



Commercial Condo For Sale



CATON
COMMERCIAL
REAL ESTATE GROUP

BEAUTIFULLY RENOVATED, STATE OF THE ART
COMMERCIAL SPACE
530 E. BOUGHTON RD, BOLINGBROOK, IL 60440

BEAUTIFULLY RENOVATED, STATE OF THE ART COMMERCIAL SPACE



OFFERING SUMMARY

Sale Price: \$699,900

Condo Size: 6,968 SF

Zoning: Commercial

PROPERTY HIGHLIGHTS

- Retail condo zoned for medical, daycare, restaurant, church or office
- Space features a large reception area, men's and women's restrooms, private office with separate bathroom
- Large conference room with state of the art sound system and stage
- Cafeteria with commercial refrigerator, sink, private bathroom, and second large conference space with stage
- Three new AC units
- Furnishing are separate and negotiable

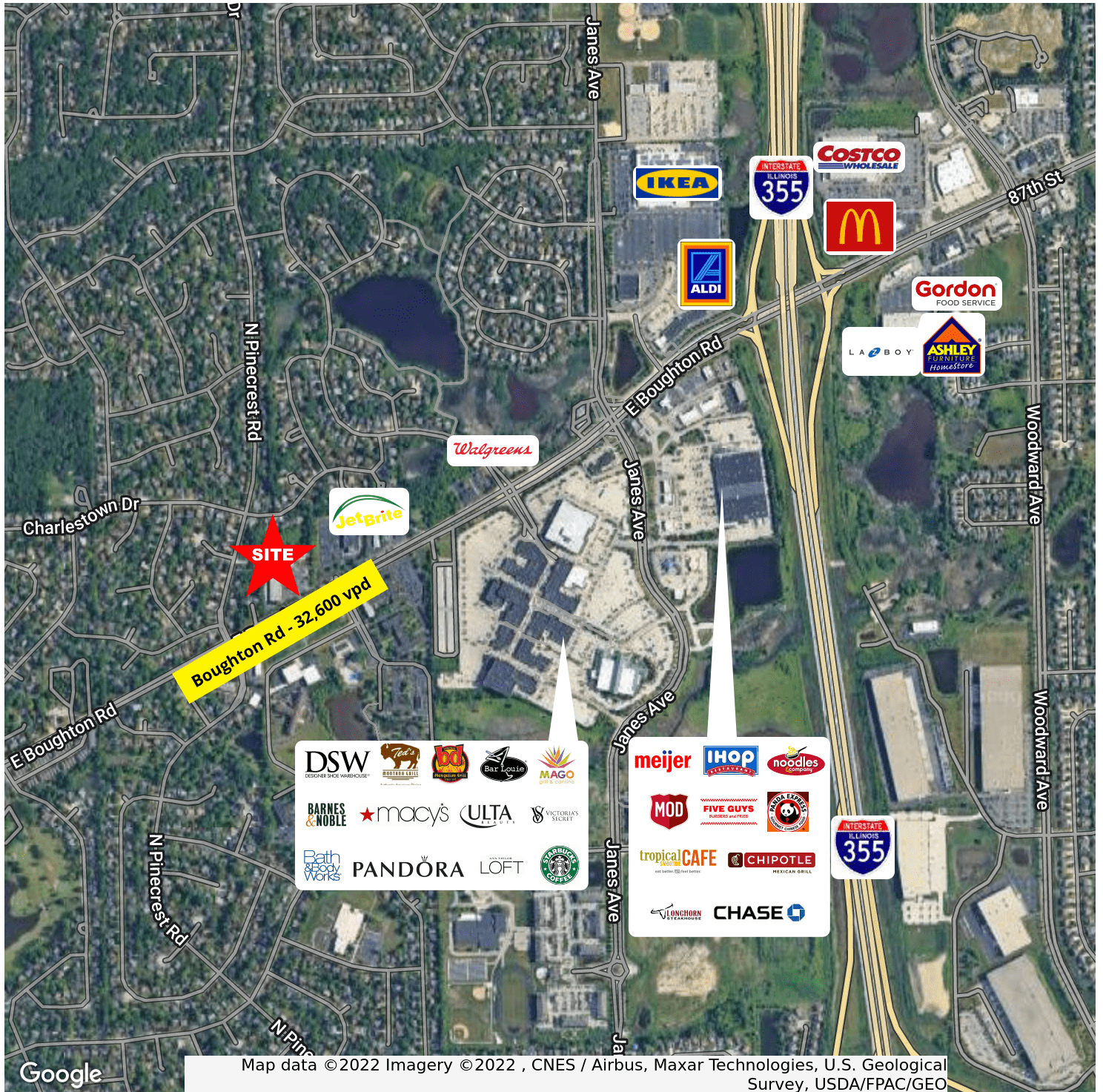
LOCATION OVERVIEW

Excellent Bolingbrook location close to The Promenade, restaurants and I-355.

