

# 175 N Washington St

WHEATON, IL



## OFFERING MEMORANDUM

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175 N WASHINGTON ST

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

FLOORPLANS

# Property Summary



## PROPERTY DESCRIPTION

First floor ready for mid size company can be reconfigured for your needs! Renovated! Within walking distance of the Metra near Wheaton College campus. Great advertising with over 10,000 commuters a day on the West line with direct sightlines of the building. Zoned C3 (with any use permitted in C2 & C4)

## PROPERTY HIGHLIGHTS

- Recently updated
- Within walking distance of the Metra & Wheaton College
- Multi Use Zoning

## OFFERING SUMMARY

Lease Rate:	\$2500 / Month
Number of Units:	2
Lot Size:	0.11 Acres
Building Size:	3,500 SF

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	5,064	20,381	41,238
Total Population	16,044	58,096	111,610
Average HH Income	\$109,097	\$110,693	\$107,655



# Property Details

Lease Rate

**\$2500 PER MONTH**

## PROPERTY INFORMATION

Property Type	Multi Use
Property Subtype	Office Building
Zoning	C3
Lot Size	0.11 Acres
APN #	05-16-222-006
Lot Frontage	45 ft
Lot Depth	103 ft
Corner Property	No
Traffic Count	4458
Traffic Count Street	Washington/Wesley
Traffic Count Frontage	45
Waterfront	No
Power	Yes

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	1.14
Number of Parking Spaces	4

## UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Freight Elevator	No
Central HVAC	Yes
Centrix Equipped	No
Leed Certified	No
Gas / Propane	Yes

## LOCATION INFORMATION

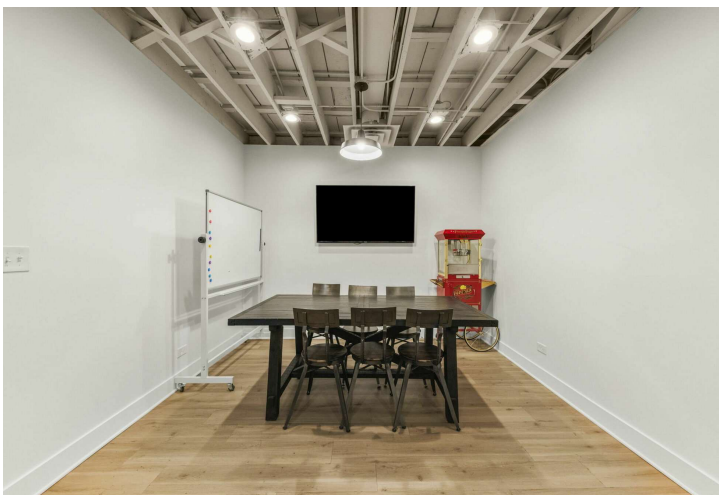
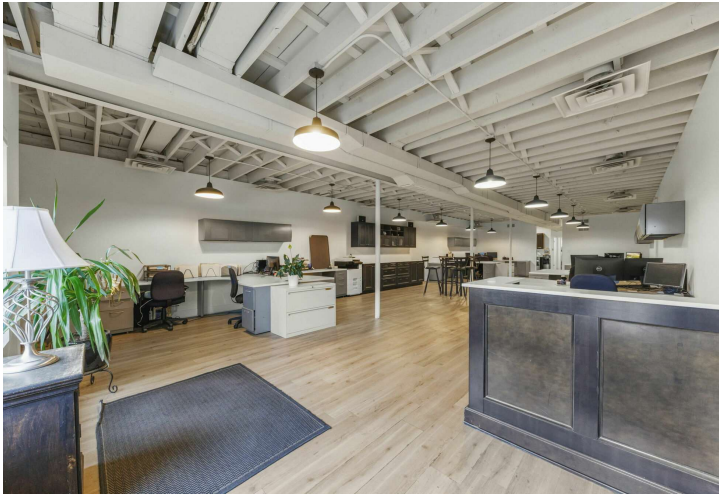
Street Address	175 N Washington St
City, State, Zip	Wheaton, IL 60187
County	DuPage
Market	Chicago
Sub-market	Western East/West Corr
Cross-Streets	E Wesley St / N Washington St
Township	Milton
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-355
Nearest Airport	Chicago O'Hare International Airport

