



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



## 8 Dearborn Square

*8 Dearborn Square  
Kankakee, IL 60901*

Contact:

**Buck Tamblyn**  
**CCIM**

Phone : 8155494301


License : 475.131086

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



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## PROPERTY INFO:

- ◆ **PURCHASE PRICE:**  
*\$499,000.00*
- ◆ **PROPERTY ADDRESS:**  
*8 DEARBORN SQUARE  
KANKAKEE, IL 60901*
- ◆ **PROPERTY SIZE:**  
*43,000 SQ. FT.*
- ◆ **LAND SIZE:**  
*21,750.00 SQ. FT.*

# 8 DEARBORN SQUARE

### 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

DOWNTOWN KANKAKEE - FOR SALE - 43,000 SQUARE FOOT OFFICE BUILDING

Centrally located, just 1 block from the Courthouse, several banks, shopping/Farmers Market and so much more.

The all brick/limestone/block building is in good condition.

Between the two floors, there is over 26,000 square feet of office space, with additional conference rooms, several restrooms and a large production/industrial area.

Priced at recent appraised value, call today!

## 8 Dearborn Square Kankakee IL 60901



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# Executive Summary - Call Outs

8 Dearborn Sq, Kankakee, Illinois, 60901 (5 miles)

8 Dearborn Sq, Kankakee, Illinois, 60901

Ring of 5 miles

Prepared by Esri

Latitude: 41.11936

Longitude: -87.86218

8 Dearborn Sq, Kankakee, Illinois, 60901

Ring of 5 miles

## Rustbelt Traditions

Dominant Tapestry Segment

### KEY FACTS



65,371

Total Population



\$200,519

Median Home Value



2,651

Businesses



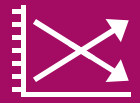
70,380

Daytime Population



37.8

Median Age



-0.58%

2024-2029  
Pop Growth Rate



\$35,489

Per Capita Income



2.5

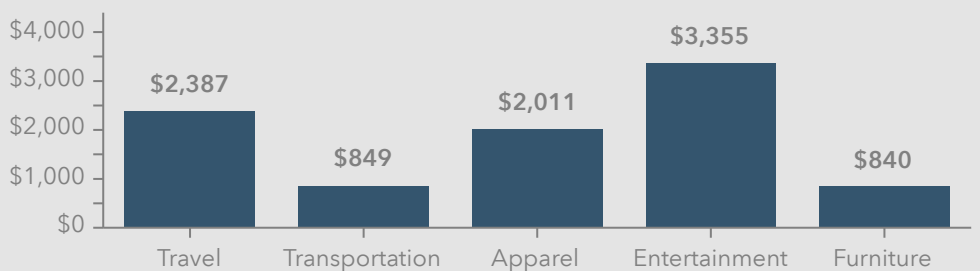
Avg Household Size



\$68,718

Median Household Income

### KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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August 21, 2024





**Office/Tech**

Status: **ACTV**

Area: **4507**

Address: **8 Dearborn Sq , Kankakee, IL 60901**

Directions: **I-57 S to E Court St in Kankakee. Take exit 312 from I-57 S. Merge onto I-57 S. Take exit 312 toward E Court St. Keep right at the fork and merge onto E Court St. Follow E Court St to your destination. Turn left. Destination will be on the right.**

Sold by:

Closed:

Off Mkt:

CTGF:

County: **Kankakee**

Year Built: **1920**

Subtype: **Other**

Zoning Type: **Commercial**

Actual Zoning: **C-3**

MLS #: **12131507**

List Date: **08/16/2024**

List Dt Rec: **08/16/2024**

List Price: **\$499,000**

Orig List Price: **\$499,000**

Sold Price:

Lease SF/Y:

Rented Price:

Mthly. Rnt. Price:

Mkt. Time (Lst./Tot.): **34/34**

Township: **Kankakee**

PIN #: **16093243300700**

Multiple PINs: **No**

Blt Before 78: **Yes**

# Stories: **2**

# Units: **1**

# Tenants:

Unit SF: **43000** (Leasable

Area Units: **Square**

Feet)

Min Rent. SF: **43000**

Max Rent. SF: **43000**

Relist:

Mobility Score: - **?**

List Price Per SF: **\$11.60**

Sold Price Per SF: **\$0**

Lot Dimensions: **150 X 145**

Acreage:

