

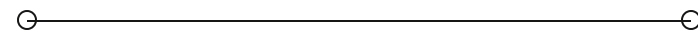


**SALE**

# 315 S Main St

**315 S MAIN ST**

Lombard, IL 60148



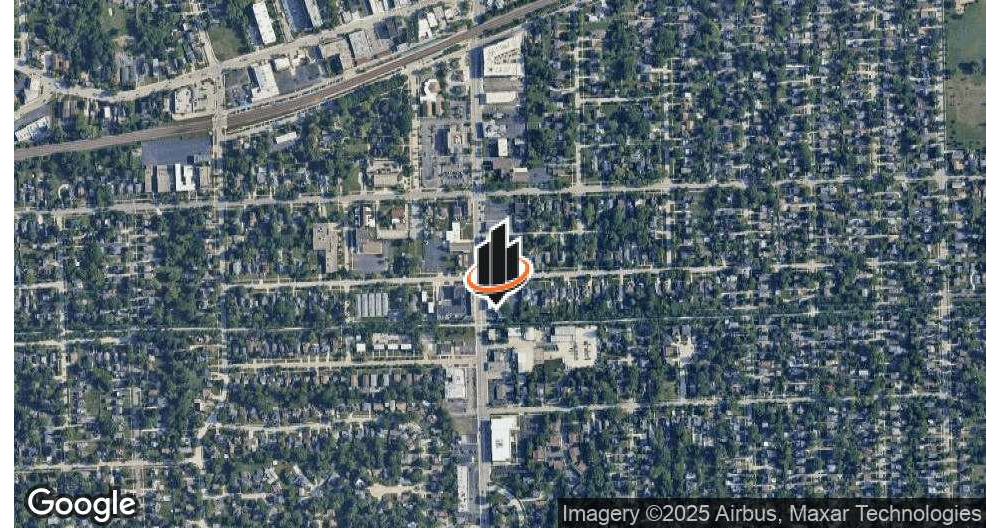
**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$300,000
<b>BUILDING SIZE:</b>	2,166 SF
<b>LOT SIZE:</b>	5,602 SF
<b>PRICE / SF:</b>	\$138.50
<b>YEAR BUILT:</b>	1974
<b>ZONING:</b>	B5A
<b>APN:</b>	0608127003

### PROPERTY OVERVIEW

SVN is pleased to present the sale at 315 S Main St which offers a well-maintained 2,166 SF vacant building, ideally suited for office. It currently has 4 separately metered suites. Built in 1974 and featuring a B5A zoning designation, the property presents an excellent investment potential in a thriving business district. With four spacious units, this versatile space provides a range of possibilities for a discerning investor. Located in the heart of Lombard, this property combines convenience and prominence, offering an ideal setting for establishing or expanding your commercial presence.

### PROPERTY HIGHLIGHTS

- Four (4) Separately Metered Suites
- Newer Roof
- Ample Parking
- B5A Zoning

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## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

This bustling downtown area is home to an array of dining, shopping, and entertainment options, making it an ideal location for an office or office building investment. The area boasts a charming mix of historic architecture and modern conveniences, creating an inviting and dynamic atmosphere for businesses and visitors alike. Just steps away from the property, you'll find popular attractions such as Lilacia Park, the Lombard Historical Society, and the renowned Yorktown Center. With a diverse array of amenities and a strong sense of community. Steps away from the Lombard Metra stop.

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# INCOME & EXPENSES

## EXPENSES SUMMARY

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PROPERTY TAXES 2023	\$9,571
INSURANCE	\$2,000
<b>OPERATING EXPENSES</b>	<b>\$11,571</b>

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## ADDITIONAL PHOTOS



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**AERIAL PHOTO**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

