

23906 S FRONTAGE RD

23906 Frontage Rd | Channahon, IL
OFFERING MEMORANDUM



Frontage Rd

*approximate dimensions

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23906 S Frontage Rd

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Demographics

Exclusively Marketed by:

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	23906 Frontage Rd Channahon IL 60410
COUNTY	Will
NET RENTABLE AREA (SF)	5,002 SF
LAND ACRES	1
YEAR BUILT	1978
YEAR RENOVATED	2024 - partial
APN	0410092000030000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$950,000
PRICE PSF	\$189.92
CAP RATE (CURRENT)	-0.78%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	1,755	10,494	44,224
2024 Median HH Income	\$114,733	\$110,080	\$110,270
2024 Average HH Income	\$157,523	\$141,028	\$135,572

Highlights

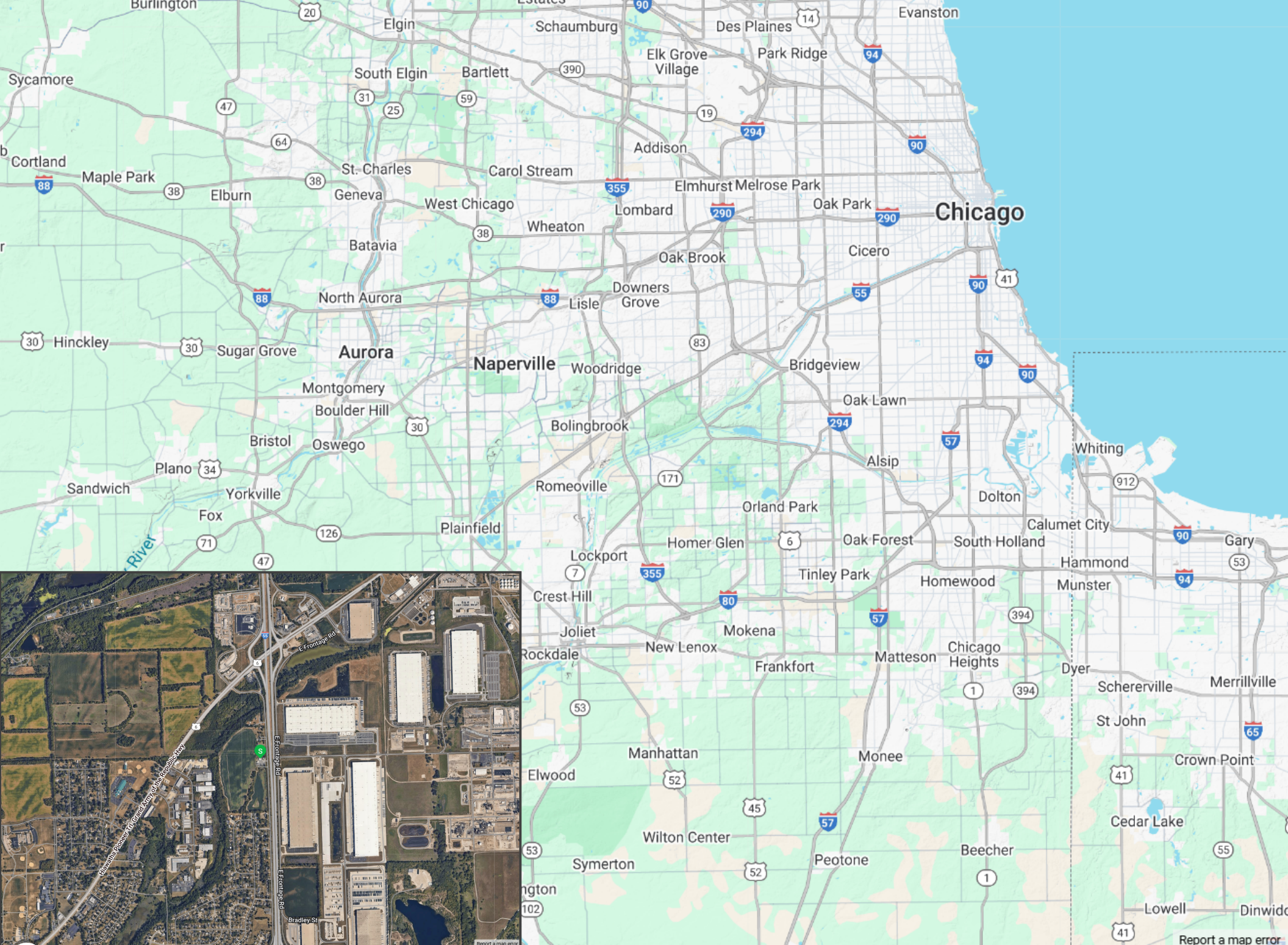
- 208' of frontage with high visibility and accessibility from I-55
- 1AC lot zoned C-3 with three buildings totaling 5,002sf
- Significant gravel parking area
- Electric and gas utilities to all three buildings
- Private water well and septic system to Building B (largest building)
- Located in Village of Channahon (Will County)

