

PRICE REDUCED



OPPORTUNITY ZONE PROPERTY

51 W JACKSON ST, JOLIET, IL 60432



OFFERING SUMMARY

Sale Price: \$799,000

Price / SF: \$21.23

Lot Size: 1.9 Acres

Building Size: 40,000 SF

2016 RE Taxes \$49,365.14

Zoning: I-1

Vehicles Per Day: 5,800 W Jackson St
10,000 Route 53

PROPERTY OVERVIEW

All brick building includes: Office Space, Elevator, Warehouse, on 1.9 acre lot. Central air and Gas Heat

Formerly St. Joseph Academy, 4 truck docks, drive in door. Perfect for education institution or combination corporate headquarters and light manufacturing facility.

LOCATION OVERVIEW

*Located in an Opportunity Zone

*North side of end

*Prominent location on truck route

*2 miles north of Interstate 80

*Half a mile south of Route 53



DETAILS

Classroom and Office Area are two stories.

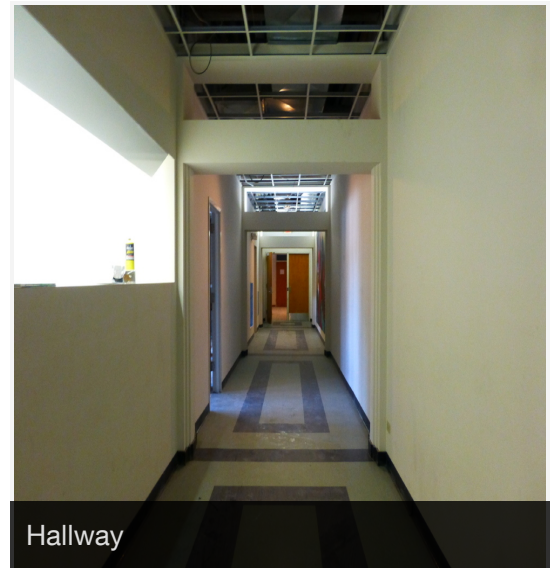
Warehouse Area is a single story.



