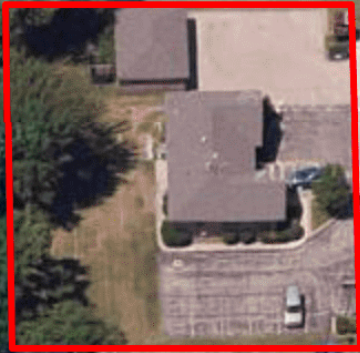




PRICE REDUCED

Lemont Express Car Wash

State St - 15,300 vpd



Walgreens



127th - 12,800 vpd



CATON COMMERCIAL REAL ESTATE GROUP

# FREESTANDING BUILDING/ REDEVELOPMENT SITE

1180 STATE STREET, LEMONT, IL 60439

## FREESTANDING BUILDING/REDEVELOPMENT SITE



### OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	0.45 Acres
Building Size:	1,500 SF
Garage Size:	747 SF
Zoning:	B-3
Price / SF:	\$283.33

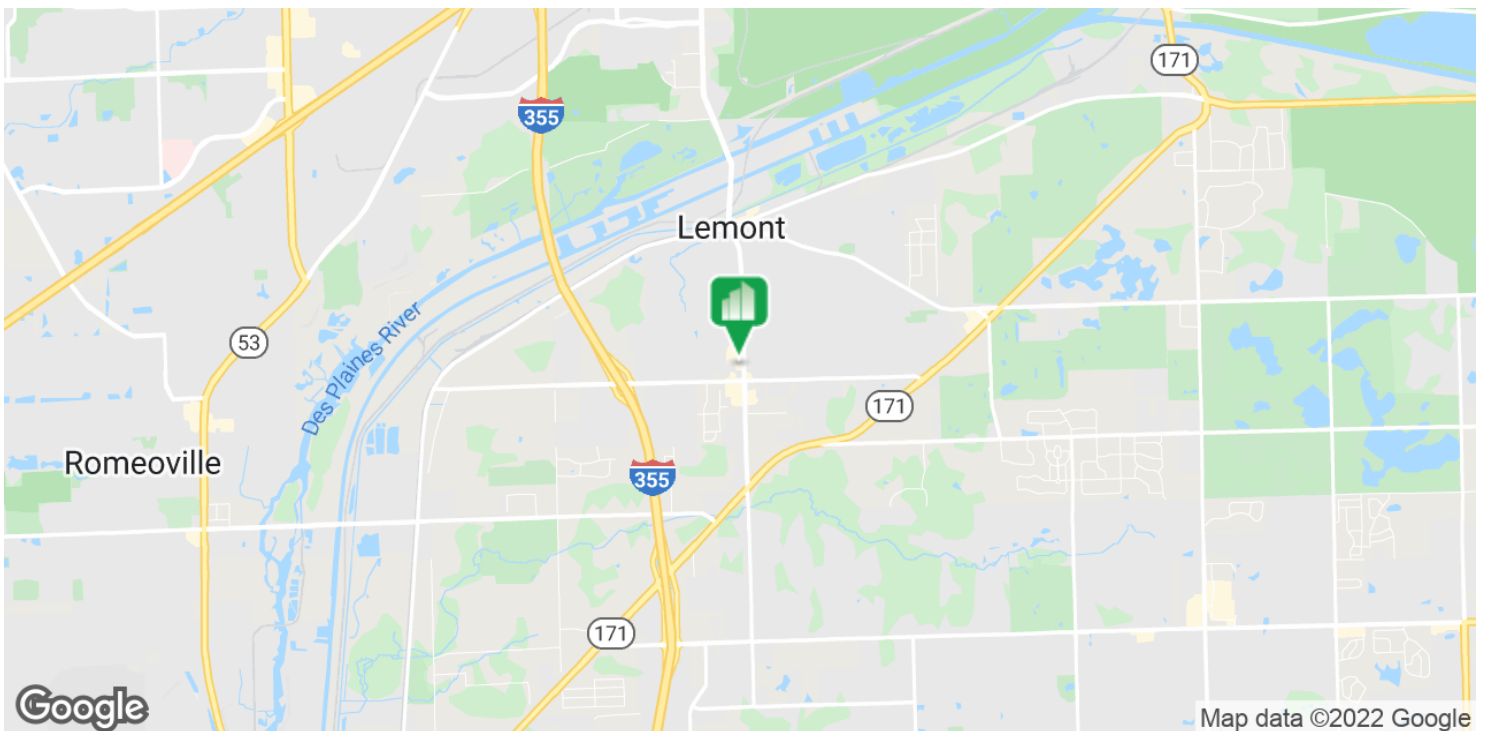
### PROPERTY HIGHLIGHTS

- 1,500 SF Freestanding building
- 747 SF Frame garage
- Good parking ratios 15 free spaces
- Possible uses: daycare, medical facility, build-to-suit
- Great location and traffic counts
- 15,300 vehicles per day on State St
- New furnace and hot water heater