Land Sq Ft: **21750**

Approx Total Bldg SF: **43000**

Gross Rentable Area: **43000**

Net Rentable Area: **43000**

Estimated Cam/Sf:

Est Tax per SF/Y:

Lease Type:

Remarks: **DOWNTOWN KANKAKEE - FOR SALE - 43,000 SQUARE FOOT OFFICE BUILDING - Centrally located, just 1 block from the Courthouse, several banks, shopping/Farmers Market and so much more. The all brick/limestone/block building is in good condition. Between the two floors, there is over 26,000 square feet of office space, with additional conference rooms, several restrooms and a large production/industrial area. Priced at recent appraised value, call today!**

Approximate Age: **Older**

Type Ownership:

Frontage Acc: **City Street**

Docks/Delivery:

# Drive in Doors: **3**

# Trailer Docks: **0**

Geographic Locale: **Out of Area**

Location: **Central Business District**

Construction: **Brick, Concrete Block, Steel**

Building Exterior: **Brick, Limestone**

Foundation: **Concrete**

Roof Structure: **Flat**

Roof Coverings: **Membrane**

Air Conditioning: **Zoned**

Heat/Ventilation: **Central Bldg Heat, Forced Air, Hot Water**

Electrical Svcs: **Circuit Breakers, 201-600 Amps**

Fire Protection: **Other**

Current Use: **Commercial, Office and Research, Office**

Potential Use: **Commercial, Office and Research, Call Center, Law Firm, Office/Medical, Office/Retail**

Client Needs:

Client Will:

Misc. Outside:

# Parking Spaces:

Indoor Parking:

Outdoor Parking:

Parking Ratio:

Misc. Inside: **Air Conditioning, Common Meeting Room/s, Elevator/s Passenger, Private Restroom/s**

Floor Finish: **Carpet, Concrete**

Extra Storage Space Available:

Water Drainage:

Utilities To Site:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Known Encumbrances: **None Known**

Backup Info:

Tenant Pays: **Varies by Tenant**

Possession:

Sale Terms:

Investment:

Users:

**Financial Information**

Gross Rental Income: **\$0**

Total Income/Month:

Total Income/Annual: **\$0**

Annual Net Operating Income: **\$0**

Net Operating Income Year:

Cap Rate:

Real Estate Taxes: **\$5,323.18**

Tax Year: **2023**

Total Annual Expenses: **\$0**

Expense Year:

Expense Source:

Loss Factor:

**Broker Private Remarks:**

Internet Listing: **Yes**

VOW AVM: **Yes**

Listing Type: **Exclusive Right to Sell**

**? Where is the Buyer Agency**

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **Yes**

Address on Internet: **Yes**

Broker Owned/Interest: **No**

Lock Box: **None**

Call for Rent Roll Info:

**Compensation?**

Information: **None**

Showing Inst: **Contact listing agent. 24 hour notice required.**

Cont. to Show?:

