

OFFICE / RESIDENTIAL PROPERTY

SWC ROUTE 20 & ROUTE 23 (320 S STATE STREET, MARENGO, IL)

PROPERTY HIGHLIGHTS



PROPERTY SPECIFICATIONS

OFFERING:	Office Space For Sale or Lease
PROPERTY:	3,633 SF Converted Office
LIST PRICE:	\$299,900
LEASE RATE:	\$10 SF Gross
ACREAGE:	0.47 Acres
SPRINKLERED:	No
FRONTAGE:	137' Route 23
ACCESS:	Full Access (Route 23)
ZONING:	R3 (City of Marengo)
UTILITIES:	Municipal Water & Sanitary
TRAFFIC:	22,000+ VPD Intersection 20/23
R.E. TAXES:	\$6,995 (2024)
NEARBY TENANTS:	McDonalds, Subway, BMO Harris, Taco Bell, Dollar General, Sullivans Grocery Store, Circle K, Athleticco, Smoke Shop

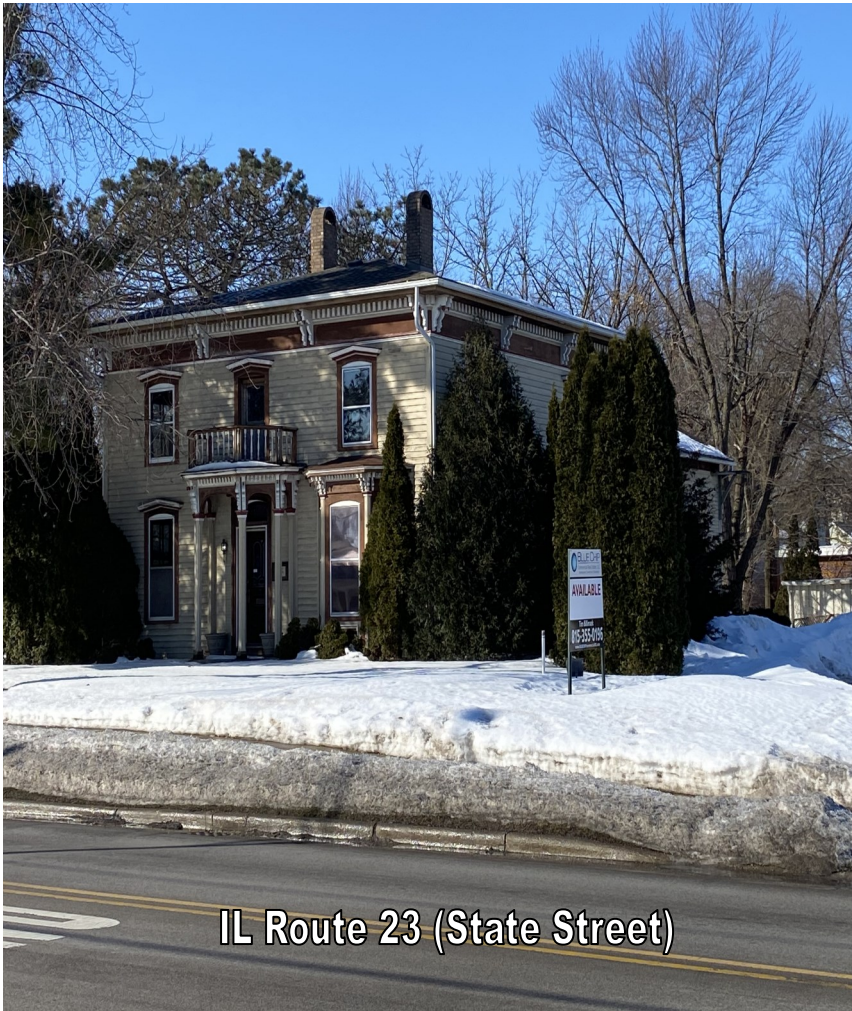
Investment Highlights

- Prime Office Visibility Along State Highway Frontage
- Historic 3,633 SF building currently converted for professional office use. Property can be converted back to residential with the addition of a kitchen.
- 22,000 VPD Pass Through the Intersection of Routes 20/23
- National Retail & Restaurant Tenants Nearby Including McDonalds, Taco Bell, Subway, Chase Bank, BMO Harris, Dollar General, and Circle K, Athleticco

