

FOR SALE

**VIEWEG**  
**REAL ESTATE**

# Automotive Shop/Dealership

301 S Chestnut St, Le Roy, IL 61752



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PROPERTY DESCRIPTION

The 2,460 SF automotive shop/dealership is a standout property located in the heart of Le Roy, Illinois. Situated on a corner lot, it offers exceptional visibility and accessibility. The office area has a reception desk, waiting area, and private office, providing a professional and welcoming space for clients and staff. The shop area features three working bays with 10-foot overhead doors, along with a separate wash bay for additional services. The generous lot size allows for ample parking, making it an ideal choice for a business looking for a clean, well-maintained property with great potential for a variety of different businesses.

PROPERTY HIGHLIGHTS

- Great Visibility
- Ample Parking
- 3 Service Bays
- Wash Bay
- Office/Reception Area

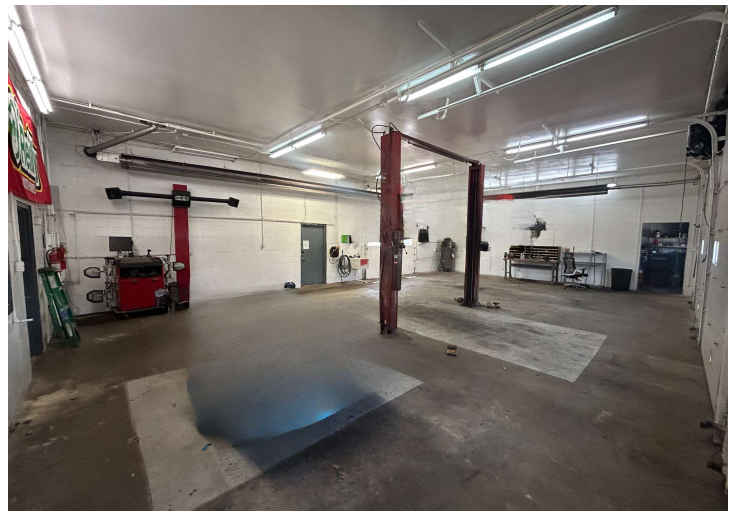
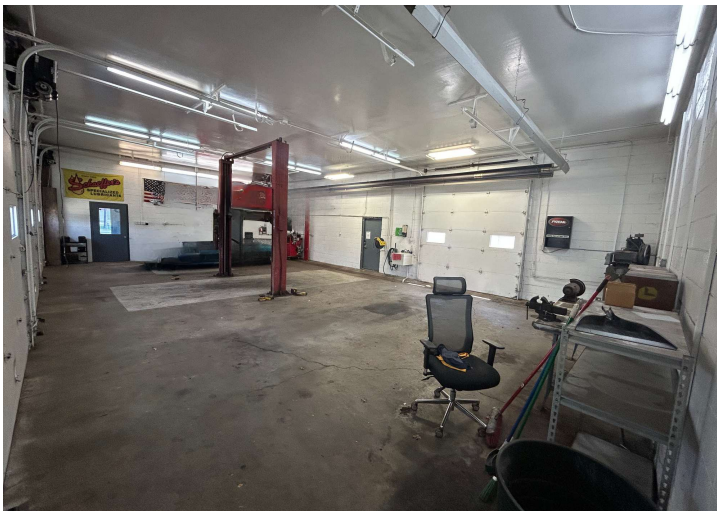
OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	0.62 Acres
Building Size:	2,460 SF
Overhead Doors	5

DEMOGRAPHICS	3 MILES	7 MILES	14 MILES
Total Households	1,580	2,243	26,155
Total Population	3,789	5,505	61,536
Average HH Income	\$110,339	\$113,428	\$119,619

