

OFFICE PROPERTY

SWC ROUTE 20 & ROUTE 23 (300-320 S STATE STREET, MARENGO, IL)

PROPERTY HIGHLIGHTS



PROPERTY SPECIFICATIONS

OFFERING:	Office Space For Sale or Lease
PROPERTY:	3,633 SF Converted Office
LIST PRICE:	\$275,000
LEASE RATE:	\$10 SF Gross
ACREAGE:	0.47 Acres
SPRINKLERED:	No
FRONTAGE:	137' Route 23
ACCESS:	Full Access (Route 23)
ZONING:	R3 (City of Marengo)
UTILITIES:	Municipal Water & Sanitary
TRAFFIC:	22,000+ VPD Intersection 20/23
R.E. TAXES:	\$7,484.60 (2021)
NEARBY TENANTS:	McDonalds, Subway, BMO Harris, Taco Bell, Dollar General, Sullivans Grocery Store, Circle K, Athleticco, Smoke Shop

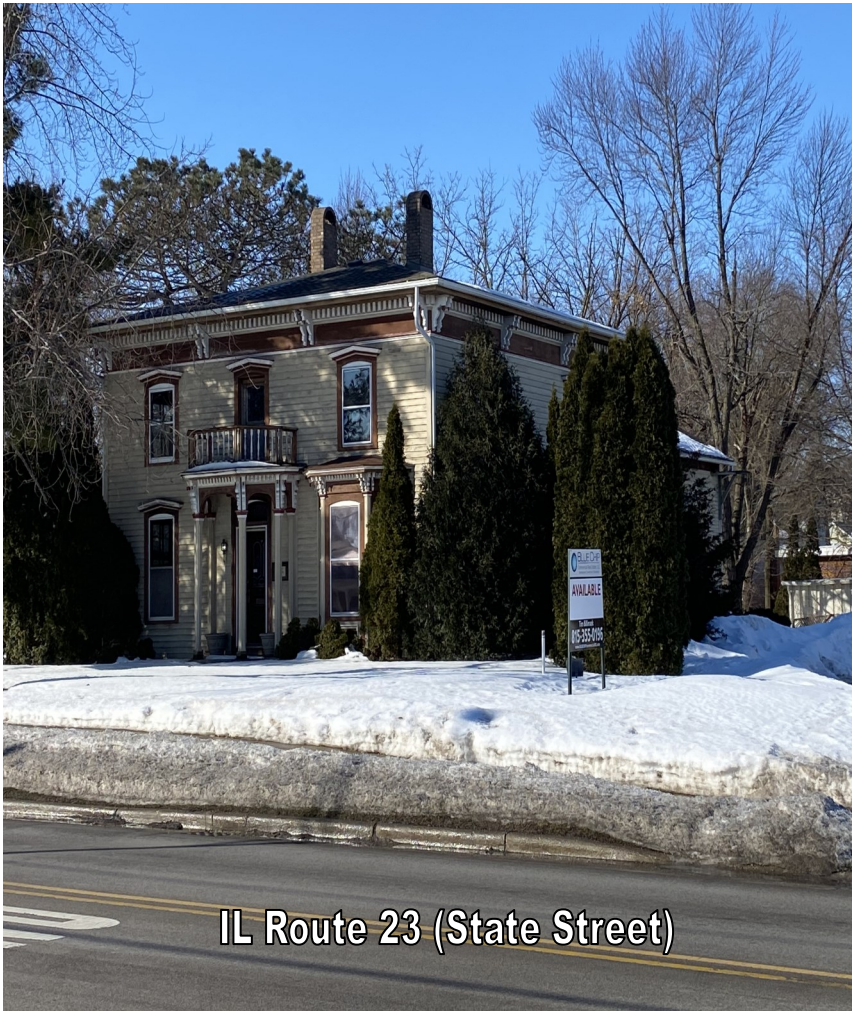
Investment Highlights

- Prime Office Exposure along State Highway Frontage
- Historic 3,633 SF Converted Office Ideal for Professional Use
- 22,000 VPD Pass Through the Intersection of Routes 20/23
- National Retail & Restaurant Tenants Nearby Including McDonalds, Taco Bell, Subway, Chase Bank, BMO Harris, Dollar General, and Circle K, Athleticco