02

Location

Location Summary

23906 S FRONTAGE RD



03 Property Description

Property Features
Aerial Map

PROPERTY FEATURES

NET RENTABLE AREA (SF)	5,002
LAND ACRES	1
YEAR BUILT	1978
YEAR RENOVATED	2024 - partial
# OF PARCELS	1
ZONING TYPE	C-3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
LOT DIMENSION	208x208
CEILING HEIGHT	12'+/-
GRADE LEVEL DOORS	2

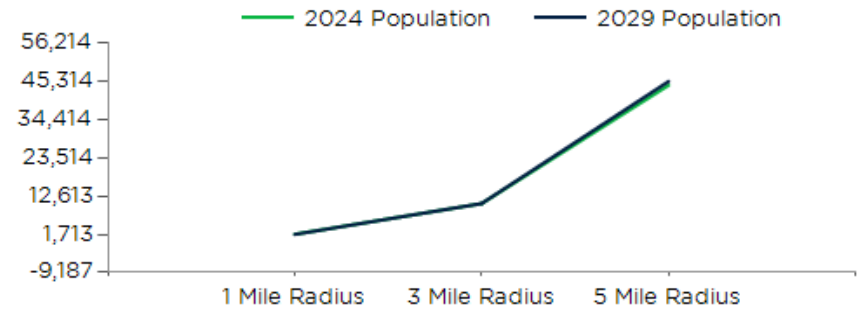
MECHANICAL

HVAC	Gas
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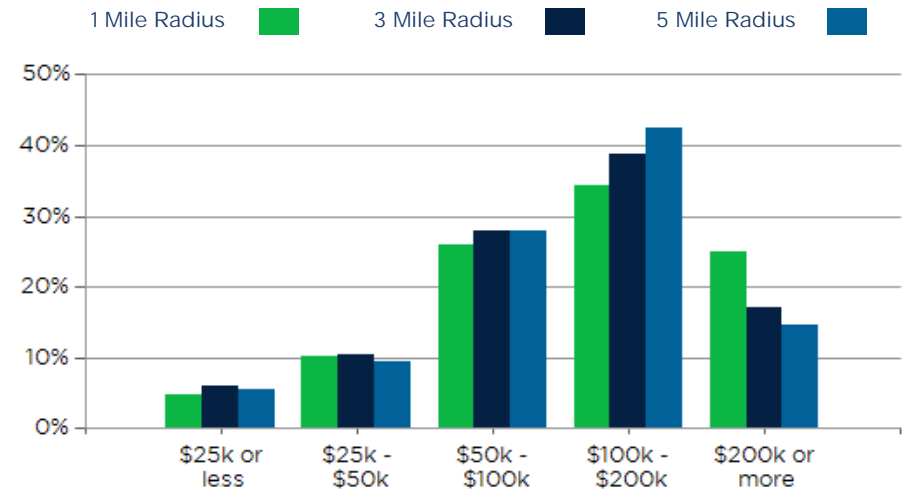
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,097	9,077	22,445
2010 Population	1,871	9,947	39,196
2024 Population	1,755	10,494	44,224
2029 Population	1,713	10,518	45,314
2024-2029: Population: Growth Rate	-2.40%	0.25%	2.45%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	27	151	568
\$15,000-\$24,999	5	77	286
\$25,000-\$34,999	35	122	484
\$35,000-\$49,999	32	283	975
\$50,000-\$74,999	62	339	1,807
\$75,000-\$99,999	109	731	2,463
\$100,000-\$149,999	154	771	3,661
\$150,000-\$199,999	73	711	2,833
\$200,000 or greater	165	651	2,234
Median HH Income	\$114,733	\$110,080	\$110,270
Average HH Income	\$157,523	\$141,028	\$135,572

