

Retail Space for Lease

Turnkey Bakery Restaurant or Retail Space
Fully Built Out Food Service Opportunity
Move In Ready Bakery or Cafe Space

Retail For Lease

207 East Church Street | Sandwich, IL



Executive Summary

Price:	Subject to terms
Building SF:	16,091
Terms:	Negotiable
Available SF:	1,150
Monument:	Yes
Year Built:	2006
Parking:	Yes

Property Highlights

- Multi-tenant office / retail / medical building
- Flexible suites from approx. 1,150–4,600 SF
- Located along Route 34 corridor
- Professional office environment
- On-site parking for tenants and visitors
- Suitable for office, medical, or service users
- Strong visibility within Sandwich business district
- Surrounded by local retail and professional services
- Easy access to downtown Sandwich amenities
- Part of Chicago-Naperville-Elgin metro market

Space Overview

1,150 SF available at 207 East Church Street offers a turnkey opportunity for food or service users with an existing bakery buildout in place. The space includes extensive plumbing infrastructure, a triple basin sink, hood ventilation system for oven use, and a water filtration system, making it well suited for a bakery, café, or quick serve restaurant concept.

The layout is open and functional, allowing for efficient workflow and customer interaction, while still providing flexibility for a variety of service based users. The space benefits from strong visibility along the Route 34 corridor and includes monument signage opportunities to enhance brand exposure.

Available for immediate occupancy with flexible lease terms, this is an ideal opportunity for an operator looking to minimize upfront buildout costs and open quickly in an established Sandwich business location.