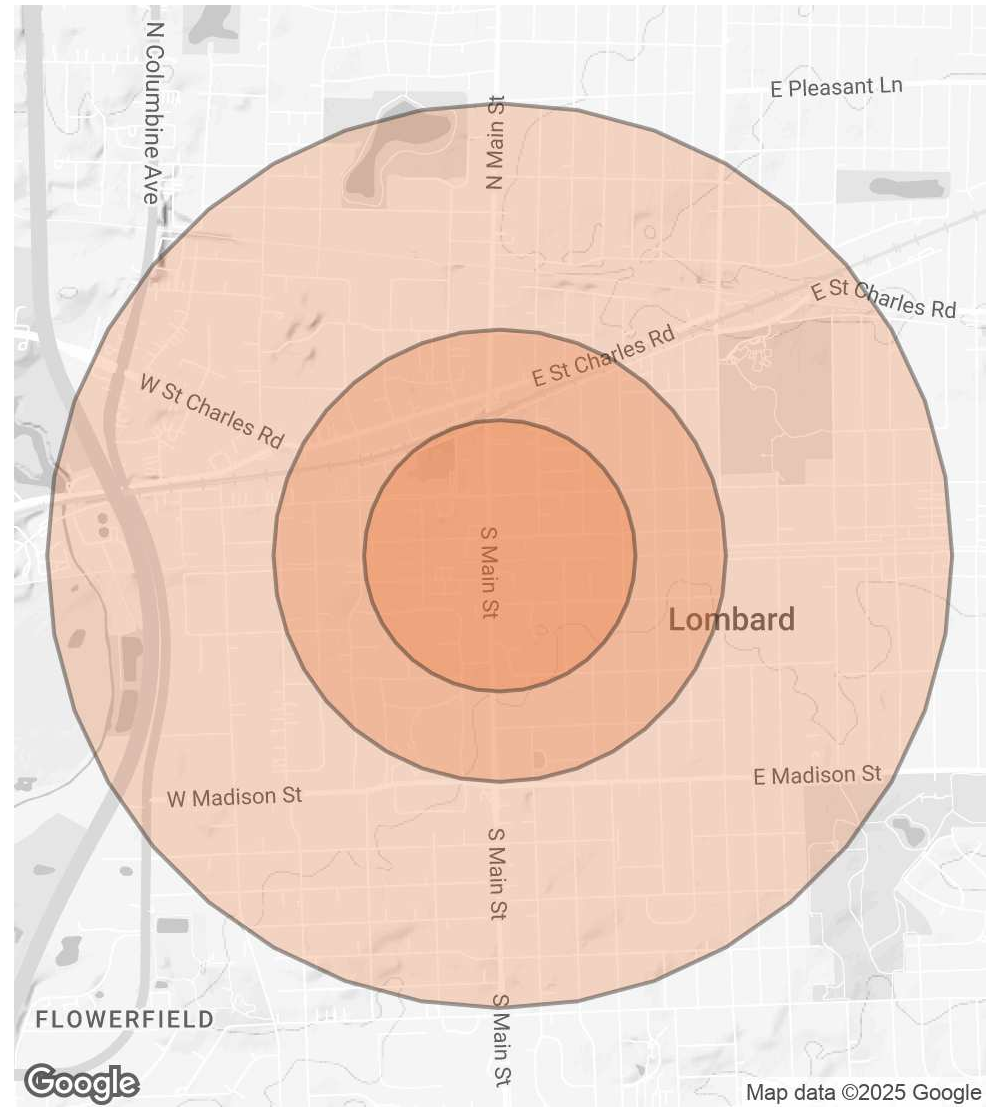
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,315	4,607	14,685
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	42	42	42

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	499	1,940	5,831
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$174,069	\$149,766	\$142,505
AVERAGE HOUSE VALUE	\$479,684	\$439,380	\$404,326

