

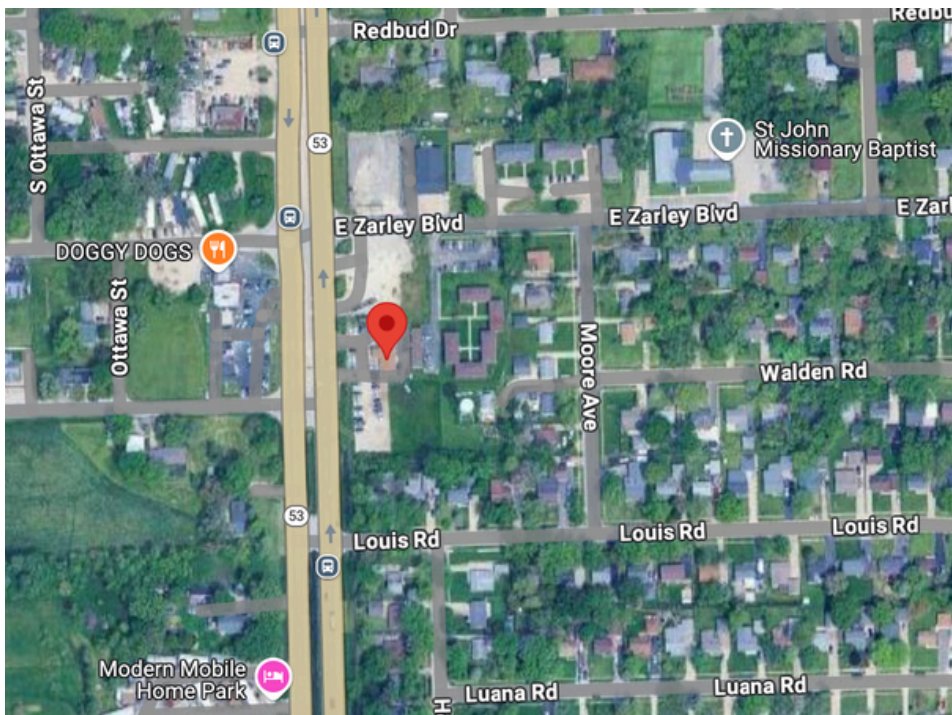


# FOR SALE

Commercial | Unincorporated  
Joliet IL

1610 S Chicago St, Joliet IL 60436

## \$550,000



MAYRA CORONA

📞 847-754-8285

✉️ coronamrealty@gmail.com

📍 225 N McLean Blvd  
Elgin IL, 60123



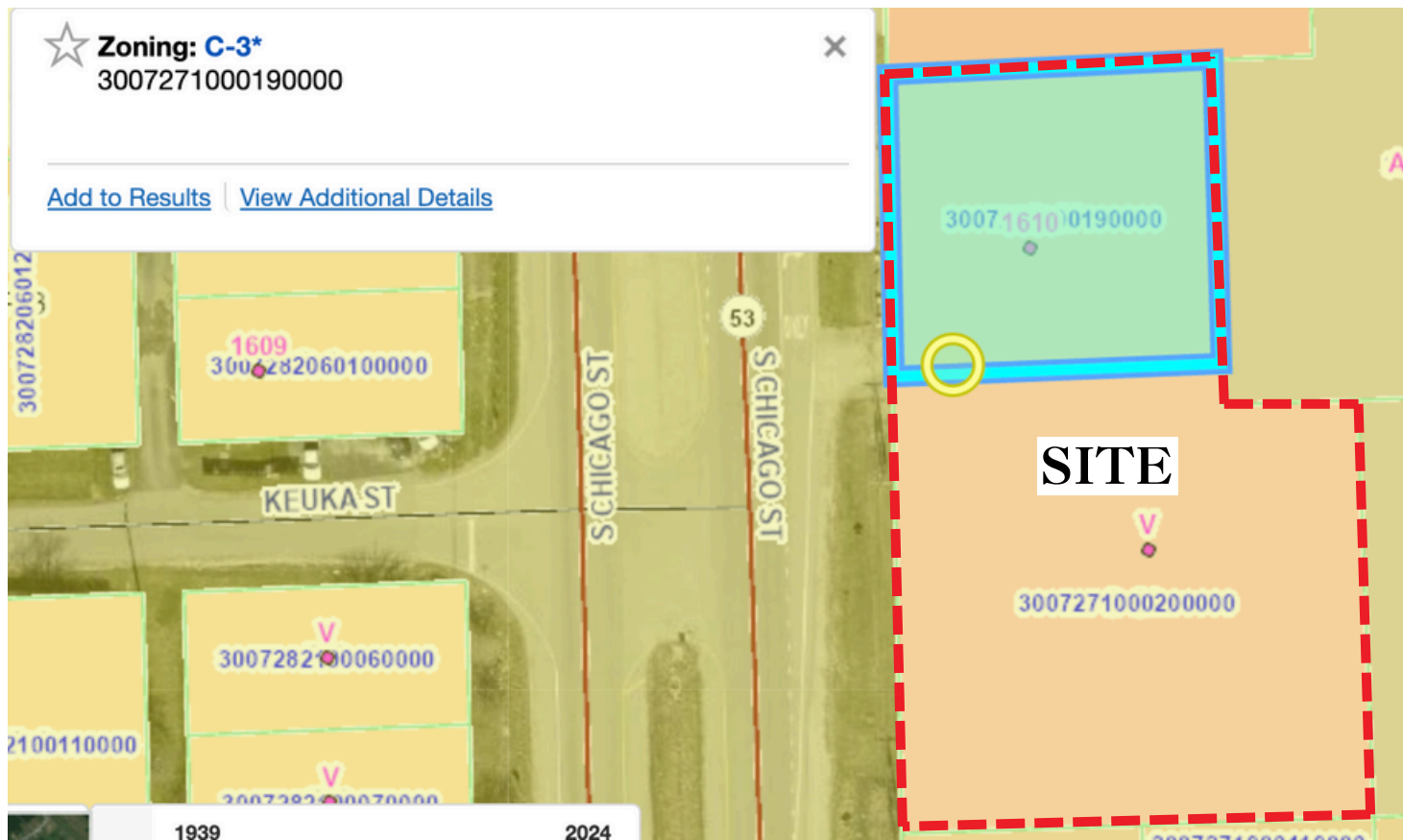
1610 S Chicago St, Joliet IL 60436

## PROPERTY INFORMATION

**SIZE:** ± 0.85 AC

**PRICE:** \$13 PSF / \$550,000

**SUMMARY:** Introducing a unique real estate opportunity located in unincorporated Joliet. This commercial-zoned (C-3) property permits multiple businesses -- including retail, dealership, auto uses, cafe, office, 4-unit multifamily and more. Just off the busy I-80 and Route 53, this prime location offers high traffic visibility and signage to keep your business in the spotlight. This property sits on a combined 0.85 acre and features a newly remodeled office, lobby, ample parking and 2 bay doors.

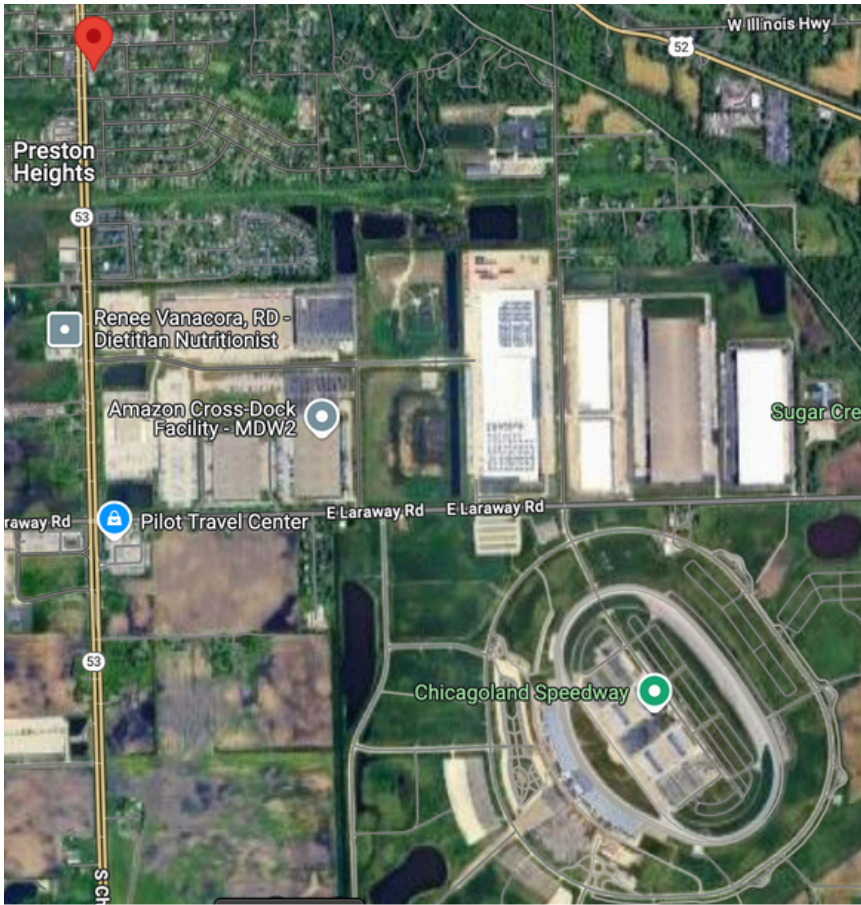




1610 S Chicago St, Joliet IL 60436