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SWC ROUTE 20 & ROUTE 23 (300-320 S STATE STREET, MARENGO, IL)

*HARD CORNER
"MAIN & MAIN"*



IL Route 23 (State Street)



Offered By:
Tim Billimack
Managing Broker | Principal
815.355.0196
billimackt@gmail.com

Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com



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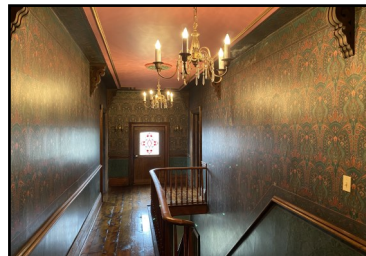
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PROPERTY PHOTOS



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NEIGHBORHOOD AERIAL MAP



SUBJECT SITE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2021 Est. Population	6,391	8,763	11,345
2021 Est. Average Household Income	\$84,538	\$88,068	\$97,048
2021 Est. Households	2,341	3,187	4,125

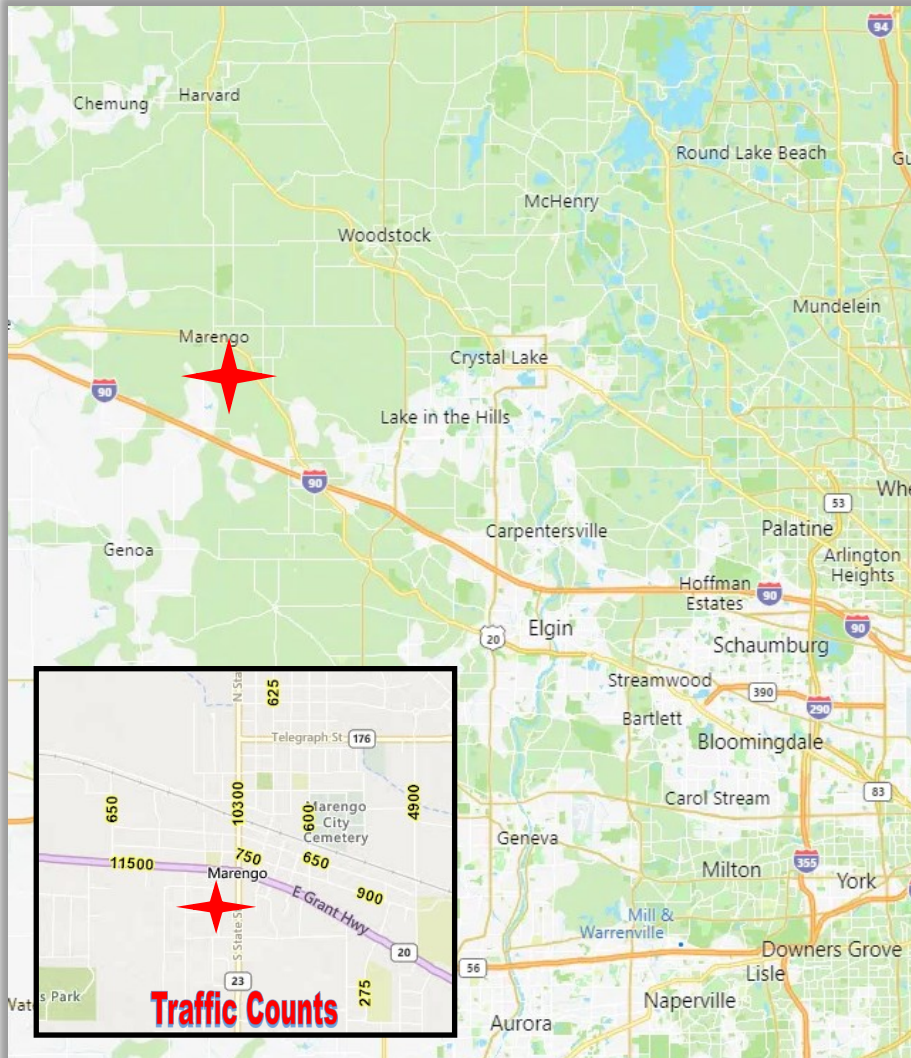
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AERIAL TAX MAP & STREET MAP



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