

KANKAKEE - FOR LEASE

555 S SCHUYLER AVE. SUITE 205, KANKAKEE, IL 60901



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com



29 HERITAGE DR. | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

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OFFERING SUMMARY

850 SQUARE FOOT AVAILABLE

Lease Rate: \$12.00 SF/yr (MG)
\$850 Mthly. Rnt. Price

PROPERTY OVERVIEW

Great for Office, Retail, Salon, or Consulting.

Move in Ready, \$850/mo. Rent, Tenant pays electric only!

Available Immediately!

Unit consists of a large open area, four offices and a break area.

Water available in office.

Ample parking, clean and convenient office space affordably priced!

Call today!

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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COMMERCIAL *advantage*



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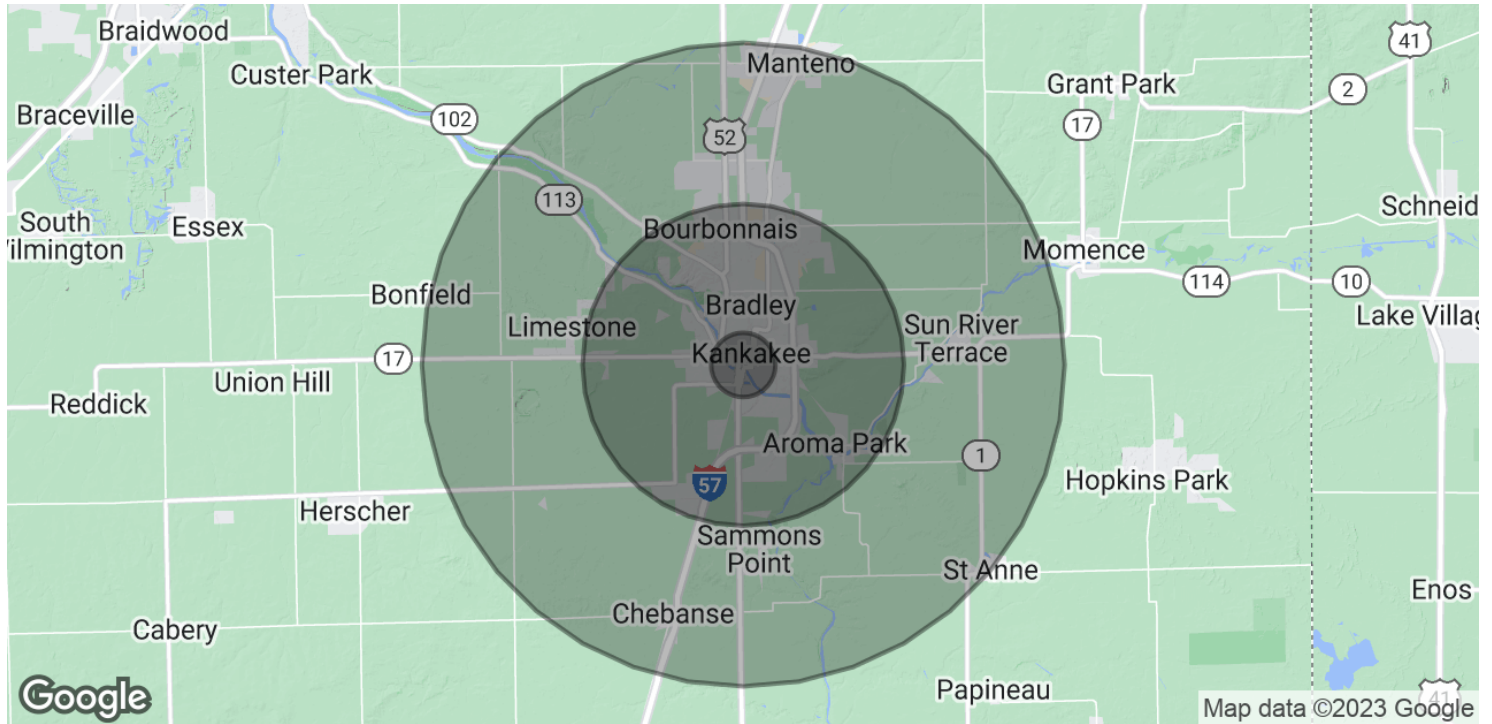
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	12,398	67,354	90,569
Average Age	34.1	37.1	37.9
Average Age (Male)	33.9	36.1	37.1
Average Age (Female)	35.0	38.5	39.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,526	27,554	37,147
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$42,848	\$60,886	\$66,057
Average House Value	\$79,455	\$137,239	\$145,703

* Demographic data derived from 2020 ACS - US Census

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Traffic Count Map - Close Up