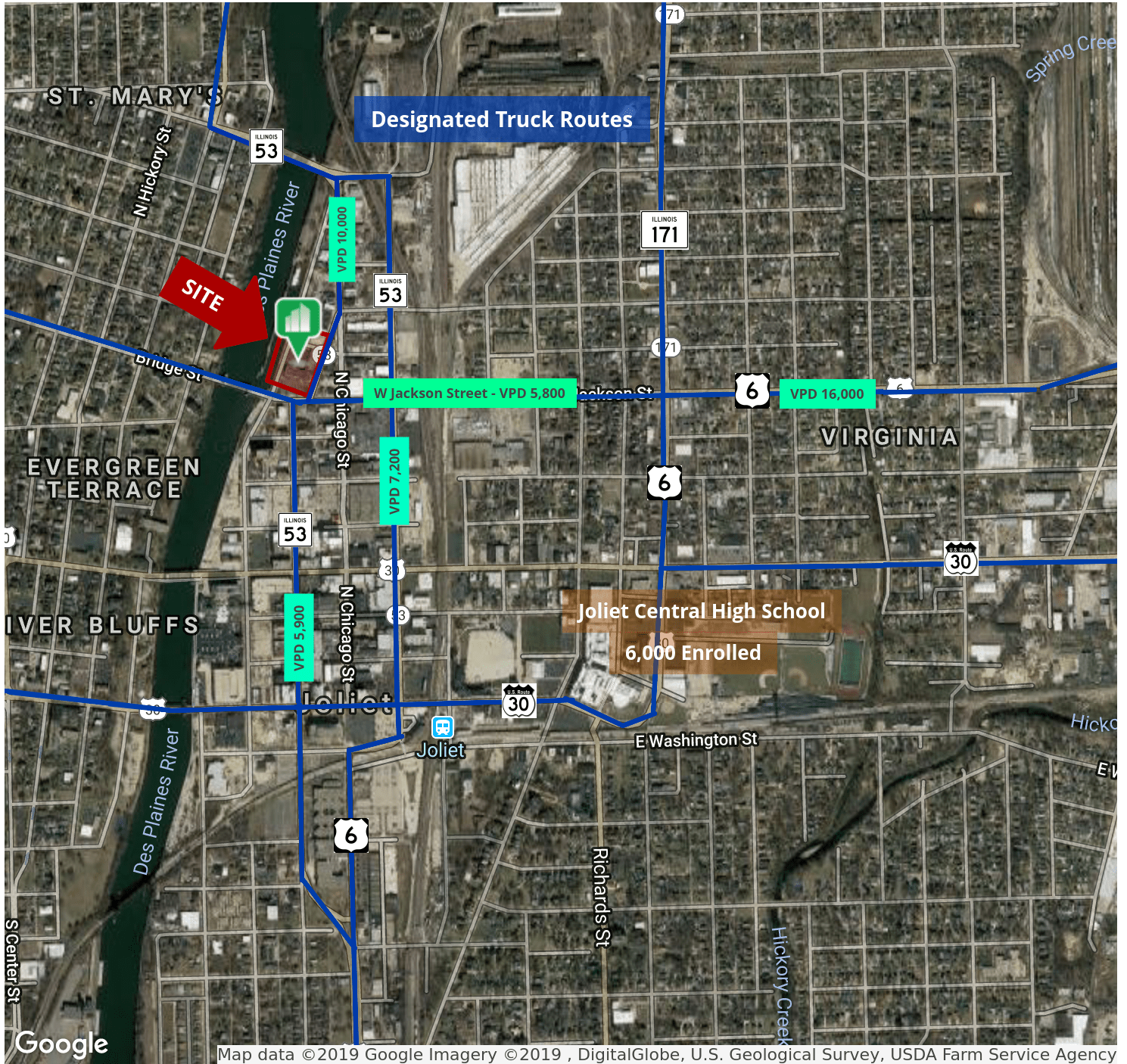
Second Floor Reception