Expiration Date: **08/05/2025**

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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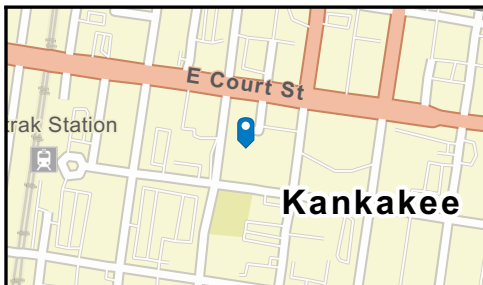
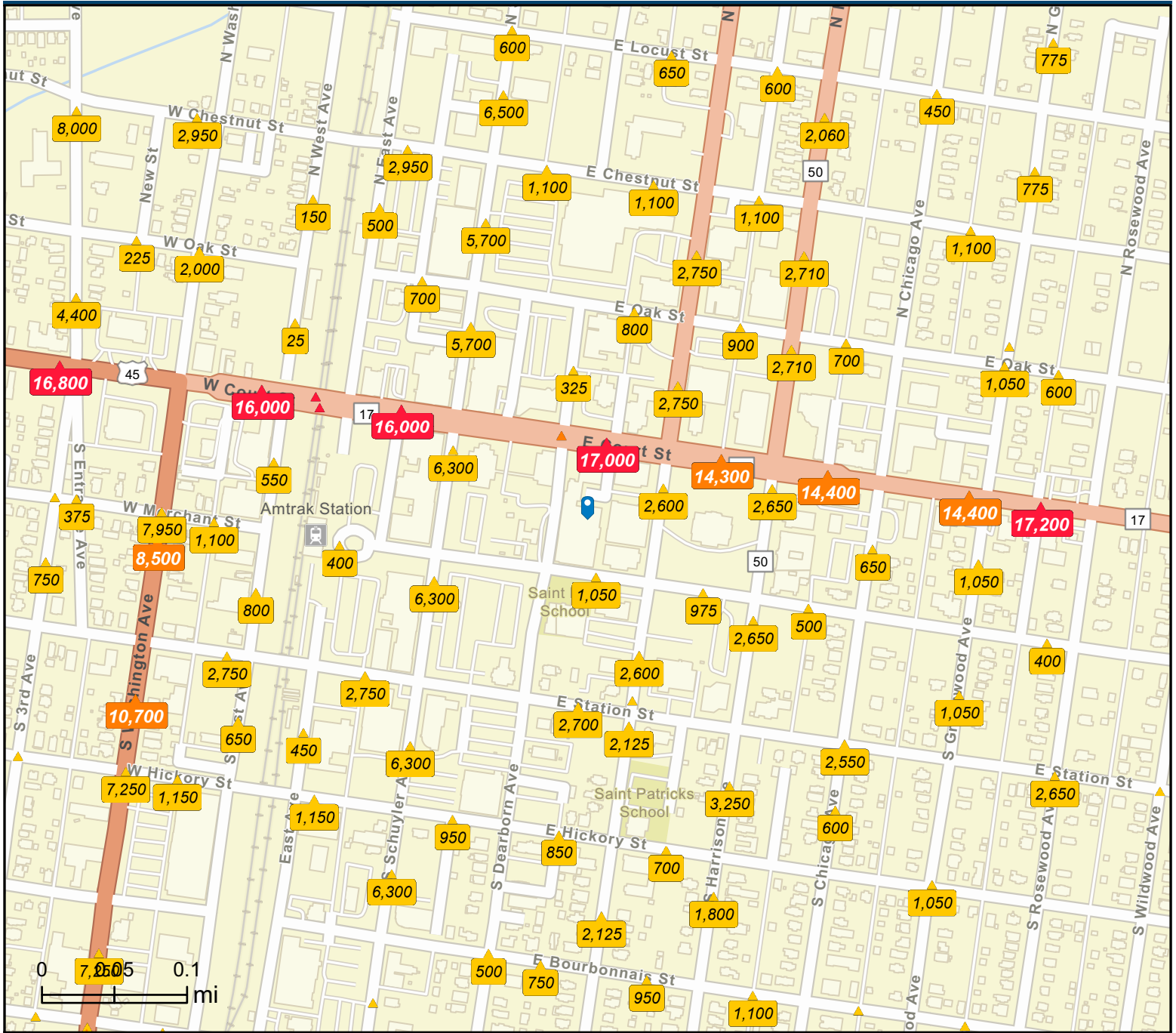
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Prepared By: Jay Tamblin | McColly Bennett Real Estate | 09/18/2024 01:14 PM

# Traffic Count Map - Close Up

8 Dearborn Sq, Kankakee, Illinois, 60901  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.11936  
Longitude: -87.86218



- 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: ©2024 Kalibrate Technologies (Q2 2024).

# 8 Dearborn Square

8 Dearborn Square, Kankakee, IL, 60901

AERIAL



Buck Tamblyn, CCIM

McColly Bennett Real Estate  
Phone : 8155494301  
License: 475.131086  
Email : bucktamblyn@mccolly.com  
<http://bucktamblyn.mccolly.com/>  
29 Heritage Drive, Bourbonnais IL 60914