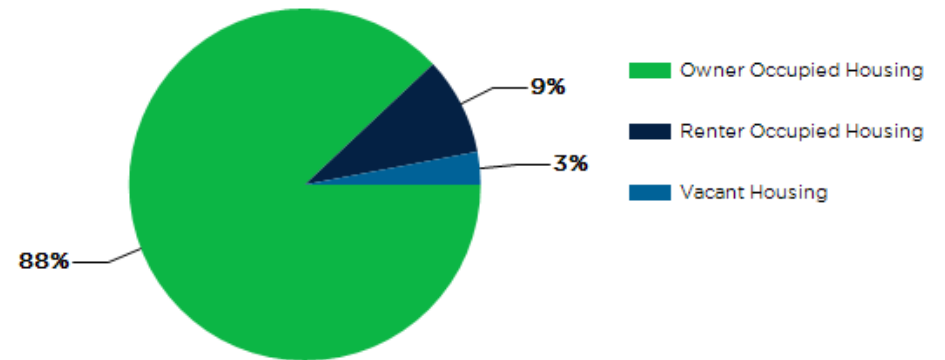
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	653	3,028	7,365
2010 Total Households	623	3,468	13,063
2024 Total Households	662	3,836	15,310
2029 Total Households	670	3,954	16,059
2024 Average Household Size	2.65	2.72	2.87
2024-2029: Households: Growth Rate	1.20%	3.05%	4.80%



2024 Household Income

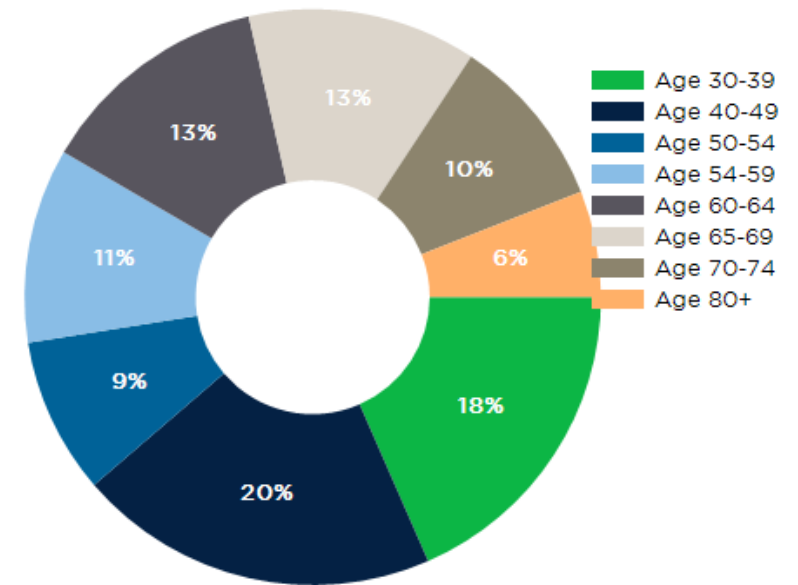


2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	100	557	2,717
2024 Population Age 35-39	104	586	2,763
2024 Population Age 40-44	127	700	3,160
2024 Population Age 45-49	97	683	3,159
2024 Population Age 50-54	97	677	3,035
2024 Population Age 55-59	121	708	2,793
2024 Population Age 60-64	144	803	2,640
2024 Population Age 65-69	142	737	2,293
2024 Population Age 70-74	108	583	1,821
2024 Population Age 75-79	66	439	1,403
2024 Population Age 80-84	34	237	753
2024 Population Age 85+	22	161	505
2024 Population Age 18+	1,353	8,193	33,677
2024 Median Age	43	43	39
2029 Median Age	44	44	39



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$142,955	\$120,318	\$118,228
Average Household Income 25-34	\$197,828	\$161,275	\$143,838
Median Household Income 35-44	\$129,038	\$135,325	\$129,034
Average Household Income 35-44	\$181,670	\$169,638	\$158,683
Median Household Income 45-54	\$152,499	\$135,746	\$126,913
Average Household Income 45-54	\$209,035	\$168,122	\$154,607
Median Household Income 55-64	\$128,417	\$119,261	\$114,607
Average Household Income 55-64	\$176,787	\$152,587	\$141,944
Median Household Income 65-74	\$93,547	\$90,212	\$88,238
Average Household Income 65-74	\$106,407	\$111,600	\$110,874
Average Household Income 75+	\$83,806	\$78,415	\$77,279

