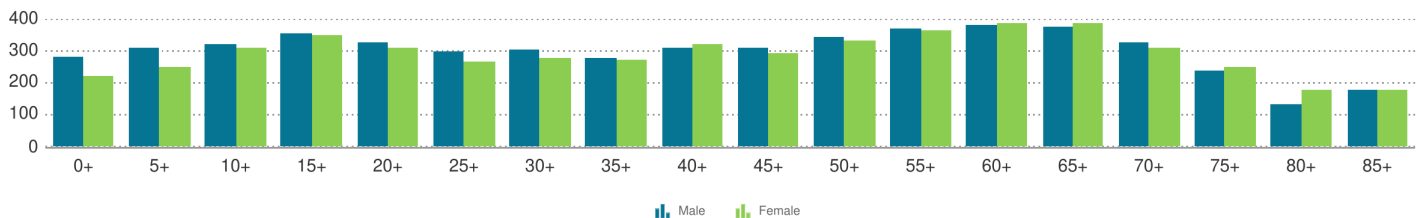
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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## Community Profile



**15,859**

Population  
Total

**-0.15%**

Population  
Growth

**2.52**

Average  
HH Size

**42**

Median  
Age

**39.4**

Diversity  
Index

**\$94,814**

Median HH  
Income

**\$245,316**

Median Home  
Value

**21.55%**

Under 18

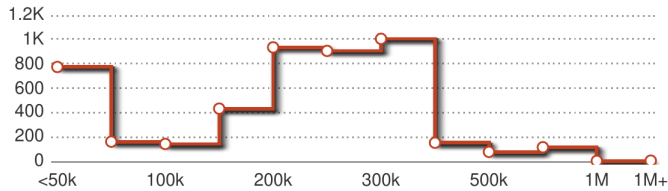
**57.48%**

Ages 18  
to 65

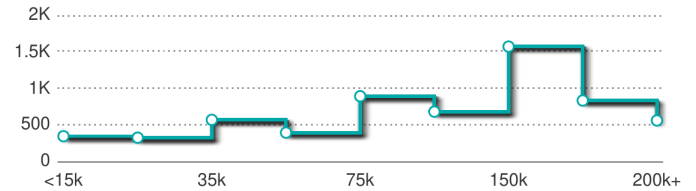
**20.97%**

Aged 66+