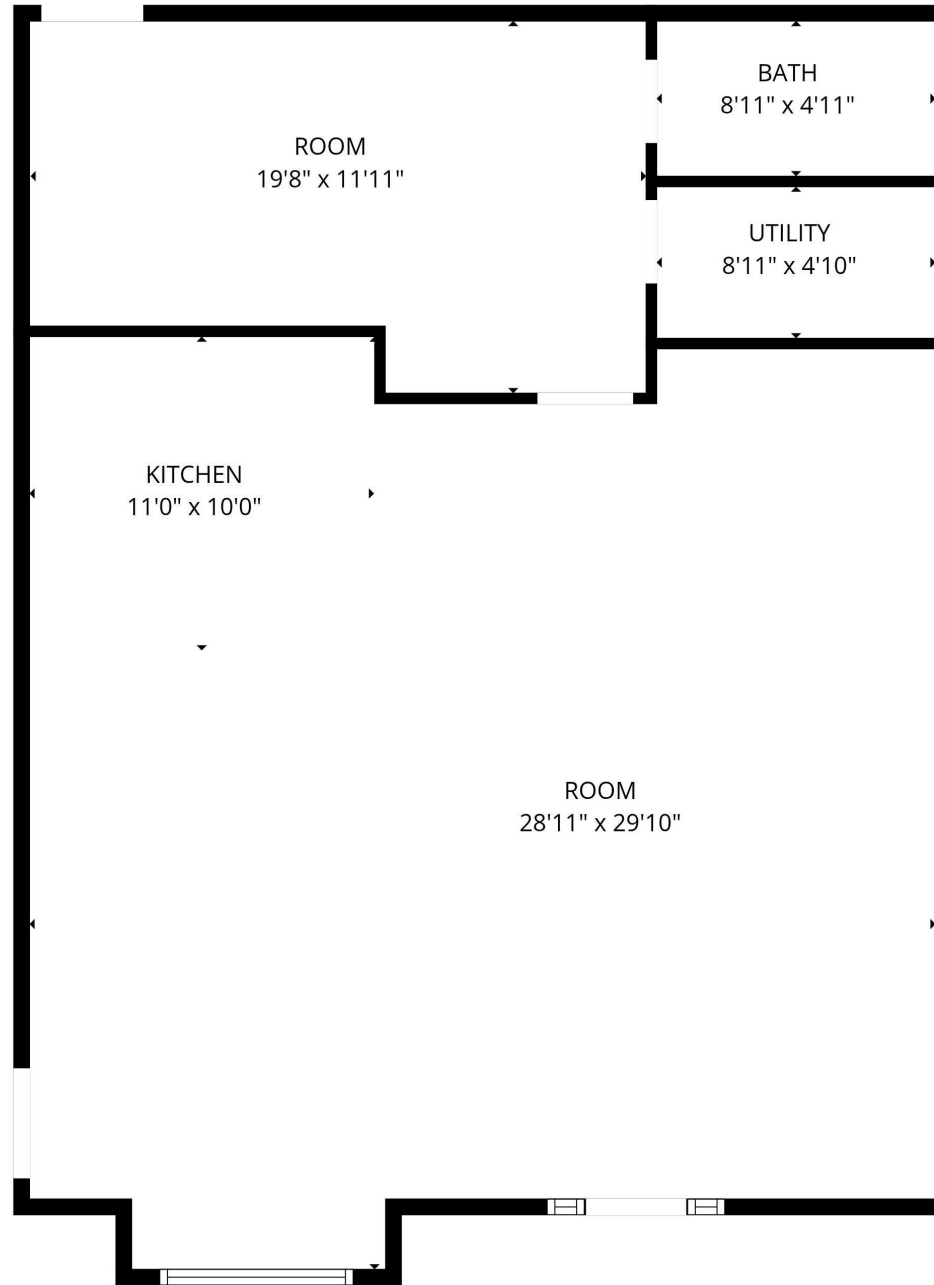
Property Photos



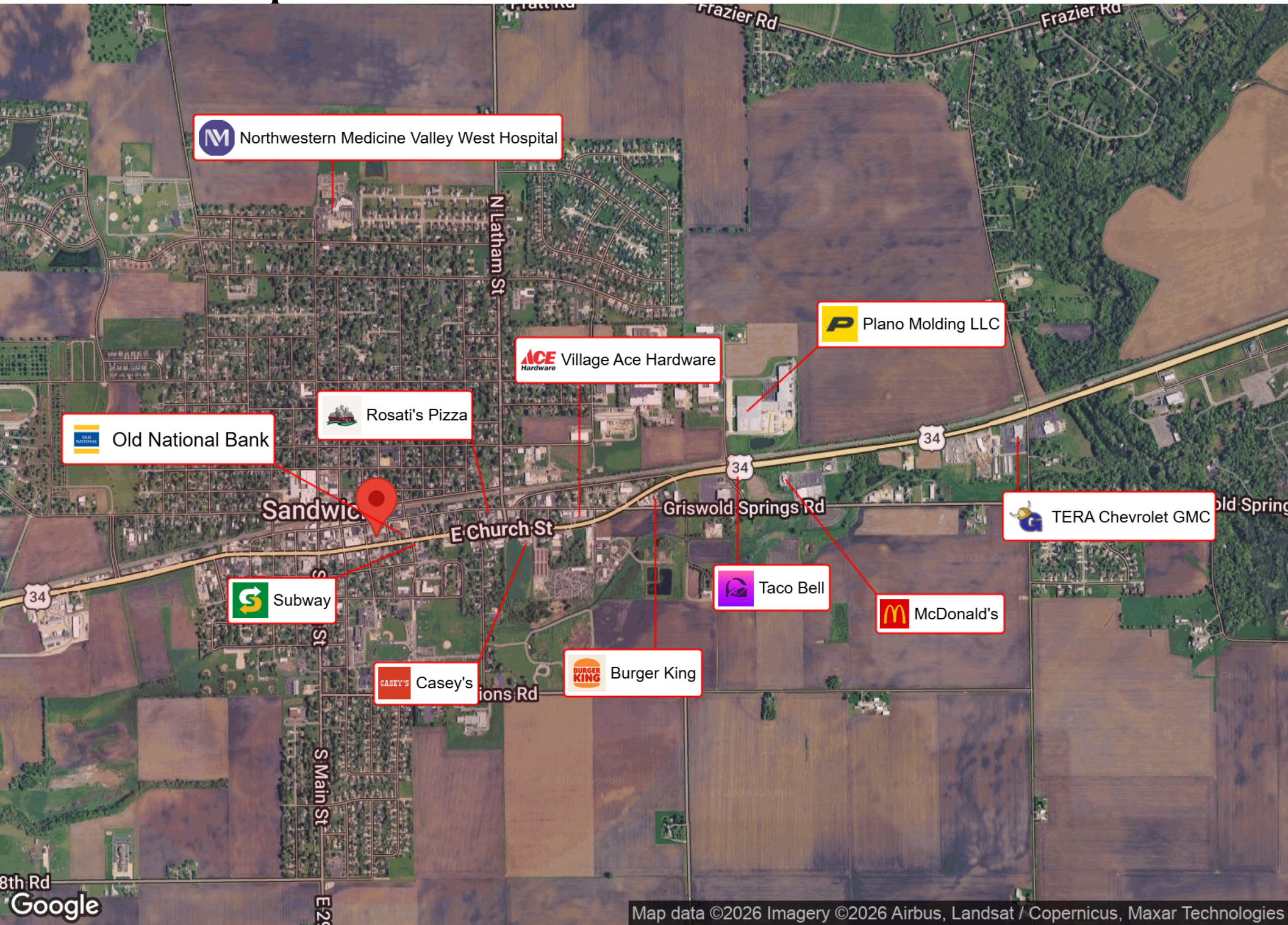
Property Photos




Property Photos




Business Map




 Northwestern Medicine Valley West Hospital

