

±6,900 SF OFFICE BUILDING FOR SALE OR LEASE

2841-2859 83rd Street, Darien, IL 60561

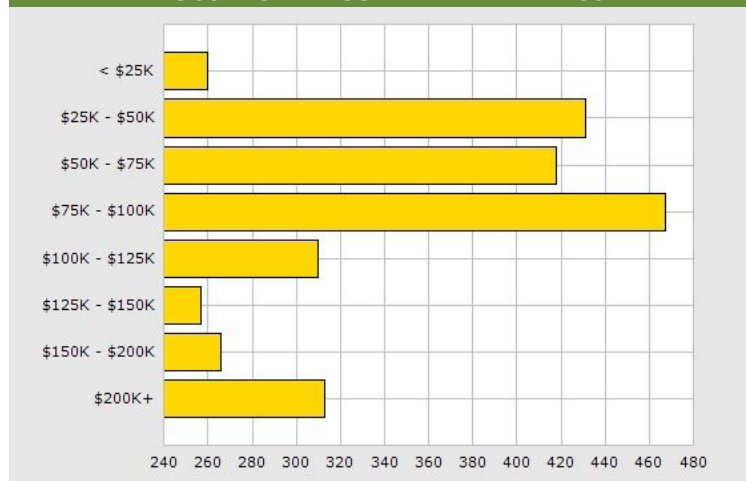


DEMOGRAPHICS

POPULATION - 1-3-5 MILE RADIUS

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	7,284	89,586	224,181
2021 Population:	7,336	90,799	227,311
Pop Growth 2016-2021:	0.99%	1.25%	1.49%
Average Age:	42.60	40.10	39.60
Households			
2016 Total Households:	2,721	34,030	85,643
HH Growth 2016-2021:	0.96%	1.25%	1.50%
Median Household Inc:	\$88,490	\$76,058	\$76,286
Avg Household Size:	2.70	2.60	2.60
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			

HOUSEHOLD INCOME - 1-MILE RADIUS



SPECIFICATIONS

AVAILABLE SPACE	3,519 SF for lease 6,900 SF for sale
BUILDING SIZE	6,900 SF
YEAR BUILT	2007
CONSTRUCTION	Masonry
POWER	220V/400A
RE TAXES	\$3.47PSF
CAM	\$3.82 PSF
ZONING	PND - Office
LEASE RATE	\$15.00 PSF NNN
SALE PRICE	\$1,099,000

COMMENTS

Located in The Crossroads of Darien Business Park.

Prime professional office space with quality interior finishes throughout. Easy expressway access. Minutes to I55 & I355. Current rental income from existing tenant is approximately \$5,500 per month.

Previously an insurance agency. Ideal for insurance, dentist, medical, law, etc.

±6,900 SF OFFICE BUILDING FOR SALE OR LEASE

2841-2859 83rd Street, Darien, IL 60561

INTERIOR PHOTOS



CONTACT INFORMATION

Larry Slovy
847-588-5684
larry.slovy@transwestern.com

Jeffrey Locascio, SIOR
847-588-5692
jeff@industrialbroker.net



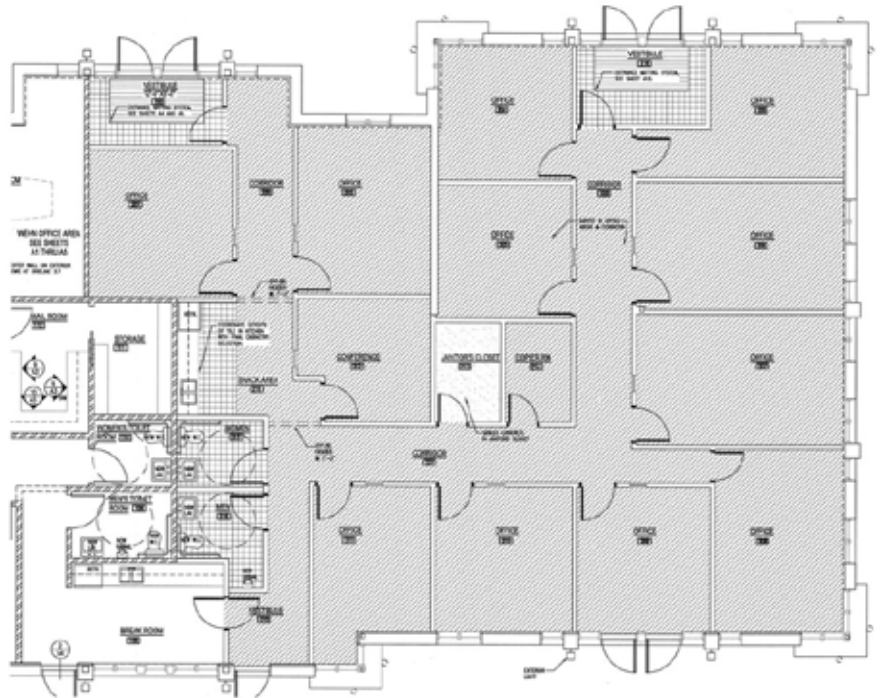
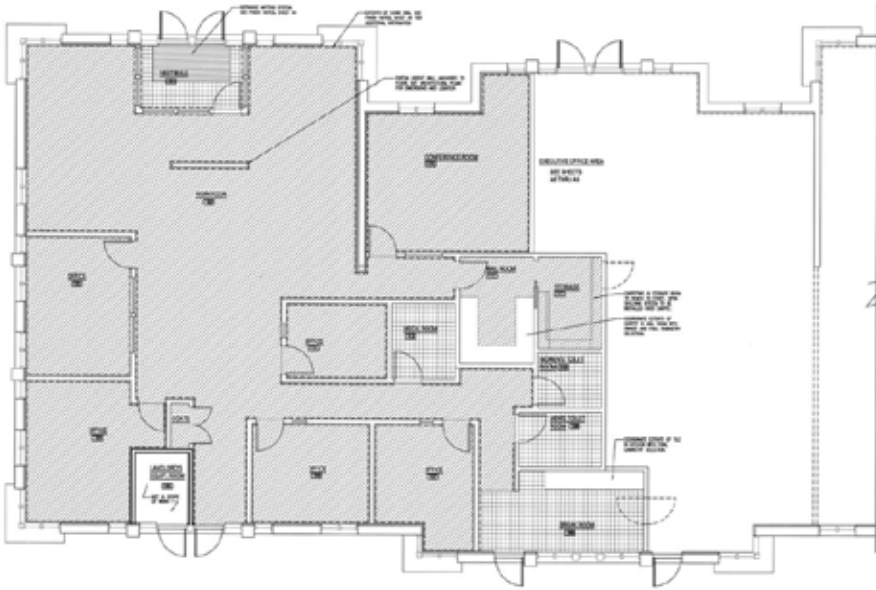
5600 N. River Road, Suite 150, Rosemont, IL 60018 P: 847-588-5700 F: 847-588-0034 transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantee, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2017 Transwestern.