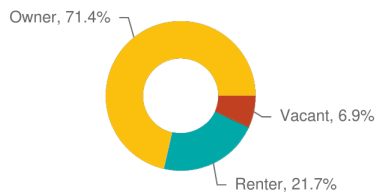
HOME VALUE



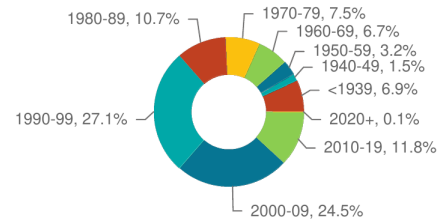
HOUSEHOLD INCOME



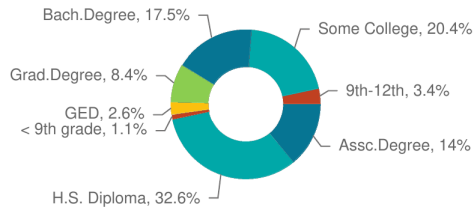
HOME OWNERSHIP



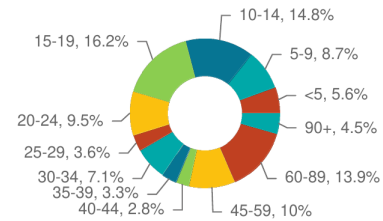
HOUSING: YEAR BUILT



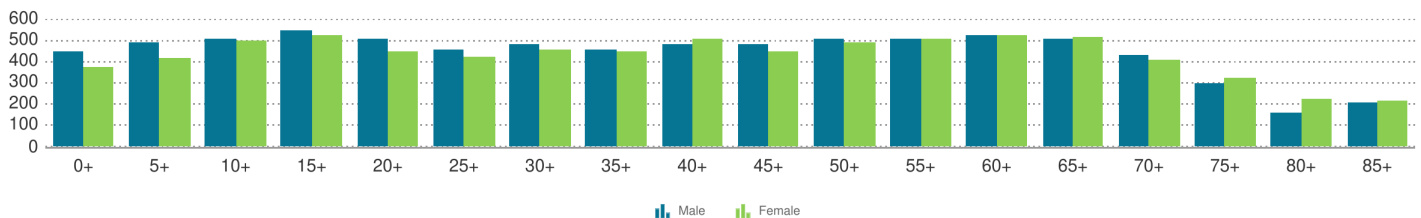
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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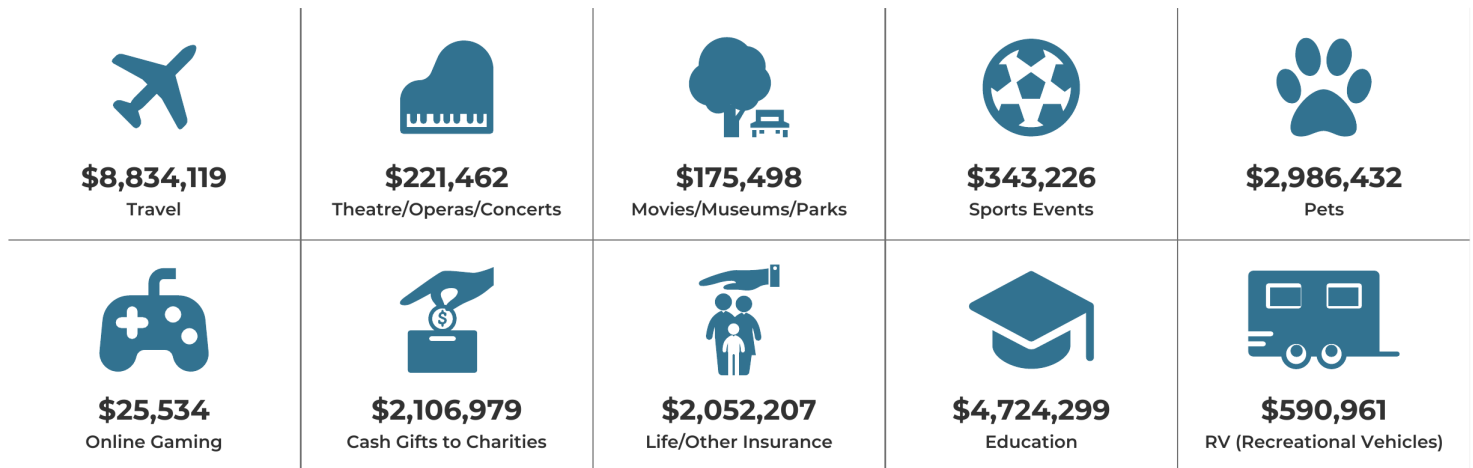


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS

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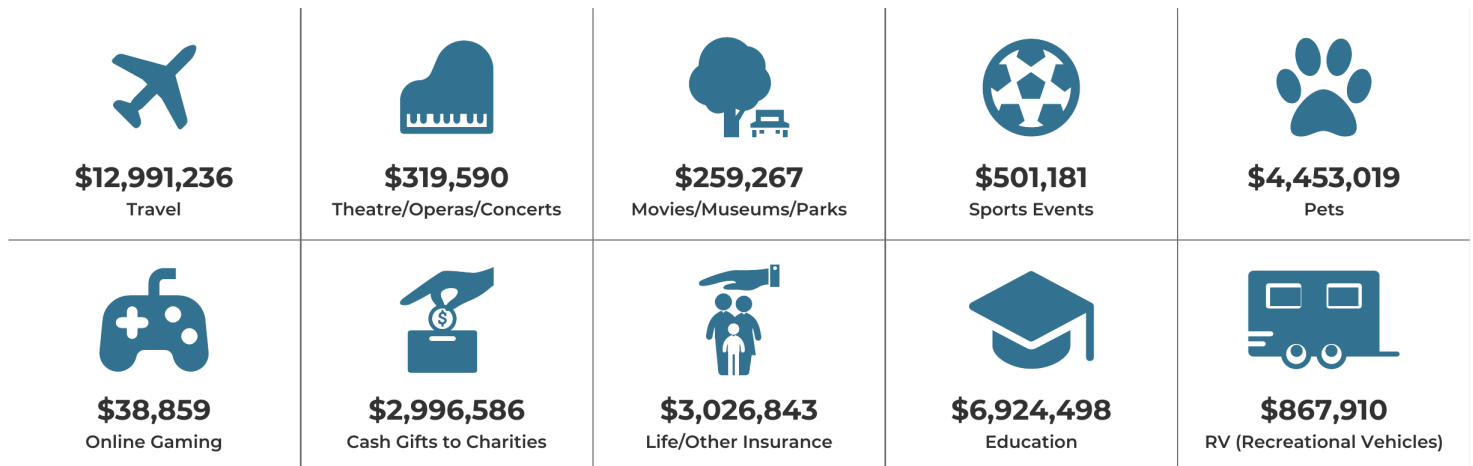


