

Multi-Tenant Office/Retail Building for Lease

Professional Office Opportunity

Office For Lease

207 East Church Street | Sandwich, IL



Executive Summary

Price:	Subject to terms
Building SF:	16,091
Terms:	Negotiable
Available SF:	3,054
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

Property Overview

207 E Church St is a mixed-use commercial building located along the Route 34 corridor in Sandwich, Illinois. The property features retail space on the first floor with strong visibility and convenient access for customers, making it well suited for a variety of retail or service-based businesses. The second floor offers professional office suites ideal for businesses seeking a quiet and professional working environment within the Sandwich business district.

In addition to the retail and office components, the building includes basement space available for general commercial use such as storage, workshop space, or other flexible business operations. The property provides a versatile layout that can accommodate a range of tenants including retail, office, service, and professional users.

Positioned near downtown Sandwich and surrounded by local businesses, restaurants, and residential neighborhoods, the property offers convenient accessibility for both customers and employees. The location provides strong connectivity to surrounding communities throughout DeKalb and Kendall Counties via Route 34.



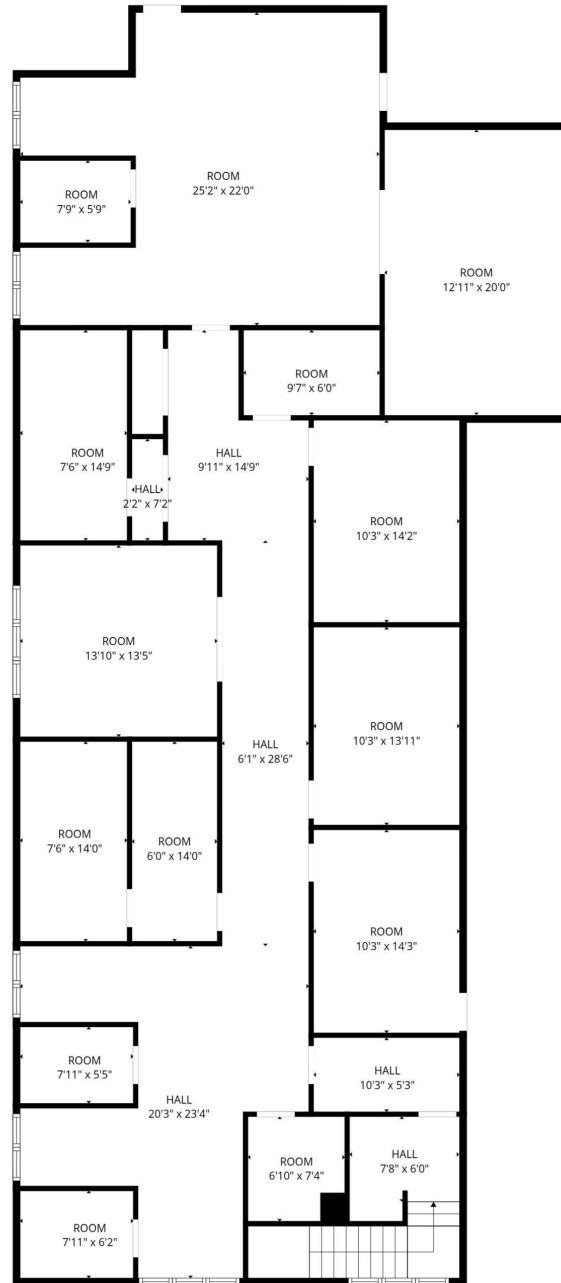
Property Photos



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Business Map




 Northwestern Medicine Valley West Hospital

 Old National Bank

 Rosati's Pizza

 Subway

 Casey's

 Burger King

 ACE Hardware Village Ace Hardware

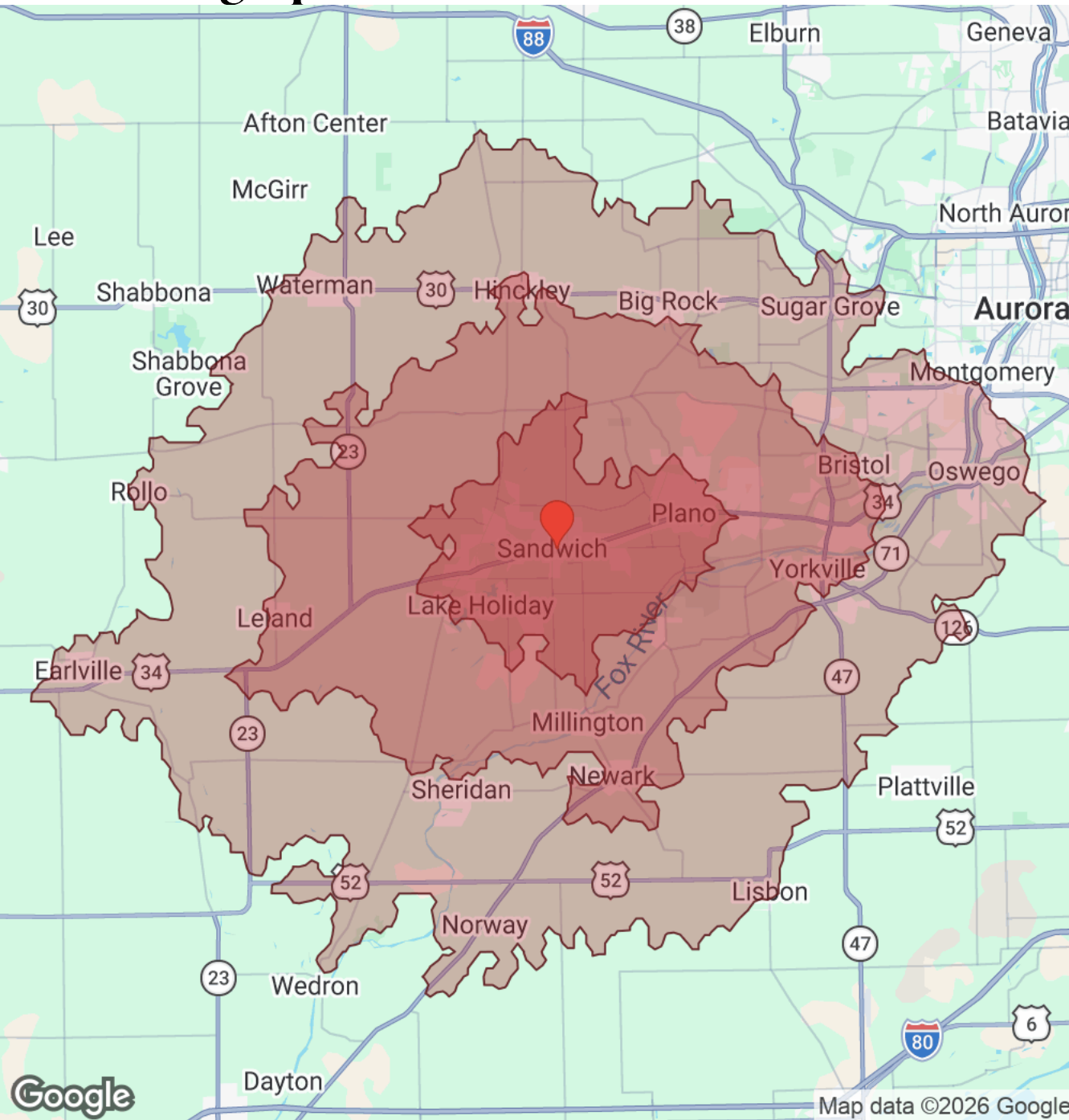
 Taco Bell

 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

Map data ©2026 Google

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Exclusively Listed by

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