## BUILDING INFORMATION

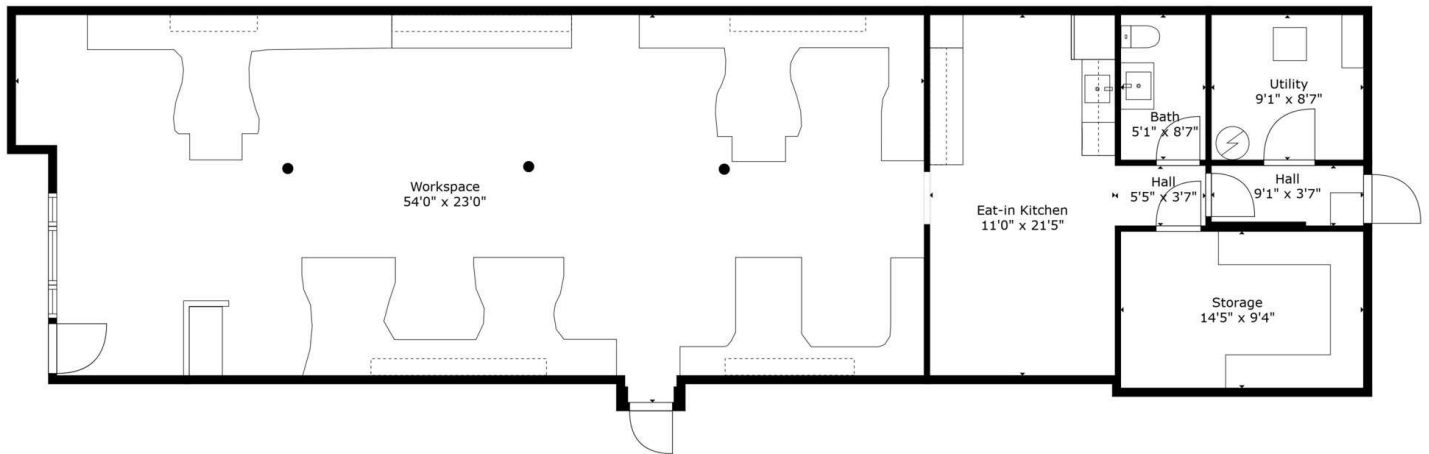
Building Size	3,500 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Average Floor Size	1,750 SF
Year Built	1973
Year Last Renovated	2020
Free Standing	Yes



# Additional Photos



# Floorplans



**ESTIMATED AREAS**

GLA FLOOR 1: 1569 sq. ft EXCLUDED AREAS 233 sq. ft  
Total GLA 1569 sq. ft, total area 1802 sq. ft

Sizes And Dimensions Are Approximate. Actual May Vary.