 Old National Bank

 Rosati's Pizza

 Subway

 Casey's

 Burger King

 ACE Hardware
Village Ace Hardware

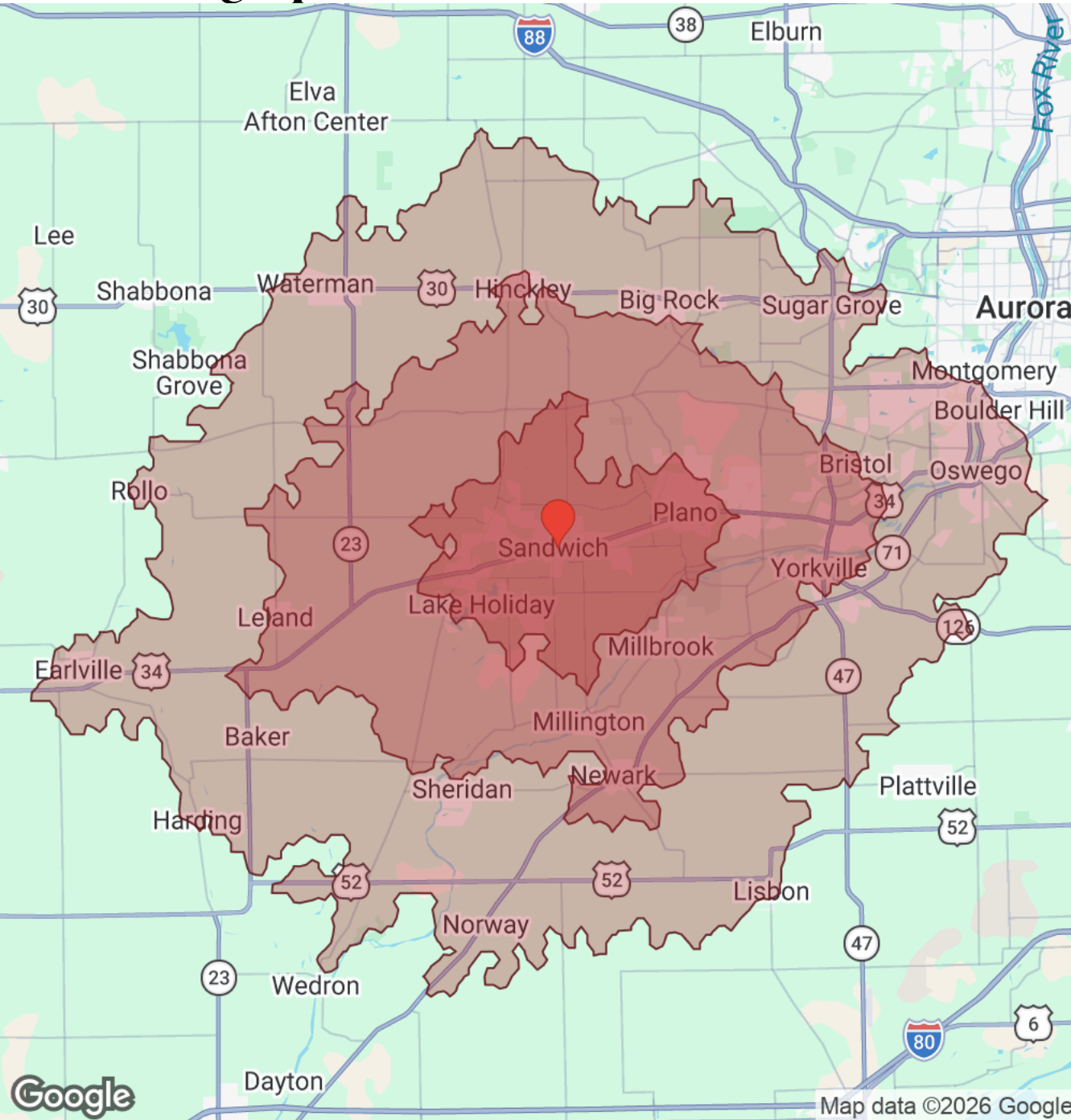
 Taco Bell

 McDonald's

 Plano Molding LLC

 TERA Chevrolet GMC

Demographics



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	11,306	28,231	68,508
Female	11,158	27,716	67,169
Total Population	22,464	55,947	135,677