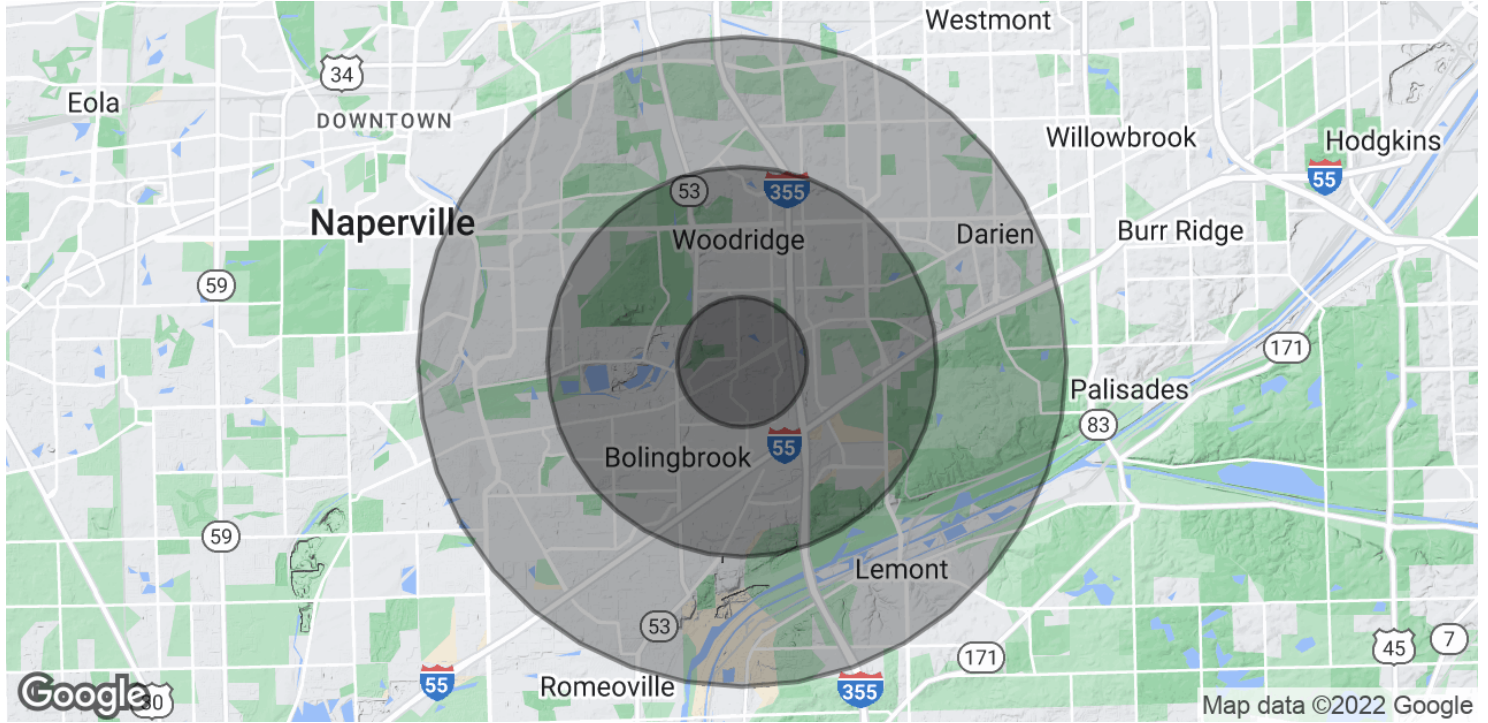
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,843	82,923	211,135
Average Age	39.4	38.4	40.8
Average Age (Male)	38.4	36.7	39.4
Average Age (Female)	41.0	40.6	42.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,203	30,189	82,068
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$90,772	\$100,755	\$112,913
Average House Value	\$186,304	\$263,724	\$299,556

* Demographic data derived from 2020 ACS - US Census