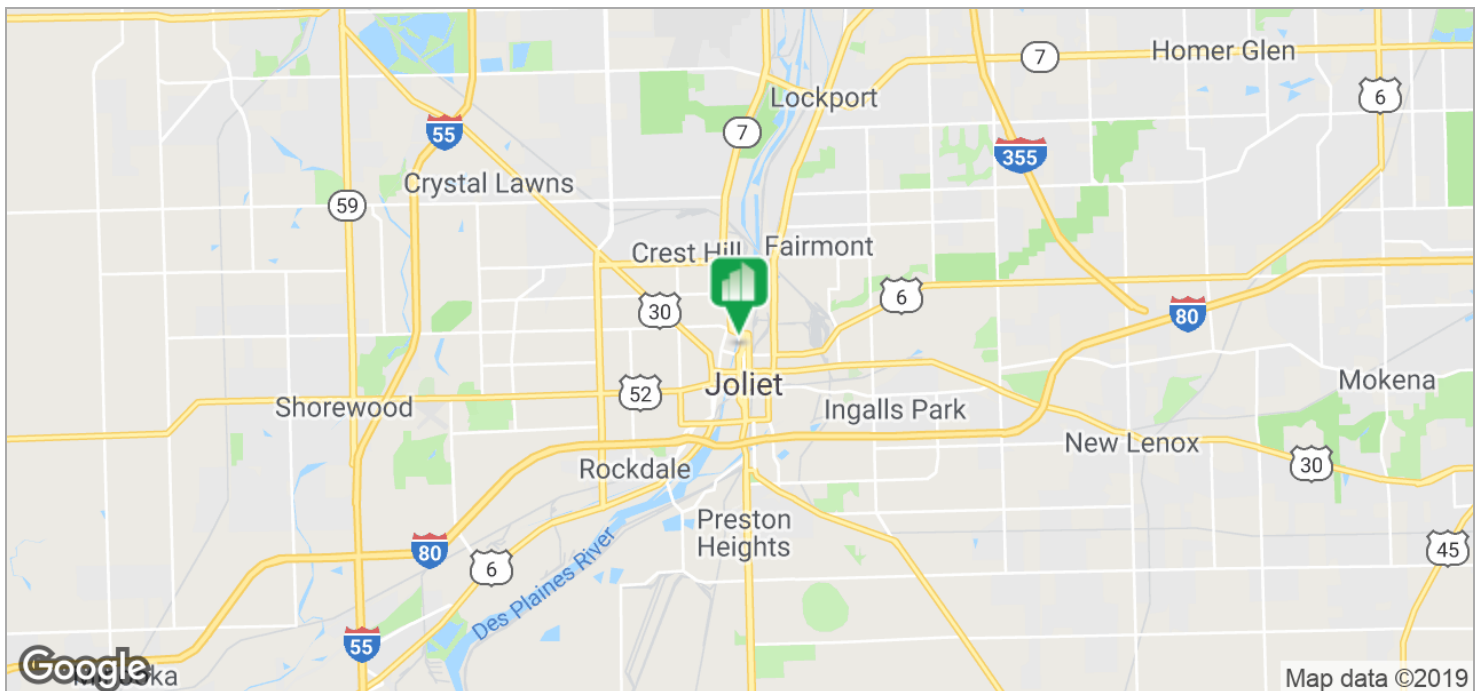
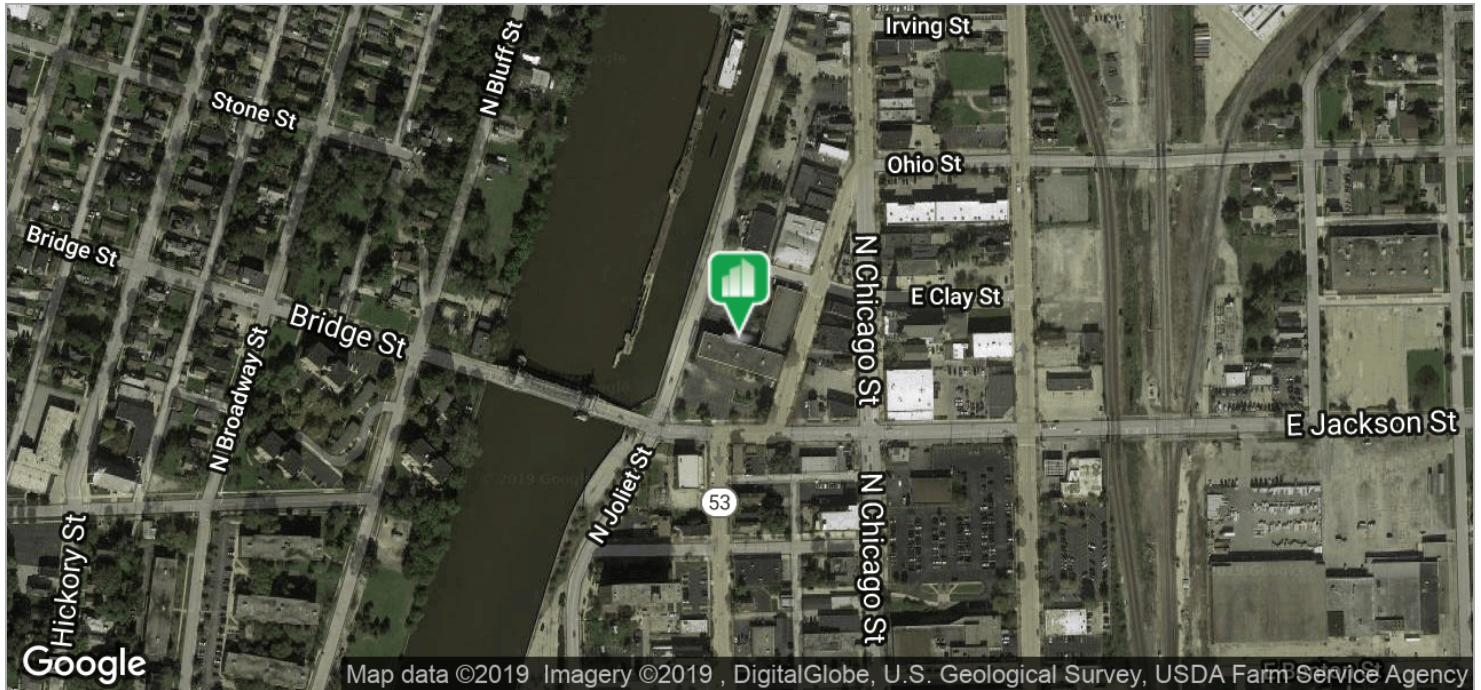