## Lifestyle and Tapestry Segmentation Infographic

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



4C

**LifeMode Group:** Family Landscapes  
**Middleburg**  
 2,608 Households  
 Household Percentage: 59.58%  
 Average Household Size: 2.75  
 Median Age: 36.1  
 Median Household Income: \$59,800



9D

**LifeMode Group:** Senior Styles  
**Senior Escapes**  
 735 Households  
 Household Percentage: 16.79%  
 Average Household Size: 2.2  
 Median Age: 54.6  
 Median Household Income: \$38,700



5D

**LifeMode Group:** GenXurban  
**Rustbelt Traditions**  
 528 Households  
 Household Percentage: 12.06%  
 Average Household Size: 2.47  
 Median Age: 39  
 Median Household Income: \$51,800

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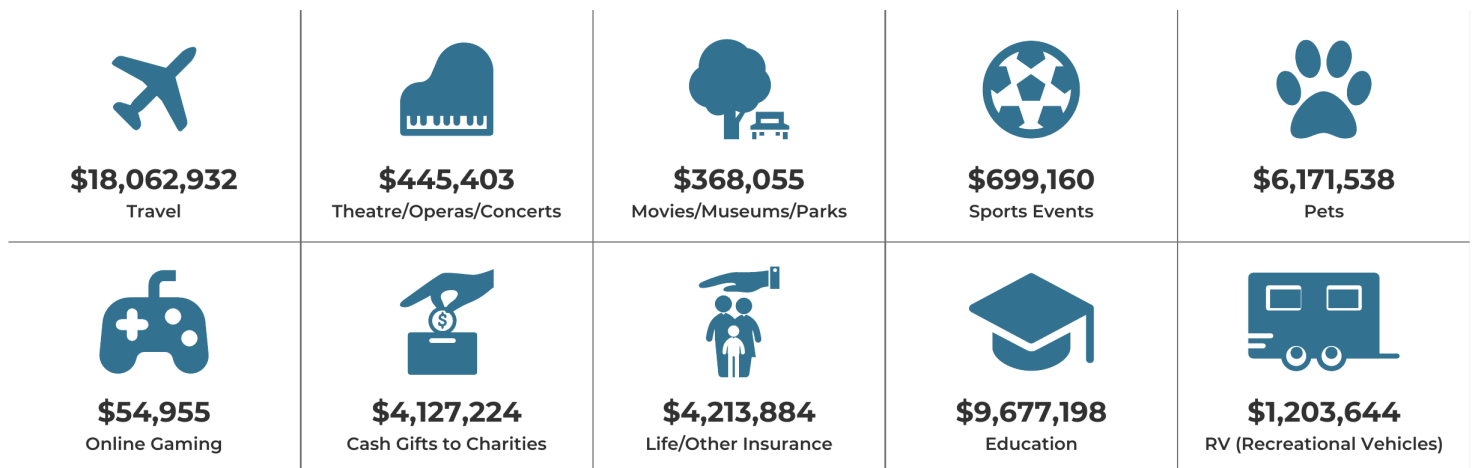


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



4C

**LifeMode Group: Family Landscapes**  
**Middleburg**  
 2,954 Households  
 Household Percentage: 48.15%  
 Average Household Size: 2.75  
 Median Age: 36.1  
 Median Household Income: \$59,800



4A

**LifeMode Group: Family Landscapes**  
**Workday Drive**  
 952 Households  
 Household Percentage: 15.52%  
 Average Household Size: 2.97  
 Median Age: 37  
 Median Household Income: \$90,500



10D

**LifeMode Group: Rustic Outposts**  
**Down the Road**  
 766 Households  
 Household Percentage: 12.49%  
 Average Household Size: 2.76  
 Median Age: 35  
 Median Household Income: \$38,700



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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)               |