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SWC ROUTE 20 & ROUTE 23 (320 S STATE STREET, MARENGO, IL)

*HARD CORNER
"MAIN & MAIN"*



IL Route 23 (State Street)



Offered By:
Tim Billimack
Managing Broker | Principal
815.355.0196
billimackt@gmail.com

Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com



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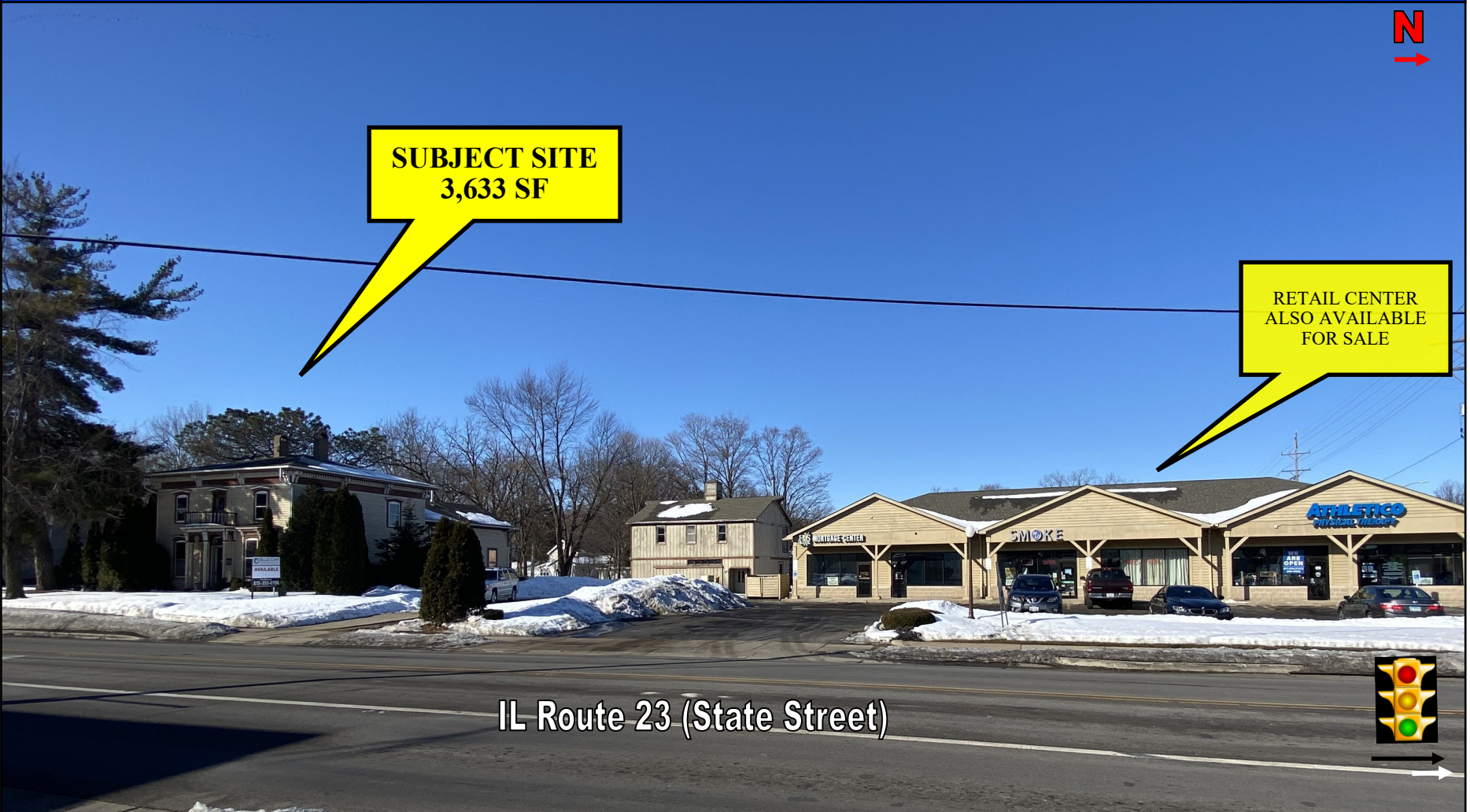
SWC ROUTE 20 & ROUTE 23 (320 S STATE STREET, MARENGO, IL)