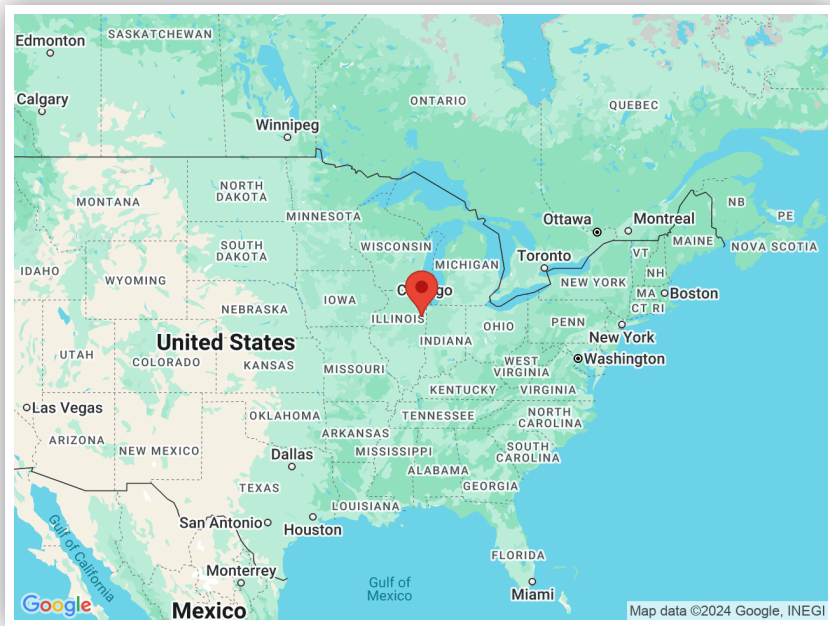
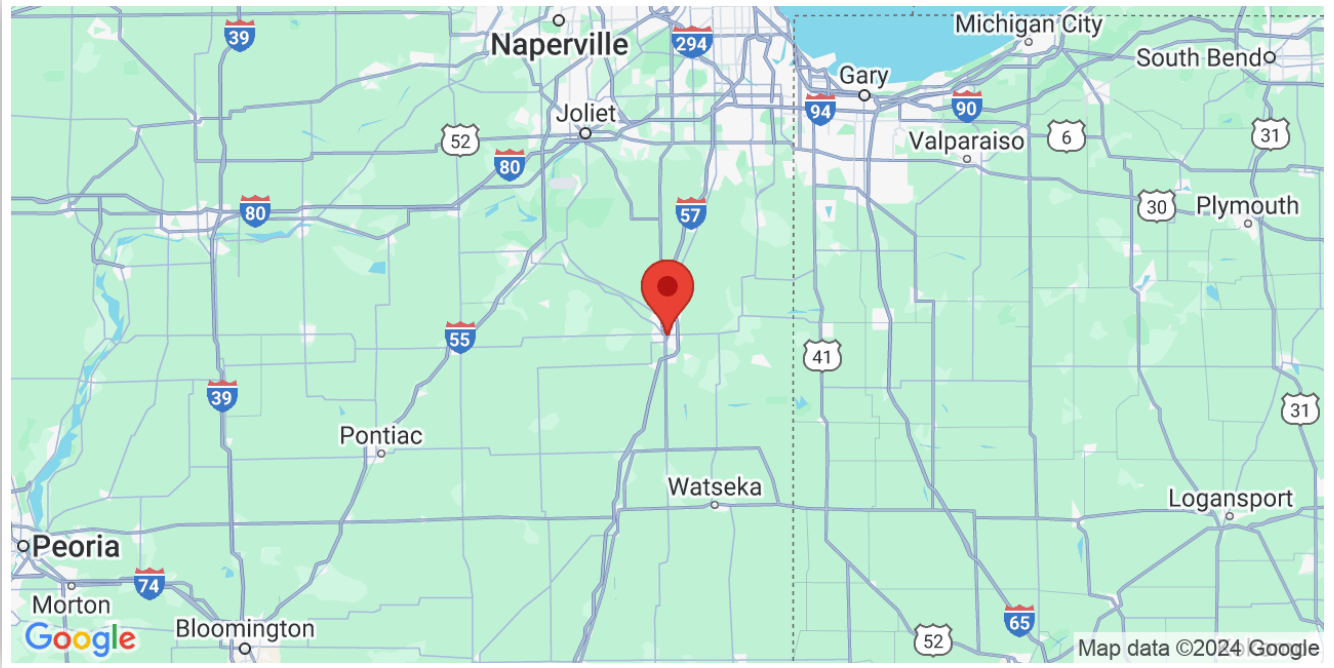


# 8 Dearborn Square

8 Dearborn Square, Kankakee, IL, 60901

AREA LOCATION MAP

## 8 Dearborn Square 8 Dearborn Square, Kankakee, IL, 60901



Buck Tamblin, CCIM

McCollly Bennett Real Estate  
Phone: 815.494.301  
License: 475.131086  
Email: bucktamblin@mccolly.com  
<http://bucktamblin.mccolly.com/>  
29 Heritage Drive, Bourbonnais IL 60914