175 N WASHINGTON ST

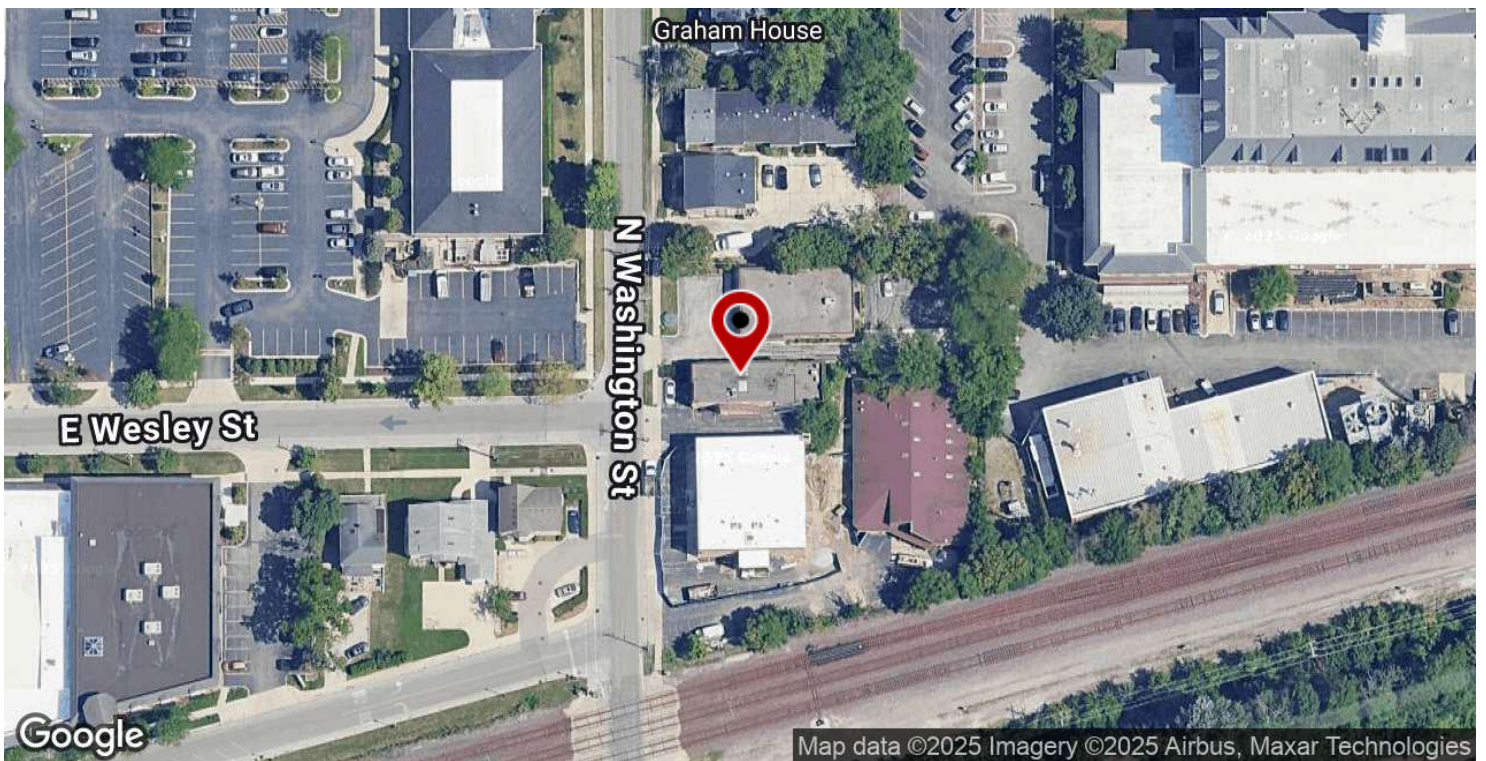
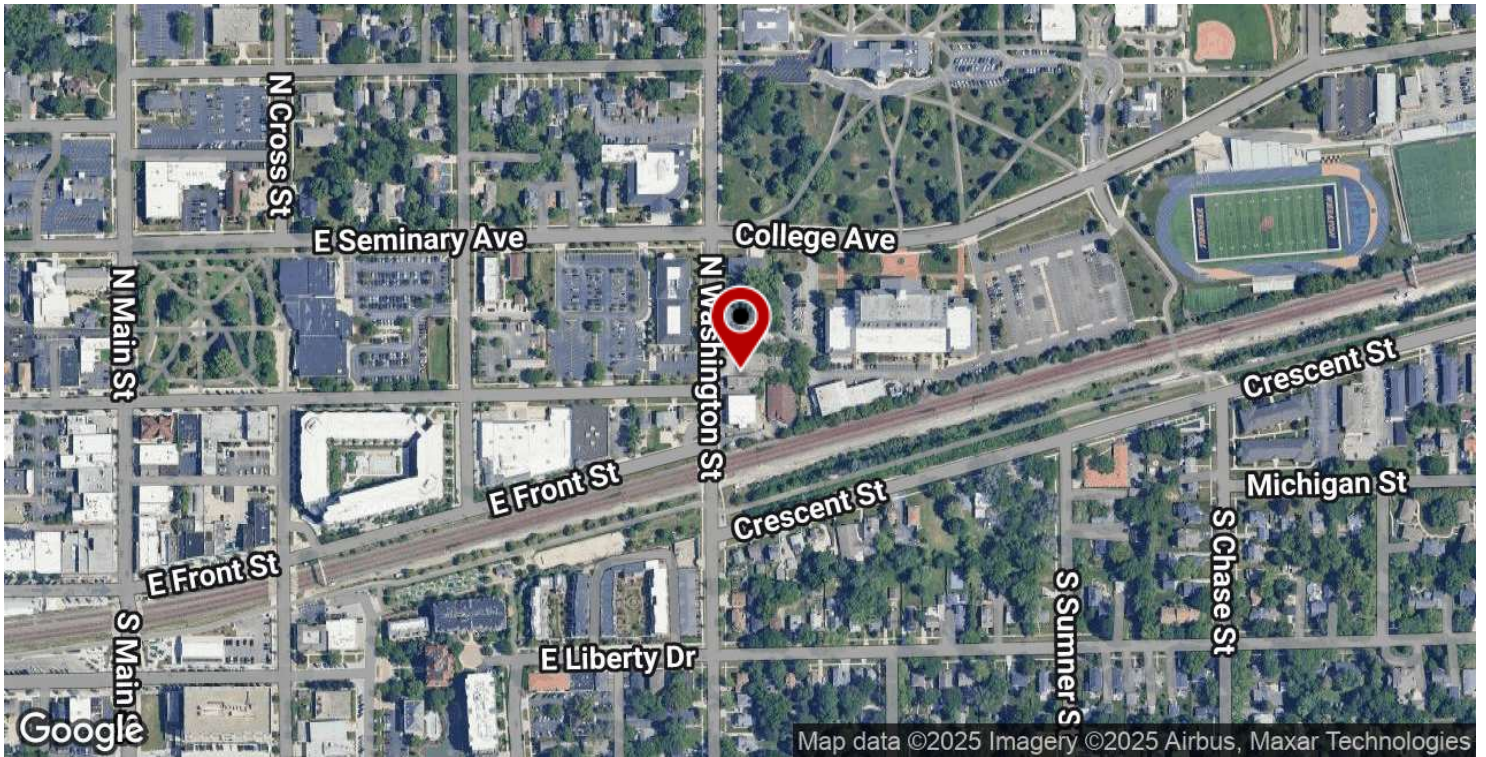
# LOCATION INFORMATION

