



60-70 TURNER AVE

ELK GROVE VILLAGE, IL 60007

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Property Summary



OFFERING SUMMARY

60 Turner Size:	4,500 SF
70 Turner Size:	4,000 SF
Office Area:	100%
Year Built:	1970 (Renovated in 2015)
Zoning:	B-2 Commercial
Real Estate Taxes:	\$38,609
Lease Rate:	\$12.50 MG
60 Turner Sale Price:	\$300,000
70 Turner Sale Price:	\$275,000

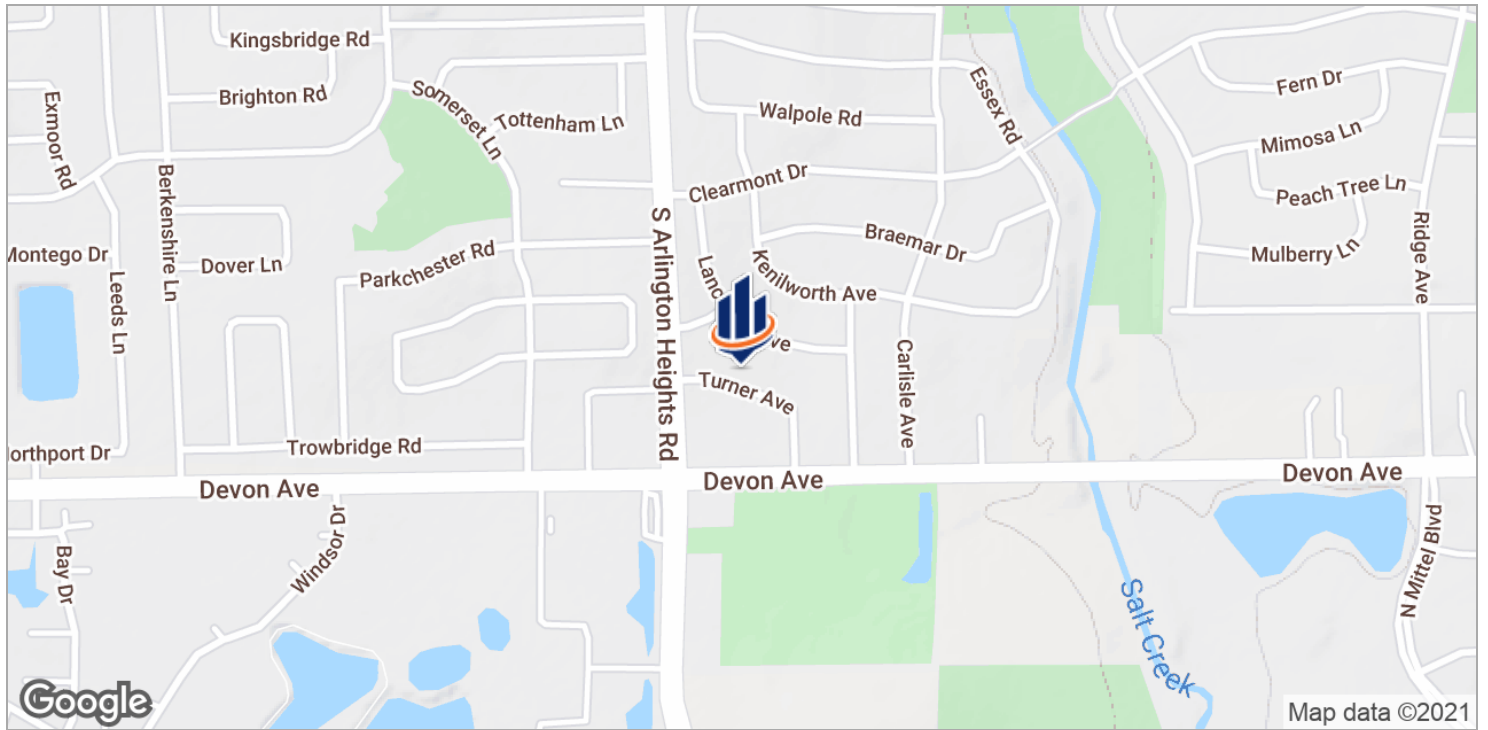
PROPERTY OVERVIEW

This 2 building portfolio is ideal for a user/investor. The assets have in-place income as well as unoccupied space that a potential user/purchaser could utilize. The buildings are just minutes away from I-290 and Elgin O'Hare tollways.