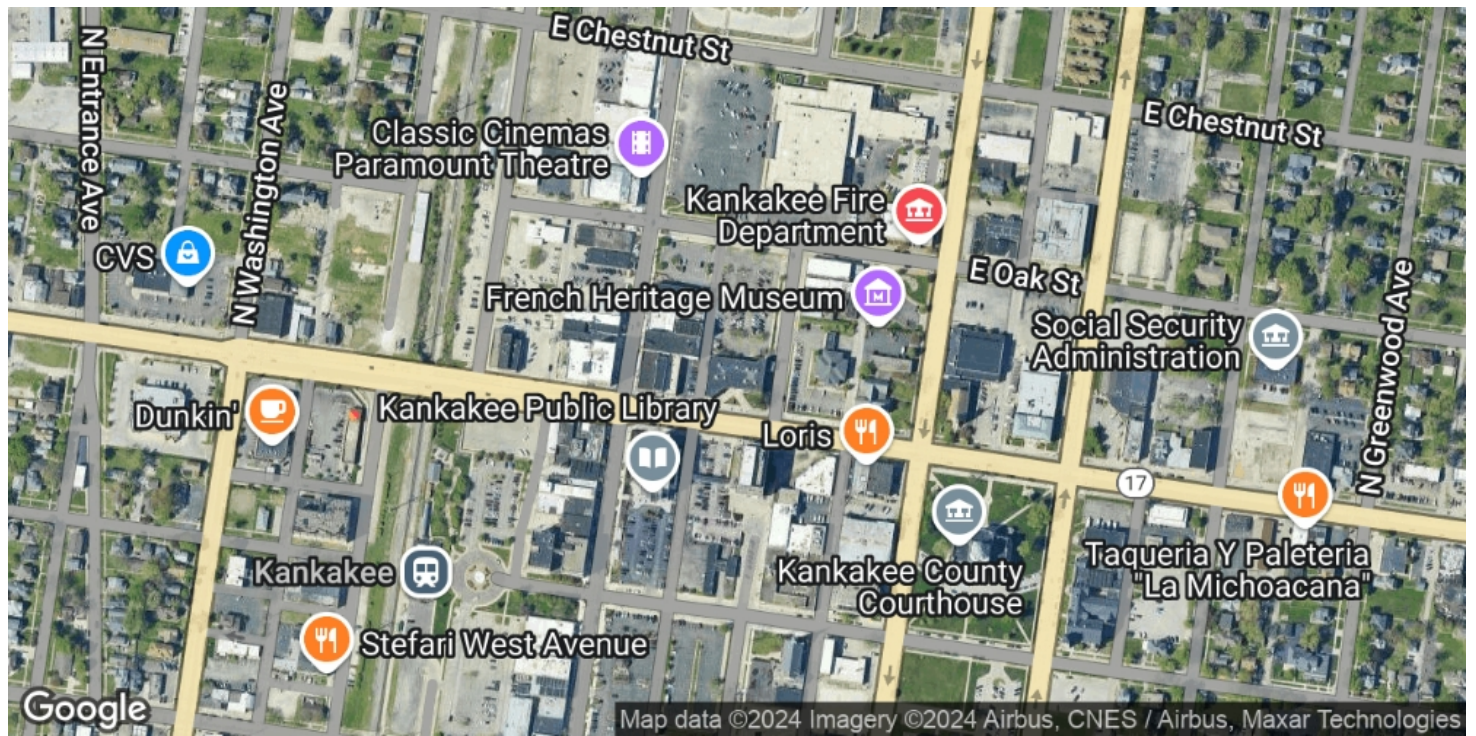
# 8 Dearborn Square

8 Dearborn Square, Kankakee, IL, 60901

AERIAL ANNOTATION MAP

## 8 Dearborn Square

8 Dearborn Square, Kankakee, IL, 60901



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License: 475.131086  
Email: bucktamblin@mccolly.com  
<http://bucktamblin.mccolly.com/>  
29 Heritage Drive, Bourbonnais IL 60914





**Buck Tamblyn, CCIM**

Phone: 8155494301

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

License: 475.131086



**Jeff Bennett, Managing Partner**

Phone: 815-922-6505

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



**MCCOLLY BENNETT REAL ESTATE**

*BUCK TAMBLYN, CCIM*



8155494301



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



29 Heritage Drive  
Bourbonnais, IL, 60914, United States