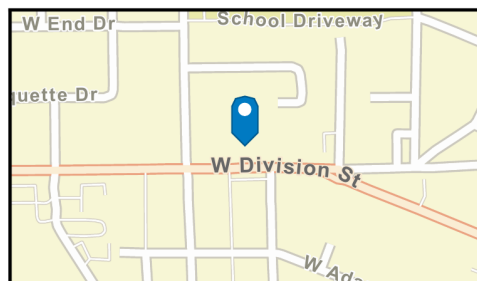
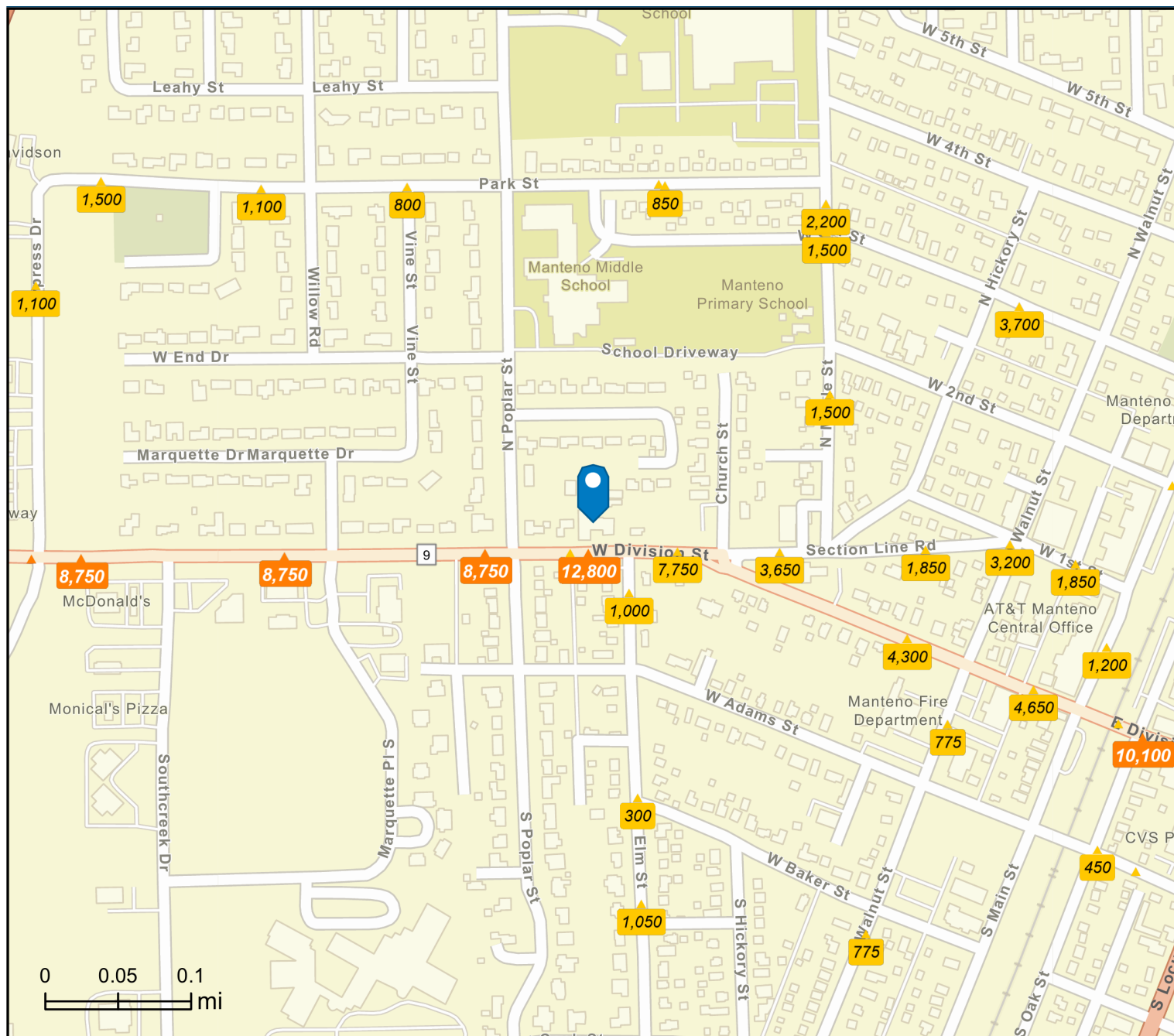
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### TRAFFIC COUNT MAP - CLOSE-UP