PROPERTY HIGHLIGHTS

- 2 adjacent office buildings
- Prime location at the gateway to Elk Grove Village
- Minutes from I-290 and Elgin O'Hare
- Business Campus setting
- Proximity to retail amenities
- In-place income

Location

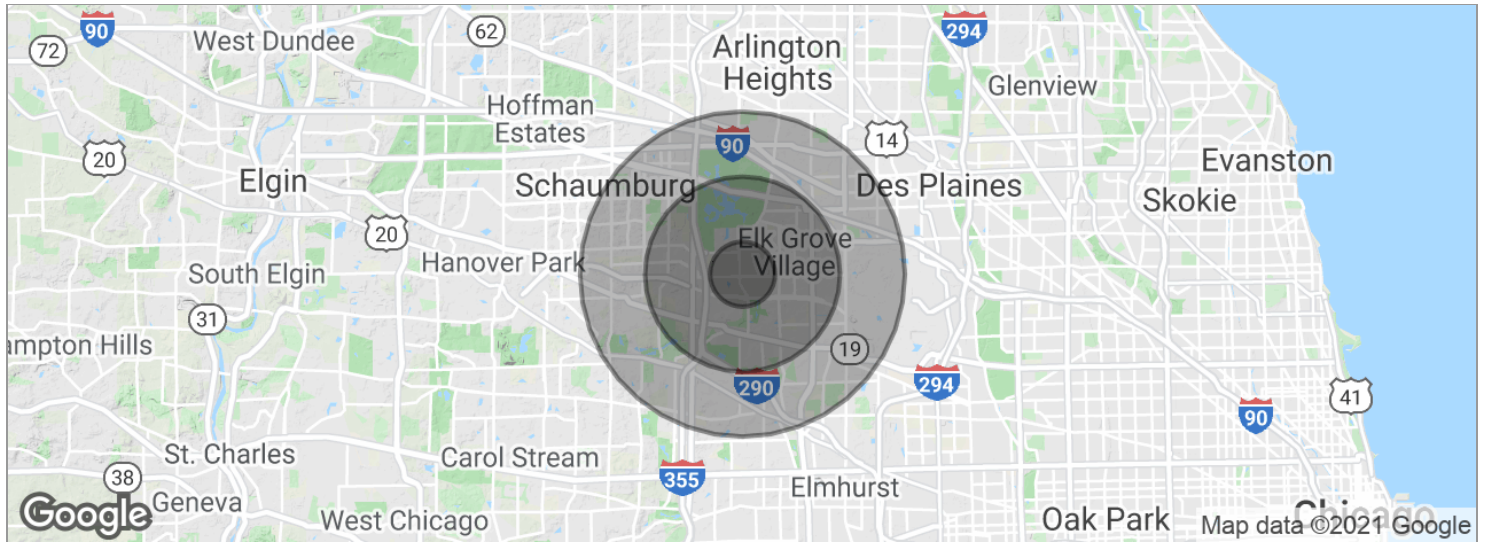


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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,860	57,406	220,671
Median age	41.9	40.3	37.6
Median age (Male)	39.9	38.8	36.5
Median age (Female)	43.9	41.9	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,868	21,711	83,133
# of persons per HH	2.4	2.6	2.7
Average HH income	\$82,200	\$82,374	\$76,895
Average house value	\$327,955	\$323,675	\$318,405

* Demographic data derived from 2010 US Census