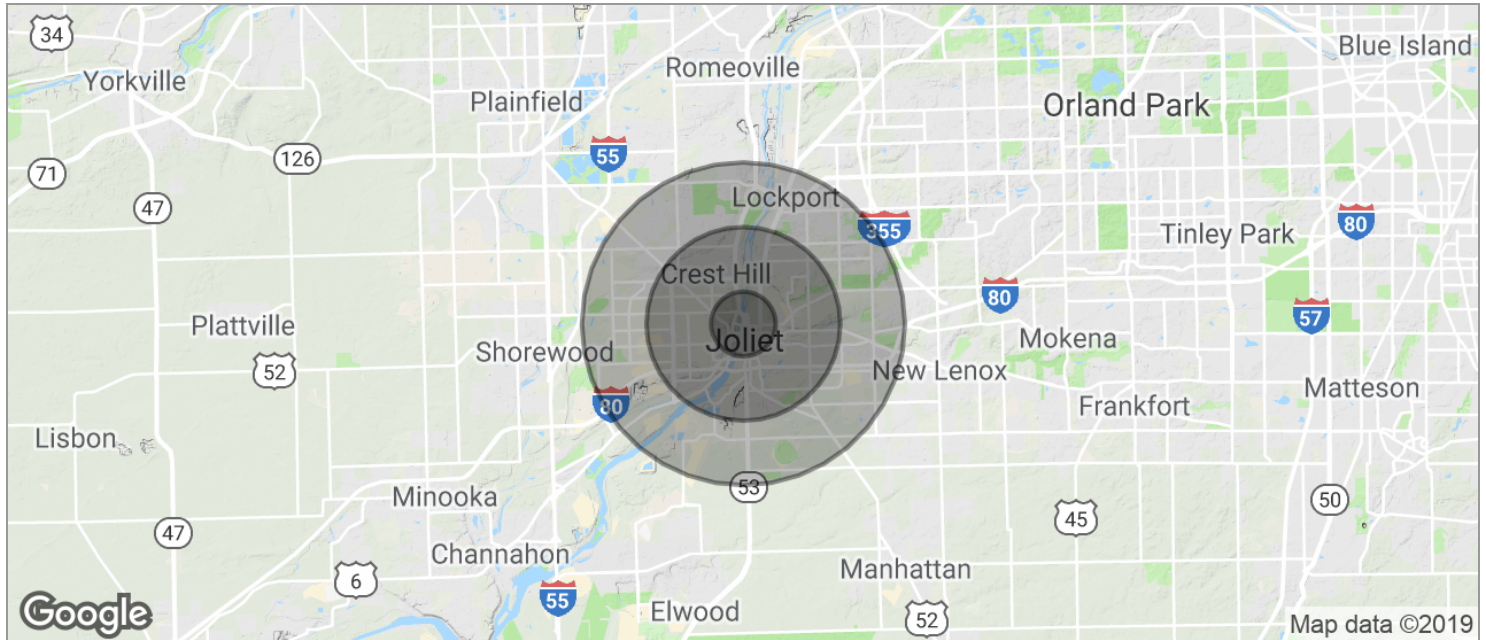
Interior Room



Hallway







POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,685	96,902	169,589
MEDIAN AGE	27.0	32.0	33.9
MEDIAN AGE (MALE)	27.3	31.1	32.8
MEDIAN AGE (FEMALE)	26.5	32.9	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,034	32,209	59,229
# OF PERSONS PER HH	3.3	3.0	2.9
AVERAGE HH INCOME	\$44,757	\$52,004	\$57,383
AVERAGE HOUSE VALUE	\$205,869	\$166,796	\$191,224
RACE	1 MILE	3 MILES	5 MILES
% WHITE	50.6%	62.5%	65.1%
% BLACK	23.7%	19.4%	20.8%
% ASIAN	1.6%	1.0%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	20.2%	13.8%	10.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	46.0%	37.0%	27.5%

* Demographic data derived from 2010 US Census