

Class B Industrial Building

196 Mill Ave

Hampshire, IL 60140



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196 Mill Ave
Hampshire, IL 60140
Sale Price: \$1,800,000



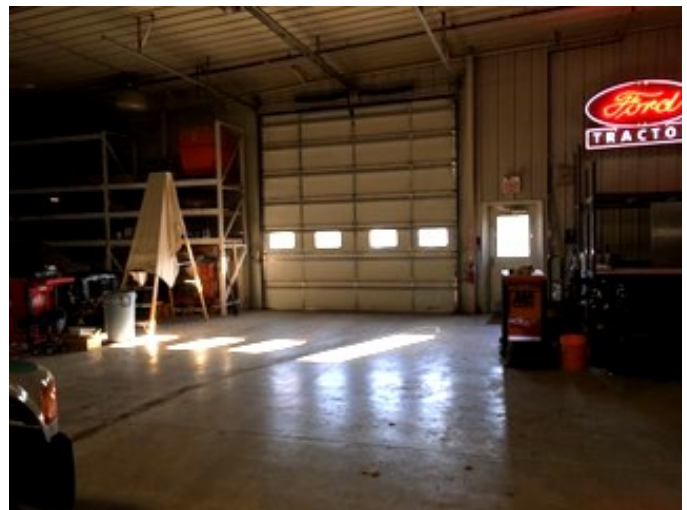
Lot Size:	2.5 Acres
Building Size:	30,400 SQ FT
Tax ID:	01-21-426-027, 01-21-426-026
Building Class	B
Year Built:	1985

PROPERTY DETAILS



Gorgeous building built originally for upscale auto body shop and hot rod shop. Gorgeous 3,200+ square foot showroom with 3 private offices and 2 glass estimating bays. Shop area has 3 overhead doors, parts station and bathrooms. With 2.5 acres, there is room to expand. Plenty of space to add a loading dock. Could also easily be separated and tenanted as separate spaces. Currently owner occupied with plans to relocate.

PICTURES



DEMOGRAPHICS



Trade Area Report

Hampshire, IL 60140

Criteria Used for Analysis

Income:
Median Household Income
\$90,999

Age:
Median Age
37.6

Population Stats:
Total Population
18,975

Segmentation:
1st Dominant Segment
Boomburbs

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Affluent Estates

Established wealth—educated, well-travelled married couples

Urbanization

Where do people like this usually live?

Suburban Periphery

Affluence in the suburbs, married couple-families, longer commutes

Top Tapestry Segments

	Boomburbs	Middleburg	Soccer Moms	The Elders	Green Acres
% of Households	2,640 (41.2%)	1,657 (25.9%)	1,064 (16.6%)	418 (6.5%)	406 (6.3%)
% of Kane County	13,334 (7.7%)	4,389 (2.5%)	15,688 (9.0%)	4,014 (2.3%)	3,130 (1.8%)
Lifestyle Group	Affluent Estates	Family Landscapes	Family Landscapes	Senior Styles	Cozy Country Living
Urbanization Group	Suburban Periphery	Semirural	Suburban Periphery	Suburban Periphery	Rural
Residence Type	Single Family	Single Family	Single Family	Single Family, High-Rise, Mobile Homes or Seasonal	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples Without Kids	Married Couples
Average Household Size	3.22	2.73	2.96	1.67	2.69
Median Age	33.6	35.3	36.6	71.8	43
Diversity Index	60.9	46.3	48.3	20.3	24
Median Household Income	\$105,000	\$55,000	\$84,000	\$35,000	\$72,000
Median Net Worth	\$304,000	\$89,000	\$252,000	\$194,000	\$226,000
Median Home Value	\$293,000	\$158,000	\$226,000	\$153,000	\$197,000
Homeownership	84.5 %	74.3 %	85.5 %	82.1 %	86.7 %
Employment	Professional or Management	Professional or Services	Professional or Management	Retired, Services, Professional or Administration	Professional or Management
Education	College Degree	College Degree	College Degree	College Degree	College Degree
Preferred Activities	Hold gym membership; own home equipment. Prioritize physical fitness.	Buy children's toys and clothes. Go hunting, bowling, target shooting.	Go jogging, biking, target shooting. Visit theme parks, zoos.	Buy clothing, exercise equipment. Shop by phone or in person.	Are member of veterans' club, fraternal order. Do home improvement projects.
Financial	Have home mortgage	Carry some debt; invest for future	Carry high level of debt	Bank in person	Bank, pay bills online
Media	Own, use latest devices	Watch country, Christian TV channels	Shop, bank online	Watch news, movies, golf, travel, history on TV	Watch TV by satellite
Vehicle	Prefer SUVs, luxury cars, minivans	Own trucks, SUVs	Own 2+ vehicles (minivans, SUVs)	Drive luxury sedans aged 5+ years	Own truck/SUV



Hampshire, IL 60140: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017

■ 2022 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017

■ 2022 (Projected)



Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2017, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017

■ 2022 (Projected)