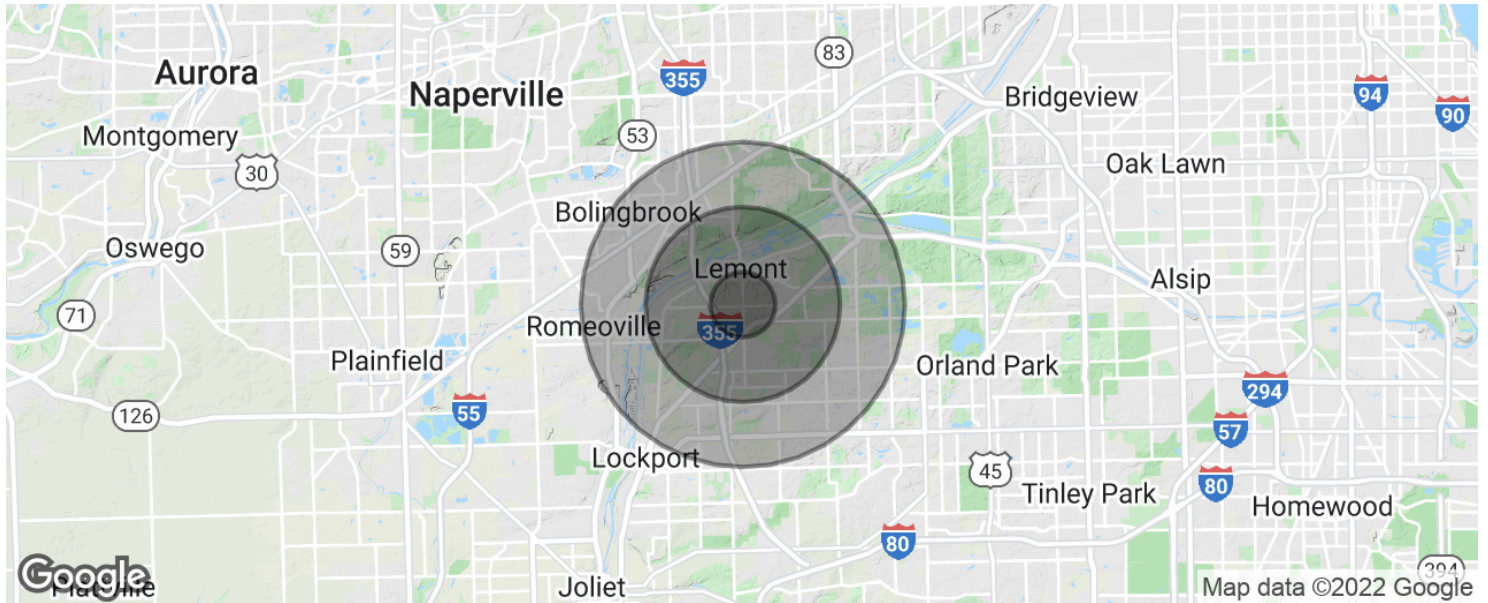
### LOCATION OVERVIEW

Located on the busy intersection of 127th Street and State Street. Less a mile from I-355 interchange on 127th. A little over a mile to downtown Lemont and the Metra Train Station.

## FREESTANDING BUILDING/REDEVELOPMENT SITE



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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,621	27,611	80,431
Median age	40.4	40.0	37.7
Median age (Male)	40.8	39.8	36.7
Median age (Female)	40.3	40.2	38.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,863	9,301	26,786
# of persons per HH	3.0	3.0	3.0
Average HH income	\$108,616	\$101,781	\$94,676
Average house value	\$378,707	\$403,930	\$379,493

\* Demographic data derived from 2010 US Census