

FOR SALE

ASKING PRICE IS \$1,050,000

19,980 SQUARE FEET



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
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SITE

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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

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