## PROPERTY HIGHLIGHTS

- **HIGH VISIBILITY ON S CHICAGO ST (ROUTE 53); MAIN NORTH/SOUTH ROUTE BETWEEN TOWNS**
- **CLOSE TO CHICAGOLAND SPEEDWAY RACETRACK**
- **ZONING C-3**
- **LOCATED 5MIN SOUTH OF I-80**
- **PYLON SIGN FOR HIGH VISIBILITY ADVERTISEMENT**
- **AMPLE PARKING SPACE**
- **2,149 SQFT CONCRETE BLOCK BUILDING**
  - **> 2 BAYS, SALES COUNTER, OFFICE & RESTROOM**





1610 S Chicago St, Joliet IL 60436

## SITE OVERVIEW





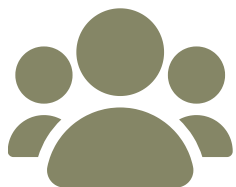


# FOR SALE

Commercial | Unincorporated  
Joliet IL

1610 S Chicago St, Joliet IL 60436

## DEMOGRAPHIC SNAPSHOT



**150,362**

### POPULATION

LATEST US CENSUS BUREAU  
CITY OF JOLIET



**AADT 21,600 VEHICLES**

ANNUAL AVERAGE DAILY TRAFFIC  
2023: S CHICAGO ST (ROUTE 53)



**\$86,054**

### MEDIAN HH INCOME

LATEST US CENSUS BUREAU  
CITY OF JOLIET



### COMMON JOB GROUPS

OFFICE & ADMINISTRATIVE SUPPORT  
OCCUPATIONS (8,903 PEOPLE), MATERIAL  
MOVING OCCUPATIONS (7,121 PEOPLE), AND  
MANAGEMENT OCCUPATIONS (6,215 PEOPLE).





1610 S Chicago St, Joliet IL 60436

## ADDITIONAL PICTURES