HARD CORNER
"MAIN & MAIN"



SUBJECT SITE
3,633 SF

RETAIL CENTER
ALSO AVAILABLE
FOR SALE



IL Route 23 (State Street)



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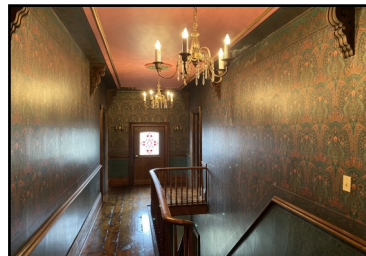
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PROPERTY PHOTOS



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NEIGHBORHOOD AERIAL MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Est. Population	6,769	9,089	12,080
2024 Est. Average Household Income	\$86,370	\$90,597	\$99,575
2024 Est. Households	2,640	3,523	4,619

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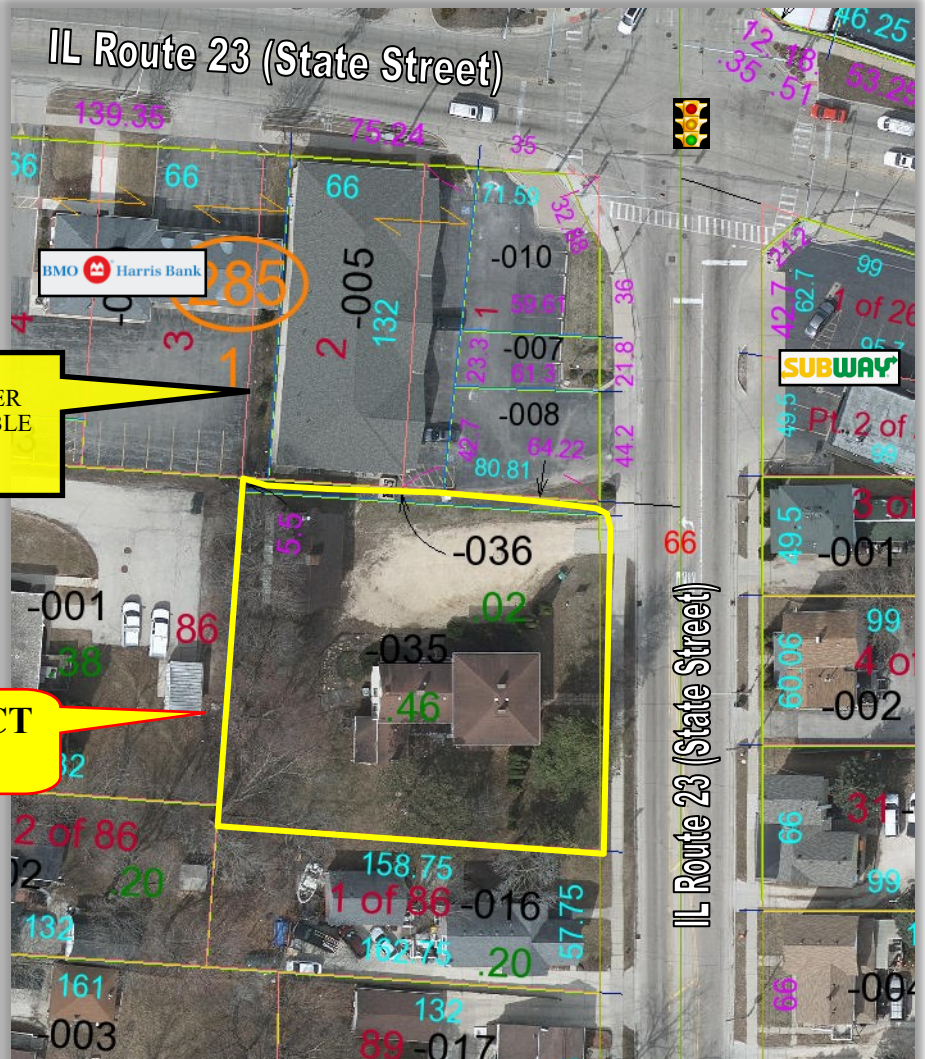
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AERIAL TAX MAP & STREET MAP



RETAIL CENTER
ALSO AVAILABLE
FOR SALE

SUBJECT
SITE



Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.