Demographics data derived from AlphaMap



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# RETAILER MAP

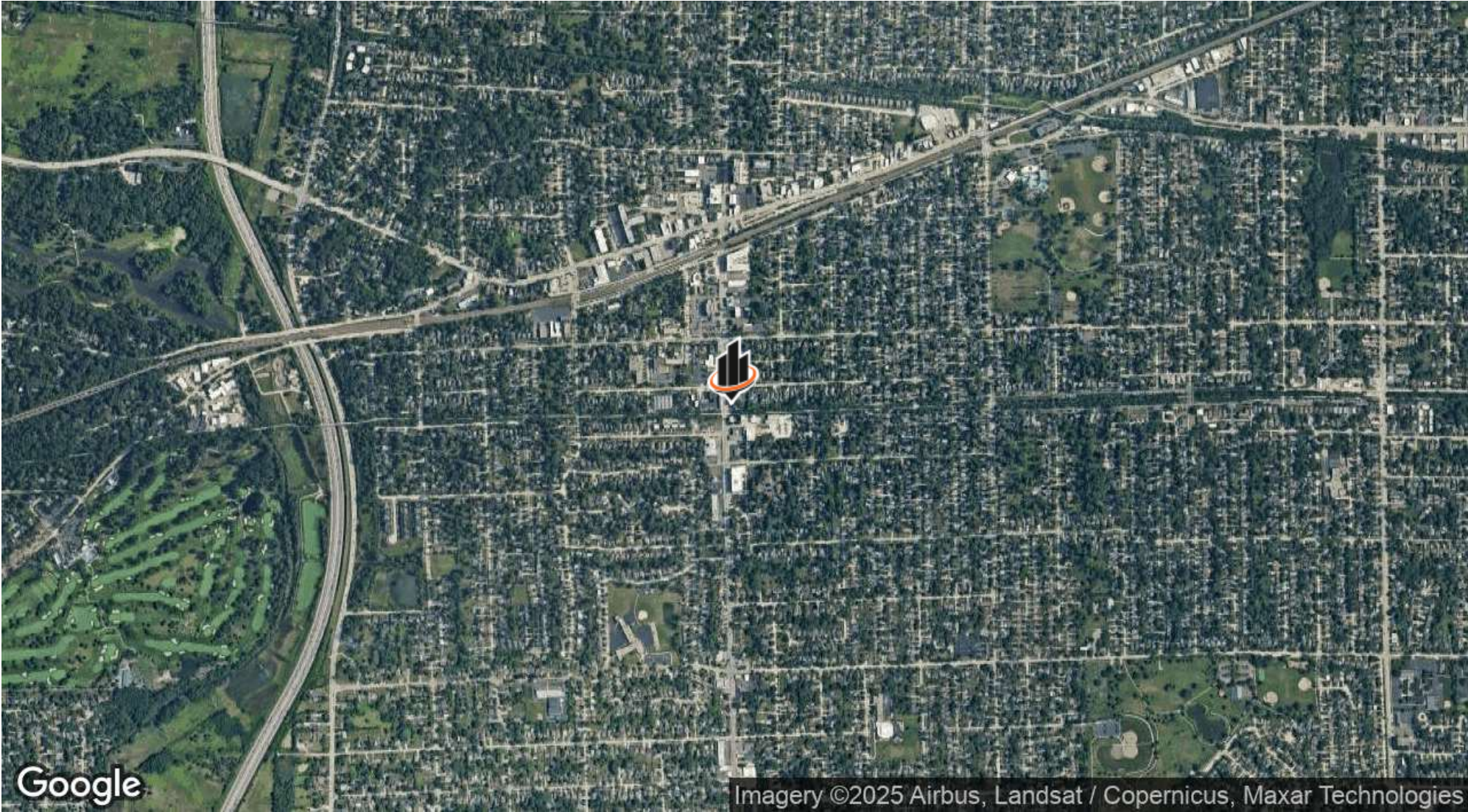


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**LOCATION MAP**



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## ALL ADVISOR BIOS



### Trenton Nicioli

Associate Advisor  
SVN | Chicago Commercial

Trenton Nicioli, BS, is a real estate advisor at SVN | Chicago Commercial specializing in multi-family property throughout the Chicagoland area. Trenton's expertise stems from his experience with his family's properties, investing in multi-family real estate. He holds a Biology degree from St. Norbert College, and is pursuing a Certified Commercial Investment Member (CCIM) designation conferred by the organization.

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### David Szymanowski

Associate Advisor  
SVN | Chicago Commercial

David serves as an advisor with SVN | Chicago Commercial, focusing on multifamily properties in the Chicagoland area. David has vast experience in real estate, finance, sales, and marketing, which he utilizes in advising clients on their properties and portfolios. Utilizing his network in Chicago, its suburbs as well as nationally, has allowed him to be involved in numerous large and small scale multifamily acquisitions and dispositions. Before joining SVN, David worked for a large software company specializing in the growth of sales, development, and marketing. David also served in the United States Marine Corps, where he traveled globally on deployments and was awarded several medals. David currently lives in the River North area of Chicago.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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