±6,900 SF OFFICE BUILDING FOR SALE OR LEASE

2841-2859 83rd Street, Darien, IL 60561

FLOOR PLANS



CONTACT INFORMATION

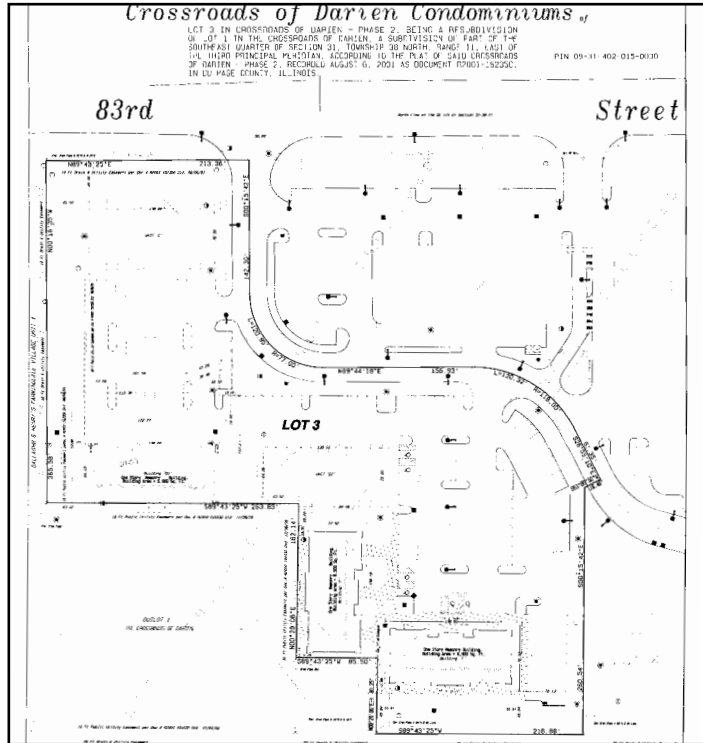
Larry Slovy
847-588-5684
larry.slovy@transwestern.com

Jeffrey Locascio, SIOR
847-588-5692
jeff@industrialbroker.net

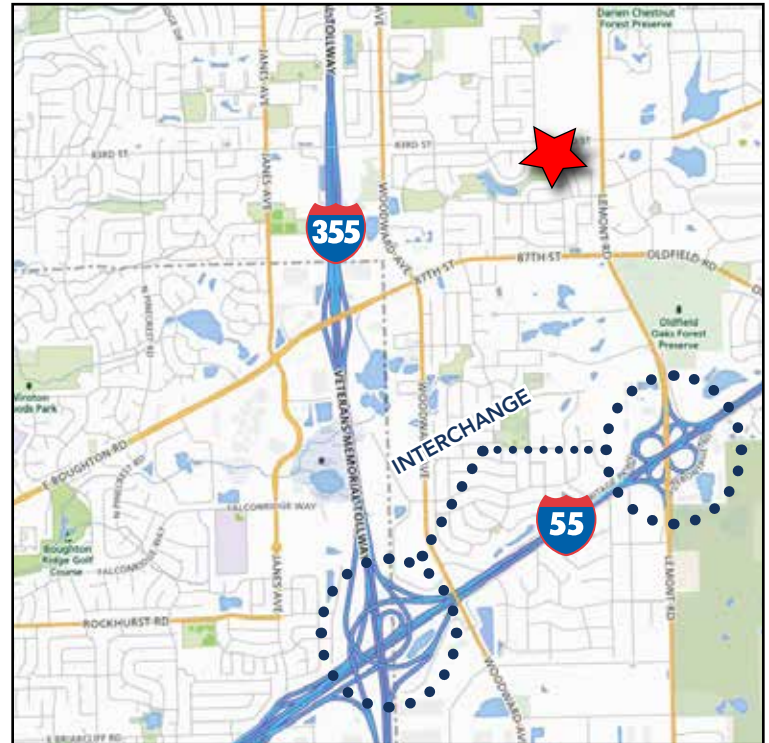
±6,900 SF OFFICE BUILDING FOR SALE OR LEASE

2841-2859 83rd Street, Darien, IL 60561

PLAT OF SURVEY



LOCATION



AERIAL



CONTACT INFORMATION

Larry Slovy
847-588-5684
larry.slovy@transwestern.com

Jeffrey Locascio, SIOR
847-588-5692
jeff@industrialbroker.net