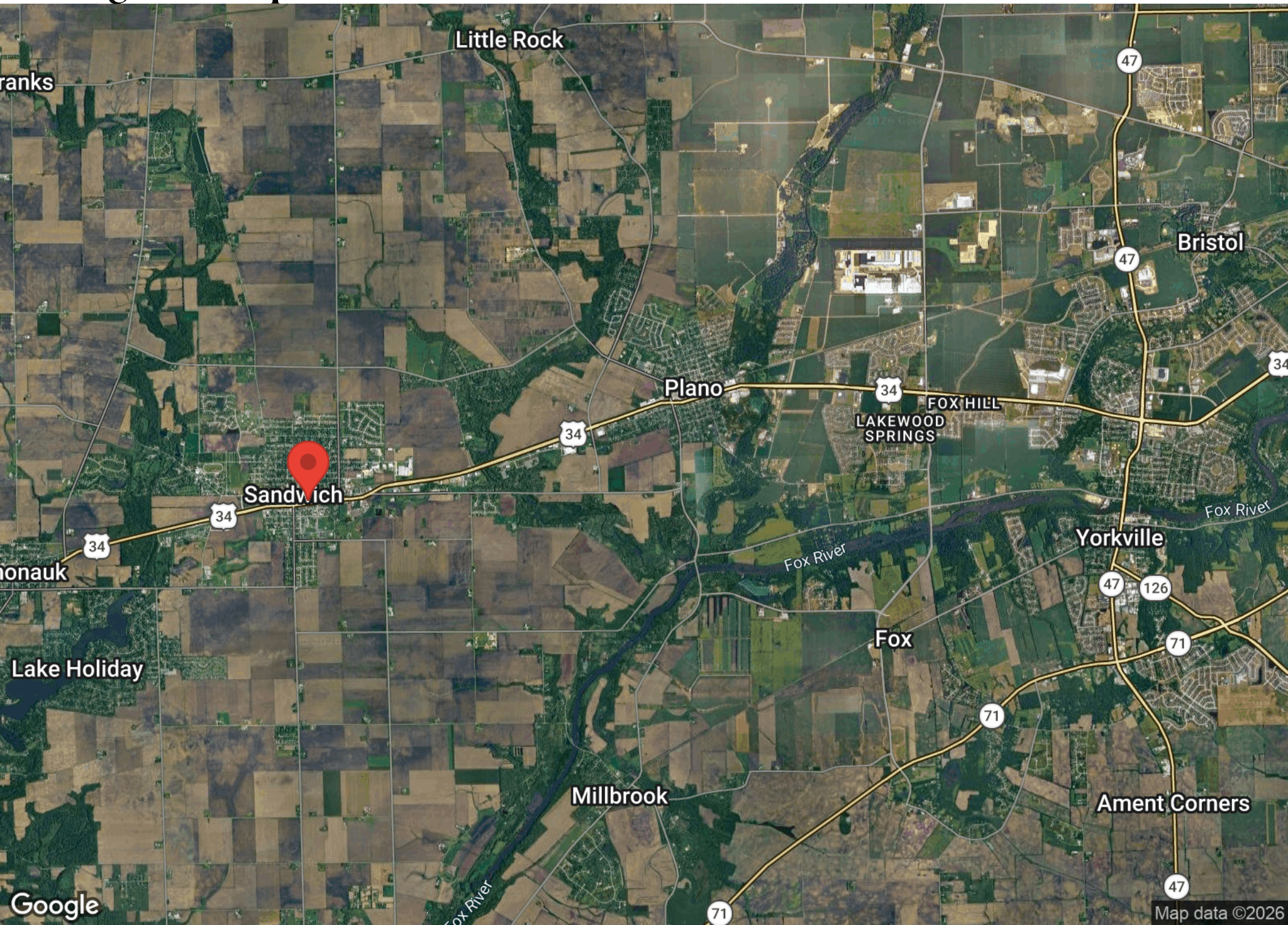
Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	16,509	40,075	91,731
Black	647	2,870	9,687
Am In/AK Nat	7	22	54
Hawaiian	N/A	N/A	14
Hispanic	4,648	11,038	27,814
Asian	222	856	3,677
Multiracial	420	1,052	2,646
Other	11	28	68

Housing	10 Mins	20 Mins	30 Mins
Total Units	8,931	21,207	49,140
Occupied	8,367	20,268	47,403
Owner Occupied	6,307	15,709	38,139
Renter Occupied	2,060	4,559	9,264
Vacant	565	939	1,737

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	4,092	10,546	26,044
Ages 15 - 24	3,243	7,627	18,646
Ages 25 - 54	8,220	21,498	54,899
Ages 55 - 64	2,848	6,925	16,113
Ages 65+	4,063	9,349	19,976

Income	10 Mins	20 Mins	30 Mins
Median	\$89,988	\$99,369	\$104,910
Under \$15k	521	775	1,812
\$15k - \$25k	378	972	1,425
\$25k - \$35k	368	779	1,577
\$35k - \$50k	691	1,428	3,189
\$50k - \$75k	1,466	3,556	7,343
\$75k - \$100k	1,268	2,692	7,014
\$100k - \$150k	1,862	4,811	11,446
\$150k - \$200k	1,130	2,601	6,610
Over \$200k	683	2,654	6,988

Regional Map



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Little Rock

Bristol

Plano

Sandwich

FOX HILL
LAKEWOOD SPRINGS

Yorkville

onauk

Fox

Lake Holiday

Millbrook

Ament Corners

Google

Map data ©2026

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Exclusively Listed by

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