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



▲ **More than 100,000 per day**



**Source:** ©2025 Kalibrate Technologies (Q1 2025).



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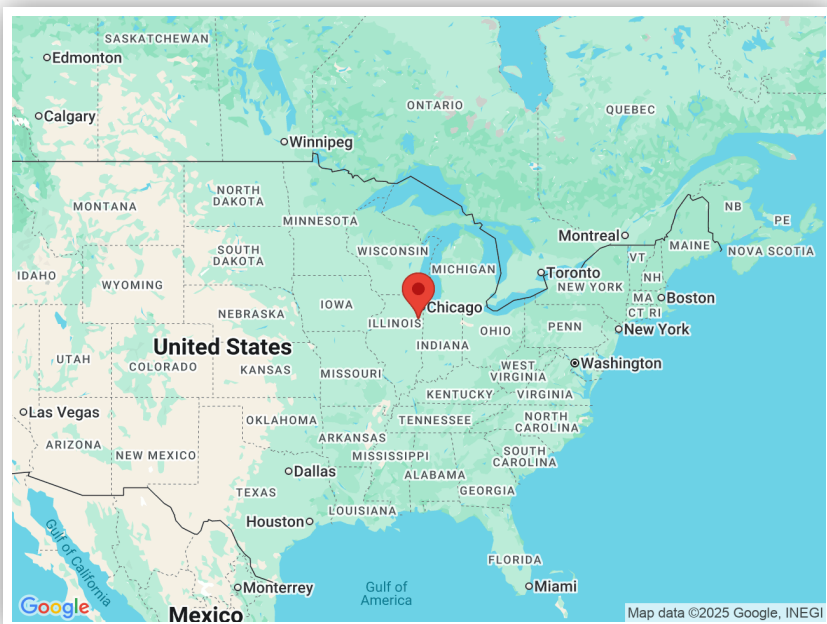
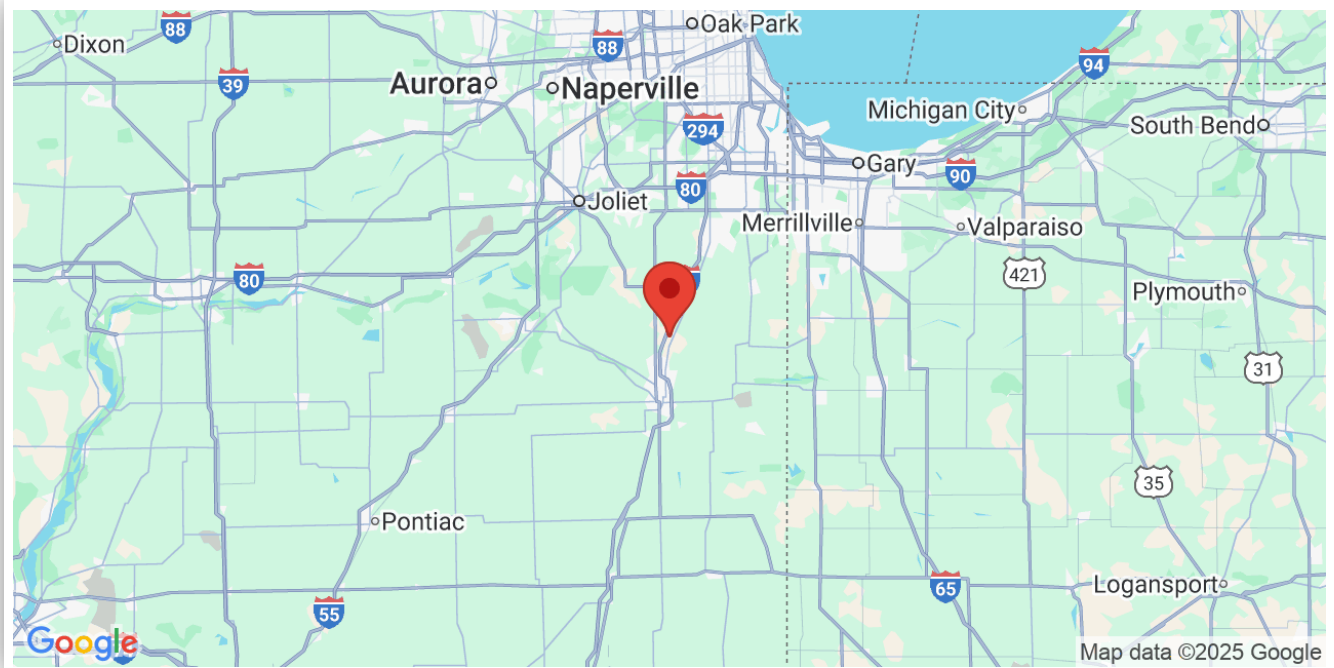
## 411 W. Division

