



3805 Illinois Avenue

Free Standing 11,000 SF Building



Flex/Office Building for Sale

3805 Illinois Ave., Saint Charles, IL 60174

Kevin J. O'Donnell
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OFFERING SUMMARY

Sale Price:	\$925,000
Price / SF:	\$84.09
Lot Size:	1.66 Acres
Year Built:	1995
Building Size:	11,000 SF
Zoning:	M-2

PROPERTY HIGHLIGHTS

- Approximately 4,840 SF Industrial and 6,160 SF Office.
- 2 Drive in Doors, each 9' W by 14' H.
- 1 Exterior Loading Dock, 1 Exterior Levelator.
- 400a/480v 3p 4w Power.
- Interior features Private Office with Private Bathroom, Locked Closet, and Access to the Board Room/Conference Room with Wet Bar.
- 12x12 Fireproof Storage, Training/Conference/Showroom, Reception, Private Offices, Mens and Womens Washrooms. Furniture Available!

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,023	13,905	35,279
Total Population:	5,620	39,627	100,195
Average HH Income:	\$108,658	\$112,842	\$107,081

for more information contact:

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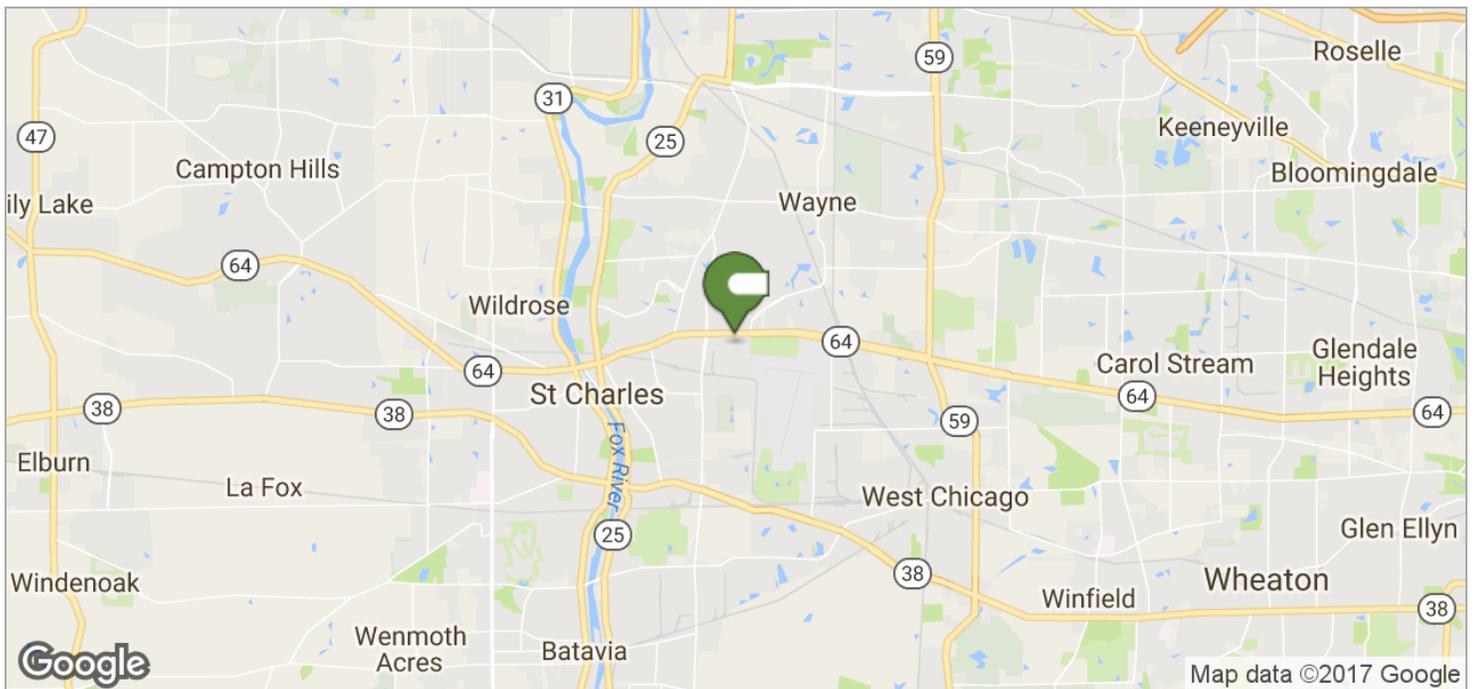
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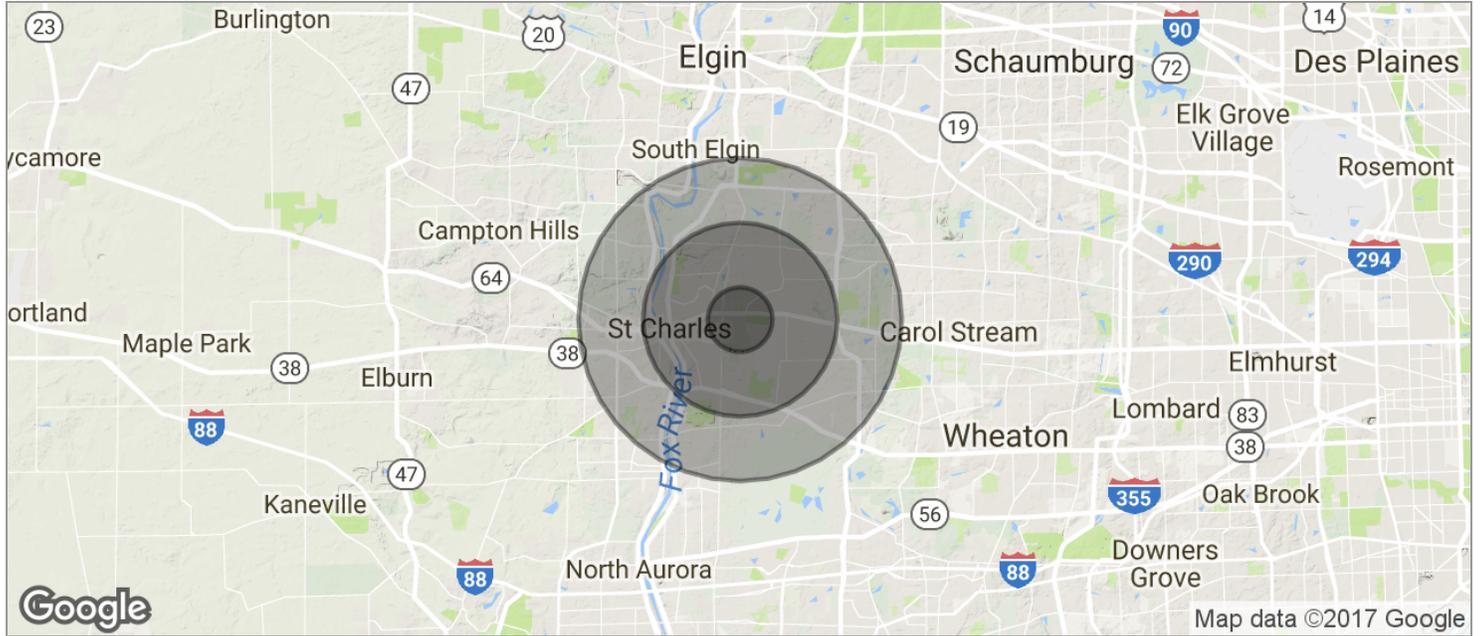
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,620	39,627	100,195
MEDIAN AGE	38.3	38.4	38.4
MEDIAN AGE (MALE)	34.7	36.3	37.4
MEDIAN AGE (FEMALE)	41.8	41.0	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,023	13,905	35,279
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$108,658	\$112,842	\$107,081
AVERAGE HOUSE VALUE	\$375,323	\$412,254	\$384,601

* Demographic data derived from 2010 US Census

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