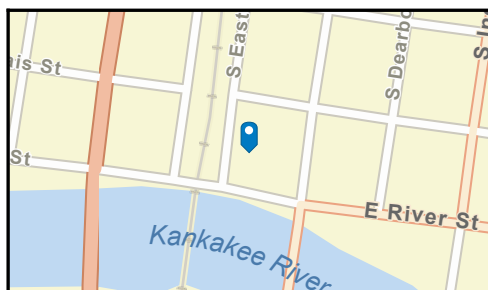
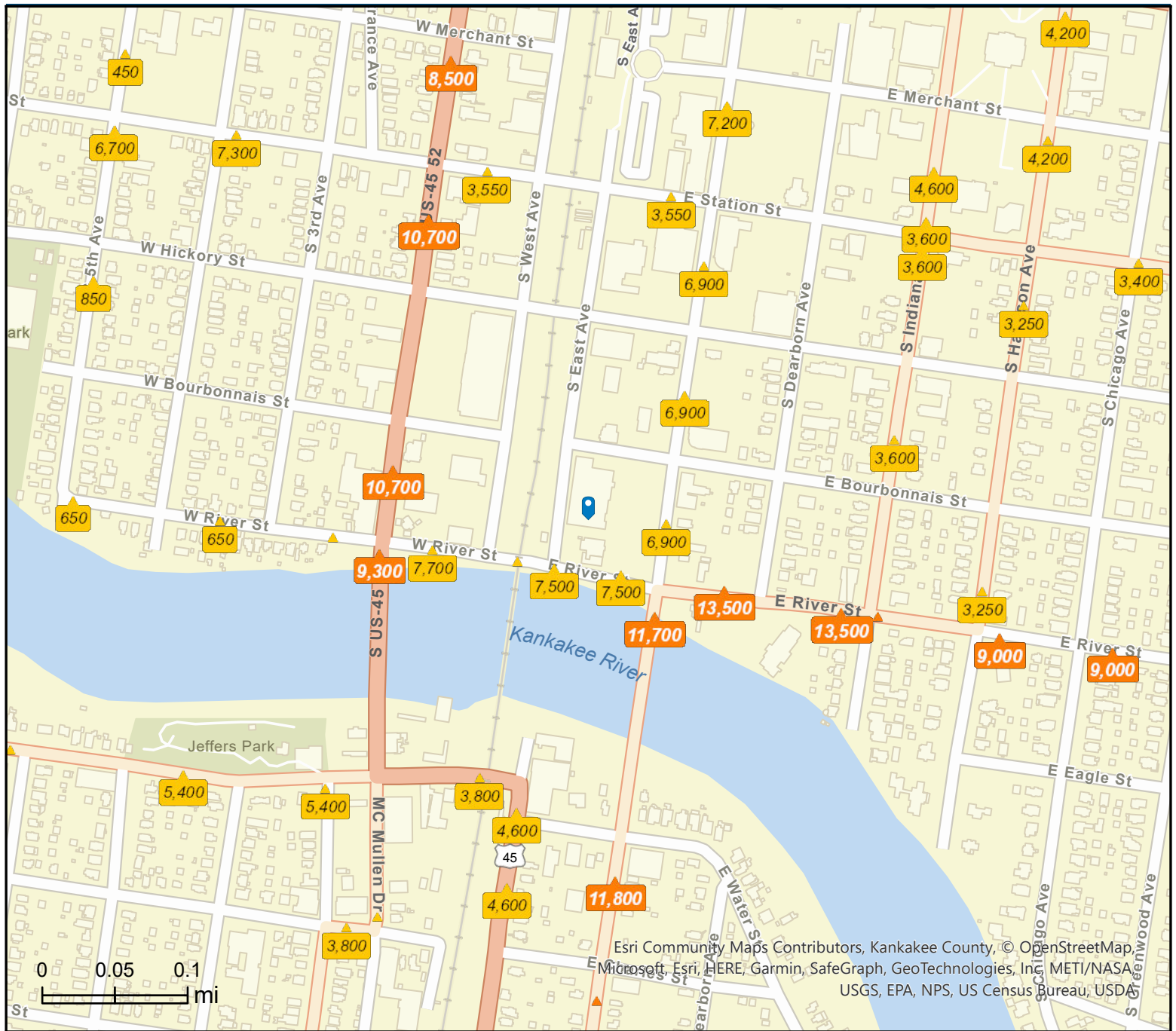
555 S Schuyler Ave, Kankakee, Illinois, 60901