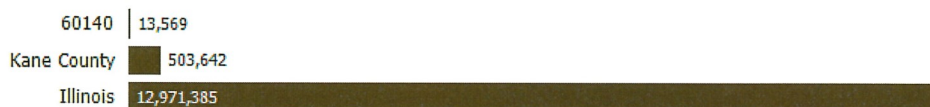
Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 60140





Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



60140

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



2017

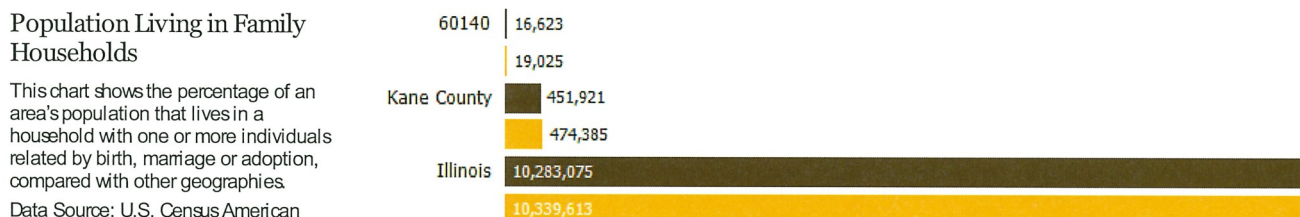
2022 (Projected)

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



2017

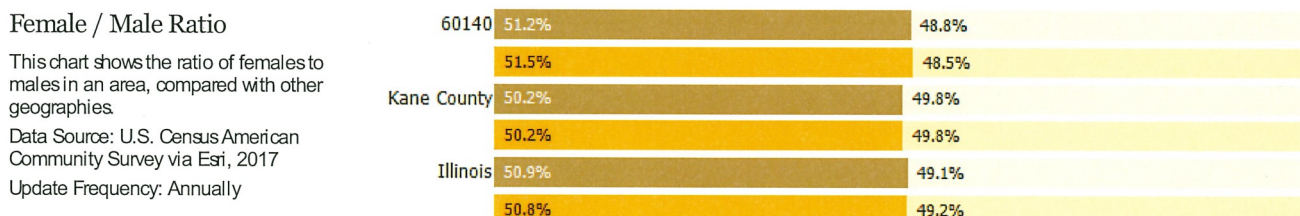
2022 (Projected)

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



Women 2017

Men 2017

Women 2022 (Projected)

Men 2022 (Projected)

Hampshire, IL 60140: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017
Update Frequency: Annually

■ 2017
■ 2022 (Projected)

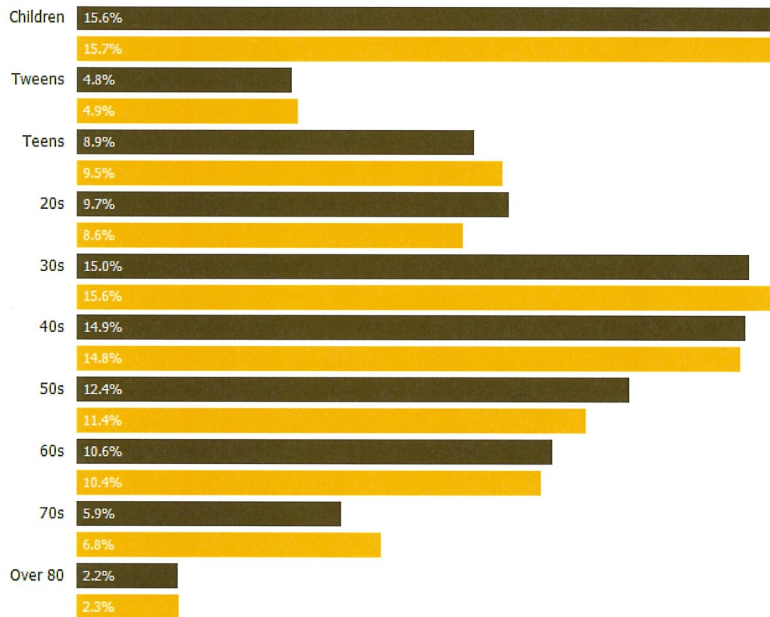


Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2017
Update Frequency: Annually

■ 2017
■ 2022 (Projected)



Hampshire, IL 60140: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2017
Update Frequency: Annually

■ 60140



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2017
Update Frequency: Annually

■ 60140





Hampshire, IL 60140: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

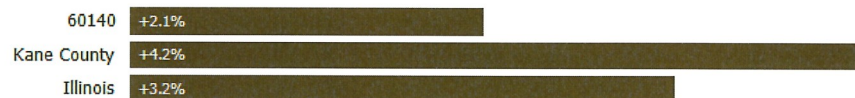


12-Month Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county and the state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

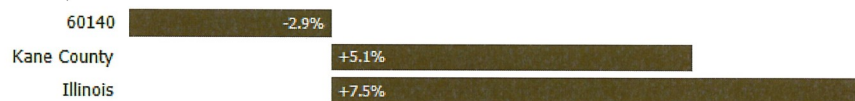


12-Month Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly





Century 21 New Heritage | Trade Area Report

Hampshire, IL 60140

Best Retail Businesses: Hampshire, IL 60140

This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2017

Update Frequency: Annually

