# FOR SALE

**ASKING PRICE IS \$1,050,000** 



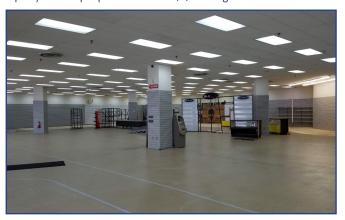
### **RETAIL/INDUSTRIAL - AGGRESSIVELY PRICED TO SELL**

#### PROPERTY OVERVIEW

Aggressively priced retail showroom is being offered for sale in the desirable west side of Joliet, formally WillyWorld Cycles. Immediately located behind Walgreens, visible from Jefferson Street, this retail showroom sits on 1.05 acres and totals 19,980 SF. Current configuration includes a 13,400 +/- square foot showroom with office space and storage and a 6,580 +/- square foot service department with office space and mezzanine storage. The Property has ample power and two (2) loading docks. Potential uses

for the Property include retail, e-commerce, entertainment, office, and warehouse or light industrial.

The Property is located in Joliet, Illinois, which is 30 miles southwest of Chicago. Joliet is the third-largest city in Illinois, with an estimated population exceeding 150,000.



## PROPERTY CHARACTERISTICS

OVERVIEW				
NET RENTABLE AREA	19,980 SF	CLEAR HEIGHTS	18'6"	
LAND SQUARE FEET	1.05 Acres	OFFICE	1,400 SF +/-	
YEAR BUILT	1967	PARKING	1.97/1,000 SF	
CONSTRUCTION TYPE	Brick and Block	2019 TAXES	\$29,857.20	
DOCK DOORS	2	ZONING	B-1	

101 NORTH REED STREET JOLIET, ILLINOIS 60435

#### RYAN NELSON

President

847.939.6045 224.330.7847 info@foresiterealty.com





FORESITEREALTY.COM

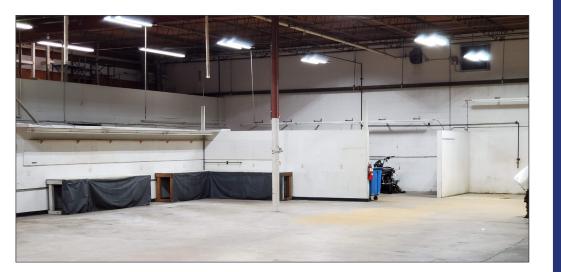
8725 West Higgins Road Suite 850 Chicago, Illinois 60631 T: 847 939 6010 F: 847 939 6029



## **RETAIL/INDUSTRIAL - AGGRESSIVELY PRICED TO SELL**

## **DEMOGRAPHICS**

OVERVIEW					
	1 MILE	3 MILES	5 MILES		
POPULATION	7,141	86,252	274,926		
MEDIAN AGE	39.7	38.3	38.1		
TOTAL HOUSEHOLDS	2,600	31,684	101,417		
AVERAGE HH INCOME	\$62,838	63,462	\$68,148		
AVERAGE HOUSE VALUE	\$188,560	\$211,338	\$228,885		



101 NORTH REED STREET JOLIET, ILLINOIS 60435

#### RYAN NELSON

President

847.939.6045 224.330.7847 info@foresiterealty.com





**FORESITEREALTY.COM** 

8725 West Higgins Road Suite 850 Chicago, Illinois 60631

T: 847 939 6010 F: 847 939 6029

## FOR SALE

RETAIL/INDUSTRIAL
AGGRESSIVELY PRICED TO SELL

101 North Reed Street | Joliet, Illinois

**ASKING PRICE IS \$1,050,000** 19,980 SQUARE FEET