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 41.11460

Longitude: -87.86603

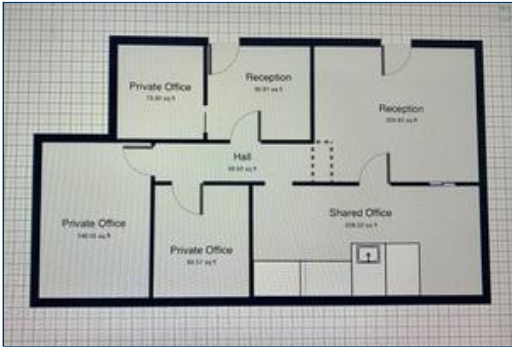


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

July 13, 2022

**Office/Tech**

Status: **ACTV**
Area: **4507**
Address: **555 S Schuyler Ave Unit 205, Kankakee, IL 60901**
Directions: **Route 17 (Court St.) To Schuyler, South on Schuyler, Property on West Side of Schuyler.**
Sold by:
Closed:
Off Mkt:
CTGF:
County: **Kankakee**
Year Built: **1950**
Subtype: **Office**
Zoning Type: **Commercial**
Actual Zoning: **C-1**
Mobility Score: - **?**
List Price Per SF: **\$0**
Sold Price Per SF: **\$0**

MLS #: **11749934**
List Date: **04/01/2023**
List Dt Rec: **04/01/2023**
Contract:
Concessions:
Mkt. Time (Lst./Tot.): **54/54**
Township: **Kankakee**
PIN #:
Blt Before 78: **Yes**
Stories: **1**
Units: **1**
Tenants: **1**
Unit SF: **850** (Leasable Area)
Units: **Square Feet**

List Price:
Orig List Price:
Sold Price:
Lease SF/Y: **\$12**
Rented Price:
Mthly. Rnt. Price: **\$850**
Multiple PINs:
Min Rent. SF: **850**
Max Rent. SF: **850**
Relist:

Lot Dimensions: Approx Total Bldg SF: Estimated Cam/SF: **\$0**
Acreage: Gross Rentable Area: Est Tax per SF/Y: **\$0**
Land Sq Ft: Net Rentable Area: Lease Type: **Modified Gross**

Remarks: **KANKAKEE - FOR LEASE - 850 Square Foot Available - Great for Office, Retail, Salon, or Consulting. Move in Ready, \$850/mo Rent, Tenant pays electric only! Available Immediately! Unit consists of a large open area, four offices and a break area. Water available in office. Ample parking, clean and convenient office space affordably priced! Call today!**

Approximate Age: **Older**
Type Ownership: **Leasehold**
Frontage Acc: **City Street**
Docks/Delivery:
Drive in Doors: **0**
Trailer Docks: **0**
Geographic Locale: **Out of Area**
Location: **Central Business District, Corner, Riverfront**
Construction: **Concrete Block, Steel**
Building Exterior: **Steel Siding, Block**
Foundation: **Concrete**
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Air Conditioning: **Central Air**
Heat/Ventilation: **Central Bldg Heat**
Electrical Svcs: **101-200 Amps**
Fire Protection: **Other**
Current Use: **Commercial, Office and Research, Medical/Dental, Office/General, Personal Service, Professional Service, Service**
Potential Use: **Commercial, Office and Research, Retail, Financial Services, Law Firm, Office/Medical, Office/Retail**
Client Needs:
Client Will:

Misc. Outside:
Parking Spaces: **51**
Indoor Parking:
Outdoor Parking: **51-100 Spaces**
Parking Ratio:
Misc. Inside: **Public Restroom/s, Pre-wired PC Network**
Floor Finish: **Carpet**
Extra Storage Space Available: **Yes**
Water Drainage:
Utilities To Site:
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Known Encumbrances: **None Known**
Backup Info:
Tenant Pays: **Electric, Varies by Tenant**
Possession:
Sale Terms:
Investment:
Users:
Electric Supplier: **Commonwealth Edison**

Financial Information

Gross Rental Income:
Total Income/Month:
Total Income/Annual:
Annual Net Operating Income:
Net Operating Income Year:
Cap Rate:

Real Estate Taxes:
Tax Year:
Total Annual Expenses:
Expense Year:
Expense Source:
Loss Factor:

Broker Private Remarks: **Call listing Agent for Showings.**

Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Lease**
Buyer Ag. Comp.: **1 - 2 YEAR LEASE - EQUIVALENT OF 1/2 OF 1 MONTHS RENT 3 - 4 YEAR LEASE - EQUIVALENT OF 1 MONTHS RENT 5 OR MORE YEAR LEASE - EQUIVALENT OF 1 AND 1/2 MONTHS RENT (GL)**
Information: **Show-Call List Office**
Showing Inst: **Call listing agent.**
Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**
List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**
CoList Broker:

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Address on Internet: **Yes**
Other Compensation:
Cont. to Show?:
Expiration Date: **03/28/2024**

Broker Owned/Interest: **No**
Lock Box: **None** (Located at **None**)
Special Comp Info: **Variable**
Call for Rent Roll Info:
More Agent Contact Info:

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MLS #: 11749934

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 05/24/2023 08:58 AM