411 W. Division St., Manteno, IL, 60950

AREA LOCATION MAP

## 411 W. Division

411 W. Division St., Manteno, IL, 60950



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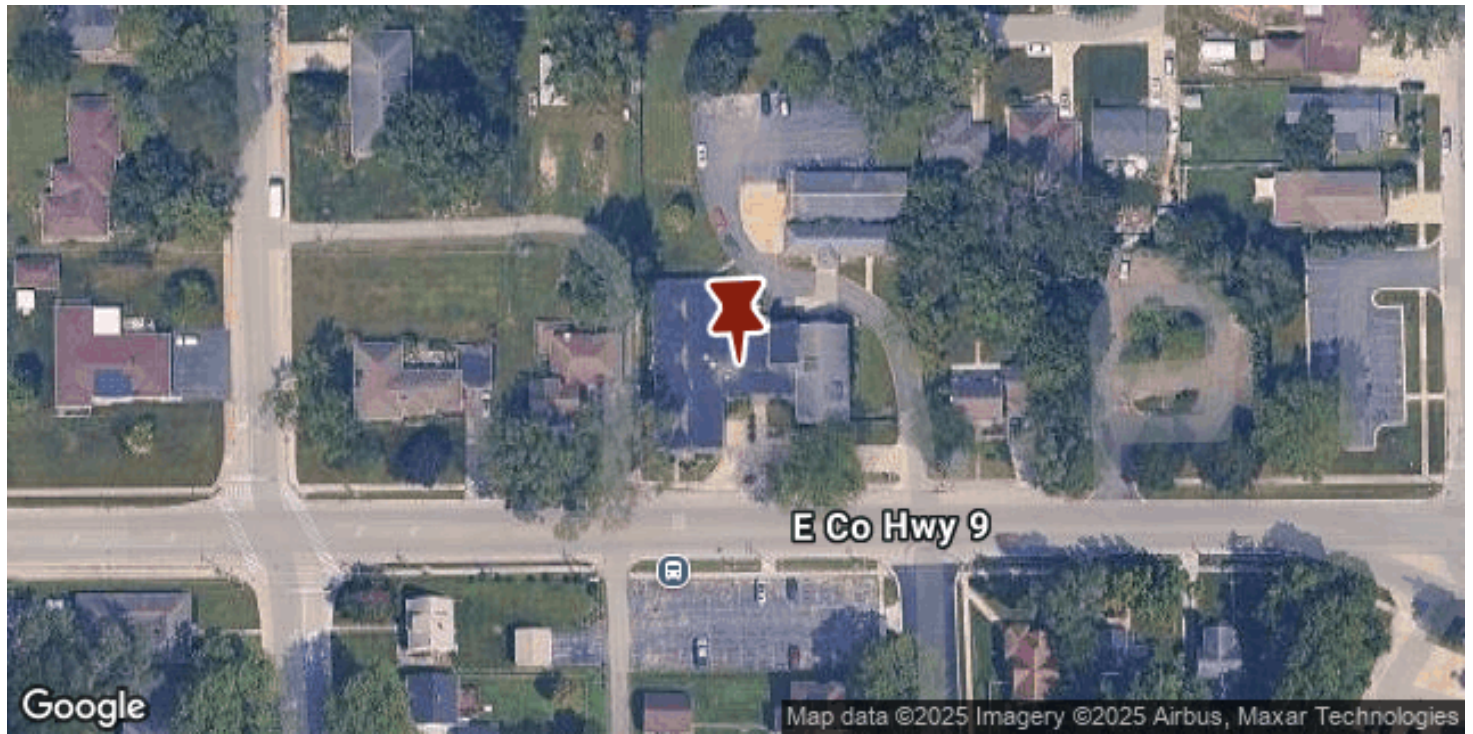
## 411 W. Division

411 W. Division St., Manteno, IL, 60950

AERIAL ANNOTATION MAP

## 411 W. Division

411 W. Division St., Manteno, IL, 60950



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