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LOCATION MAP

RETAILER MAP

# Location Map



# Retailer Map



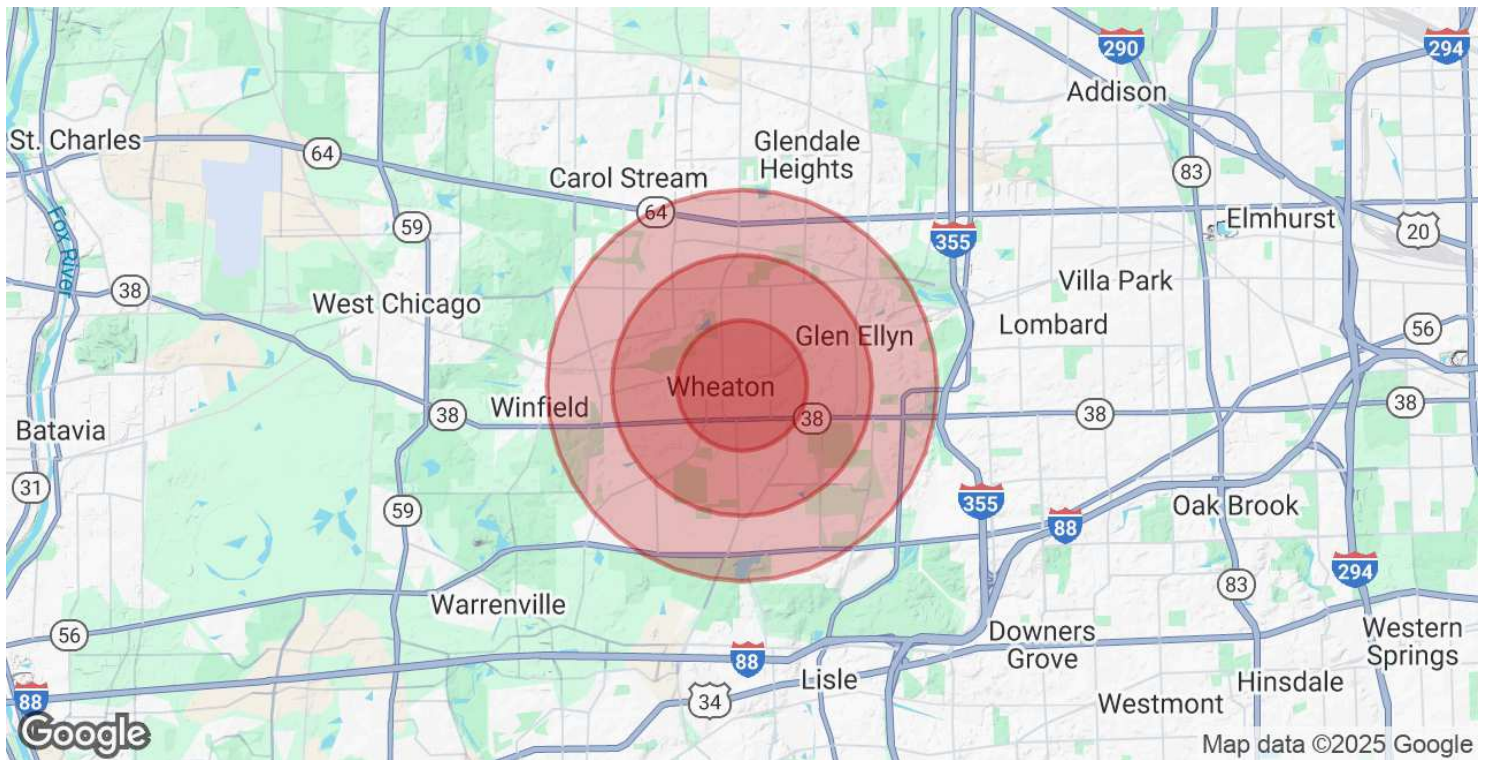
175 N WASHINGTON ST

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	16,044	58,096	111,610
Average Age	32.4	36.8	38.0
Average Age (Male)	31.7	35.3	36.5
Average Age (Female)	33.3	37.9	39.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	5,064	20,381	41,238
# of Persons per HH	3.2	2.9	2.7
Average HH Income	\$109,097	\$110,693	\$107,655
Average House Value	\$444,599	\$424,264	\$427,854

2020 American Community Survey (ACS)