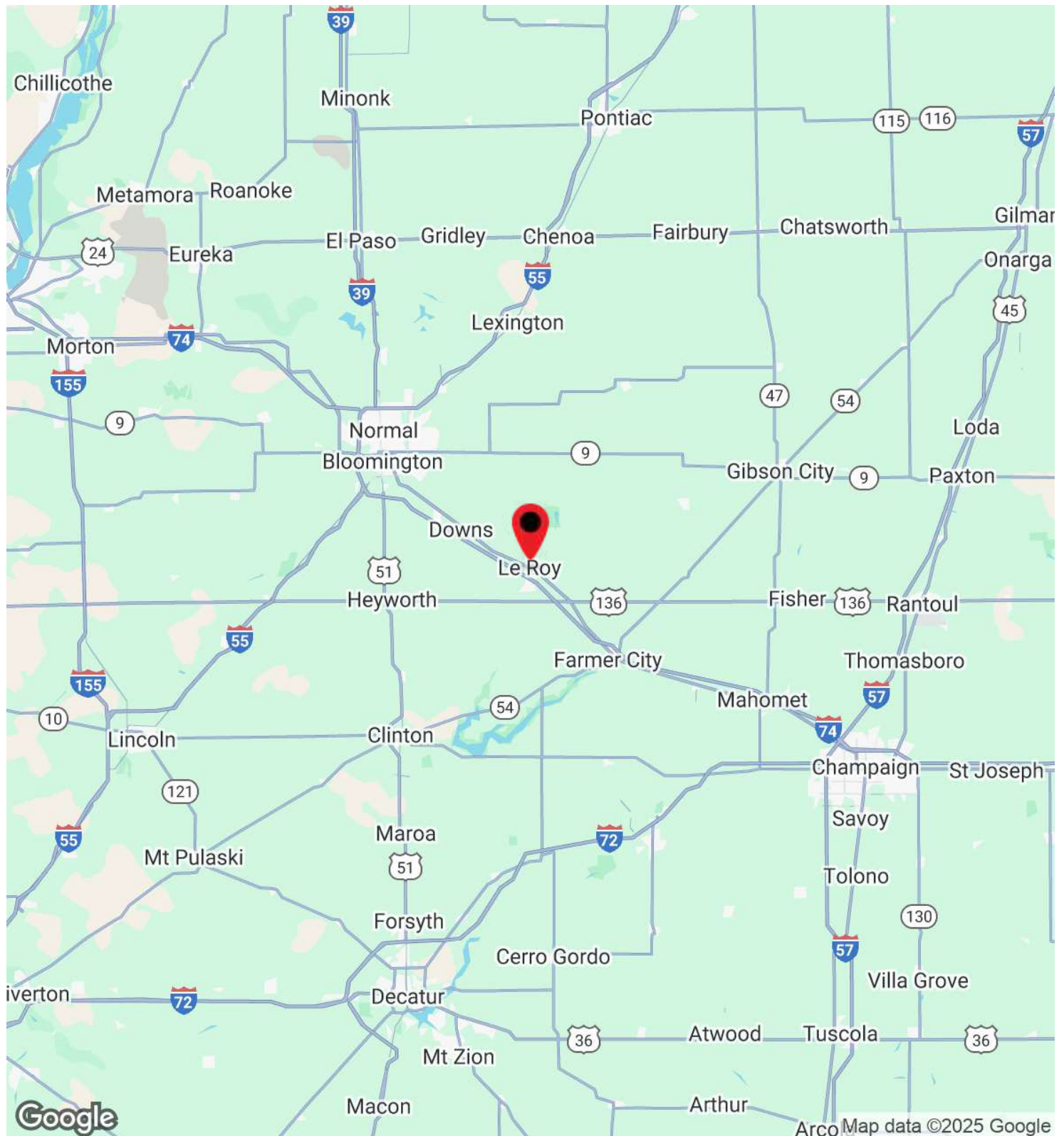
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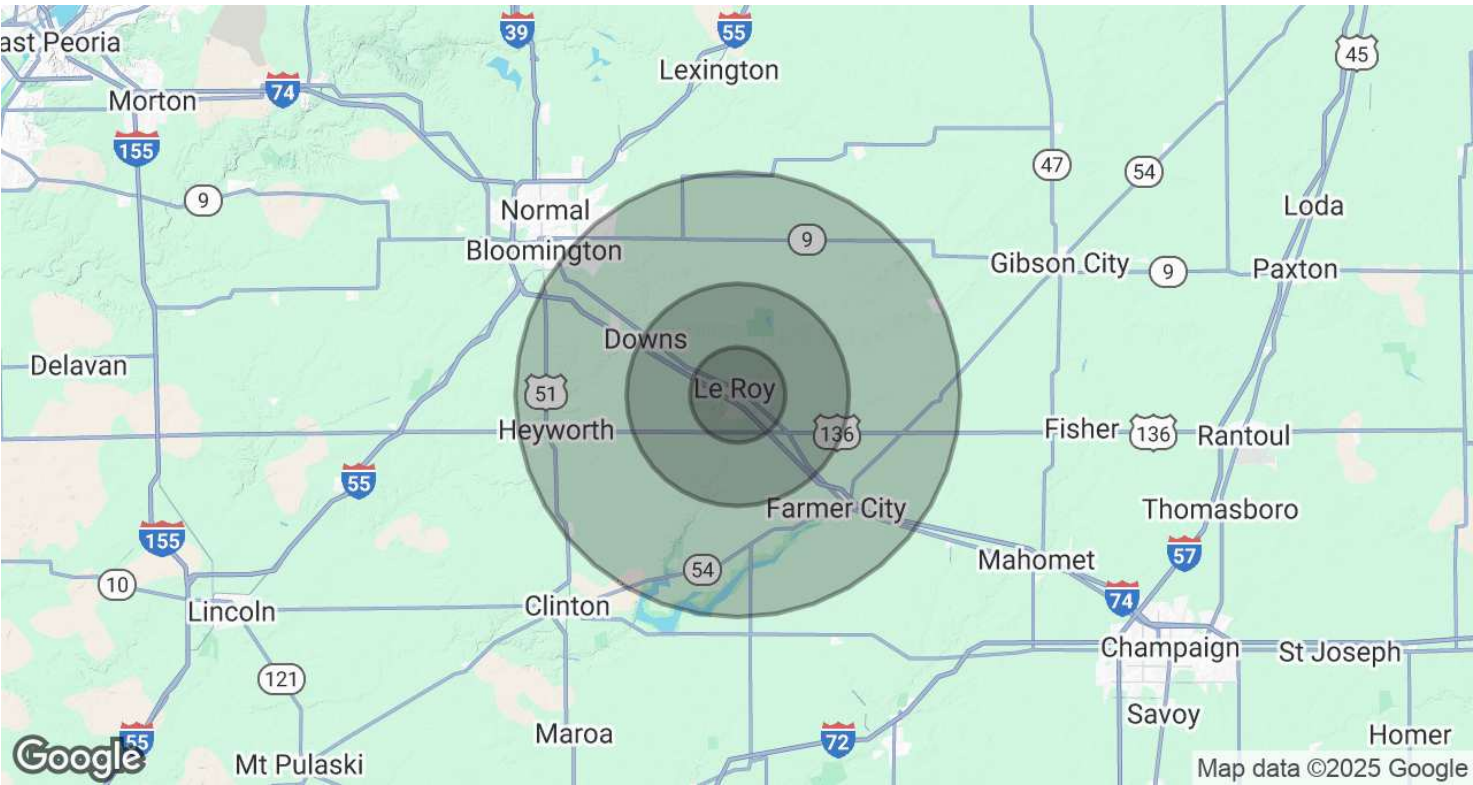


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POPULATION	3 MILES	7 MILES	14 MILES
Total Population	3,789	5,505	61,536
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	3 MILES	7 MILES	14 MILES
Total Households	1,580	2,243	26,155
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$110,339	\$113,428	\$119,619
Average House Value	\$220,164	\$242,244	\$257,150

Demographics data derived from AlphaMap

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