

Prime Downtown Elmhurst Location

ELMHURST, IL



SALE BROCHURE

KELLER WILLIAMS ONECHICAGO
8750 W. Bryn Mawr,
Suite 110E
Chicago, IL 60631

PRESENTED BY:

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RETAIL FOR SALE

\$795,000

128 N. Addison Ave., Elmhurst, IL 60126



Sale Price:	\$795,000
Property Name:	Prime Downtown Elmhurst Location
Property Address:	128 N. Addison Ave., Elmhurst, IL 60126
County:	DuPage
Property Type:	Retail
APN:	06-02-220-014
Lot Size:	0.09 AC
Building Size:	1,265 SF
Zoning:	C
Rail Access:	N/A
Parking Spaces:	8
Parking Ratio:	6.32
Cross Streets:	Addison Avenue and First Street
Year Built:	1927
Number of Stories:	1



PROPERTY OVERVIEW

Single story retail building in prime location in downtown Elmhurst with 19' of frontage exposure on Addison Ave.
Private lot behind the building.
Low DuPage County taxes.

LOCATION OVERVIEW

In the heart of the downtown Elmhurst business district on Addison Ave. just north of 1st street. Surrounded by a 6-story luxury apartment development, a new 5 story Fitness Formula Club exercise facility and many shops/businesses, restaurants and much more. Half block away from 600+ space public parking garage and steps away from Metra Union Pacific West line train station. Great foot traffic and heavily populated area with 18,000+ within a 1 mile radius.

NOTES

- Please do not disturb tenant.
- All showings must be scheduled thru Broker with 24 hour notice.

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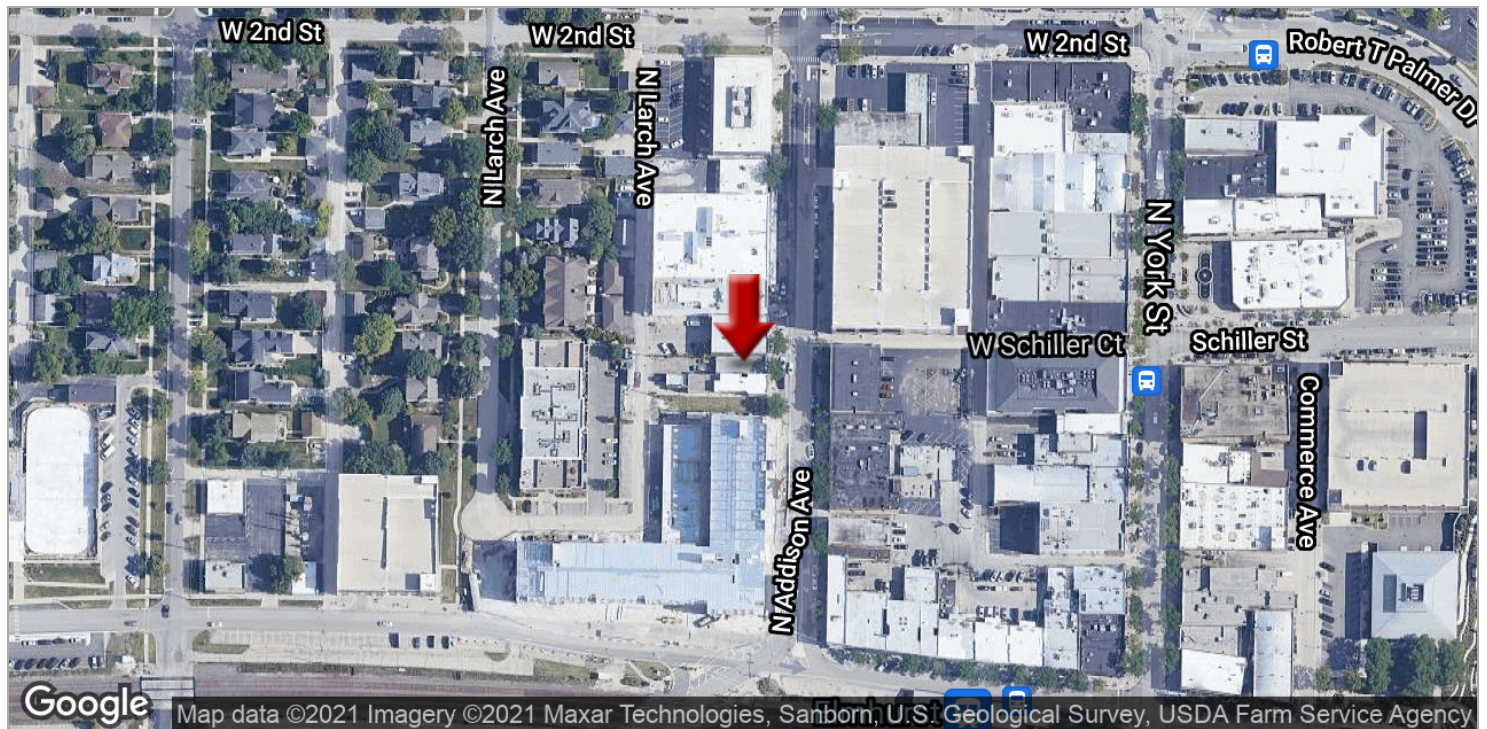
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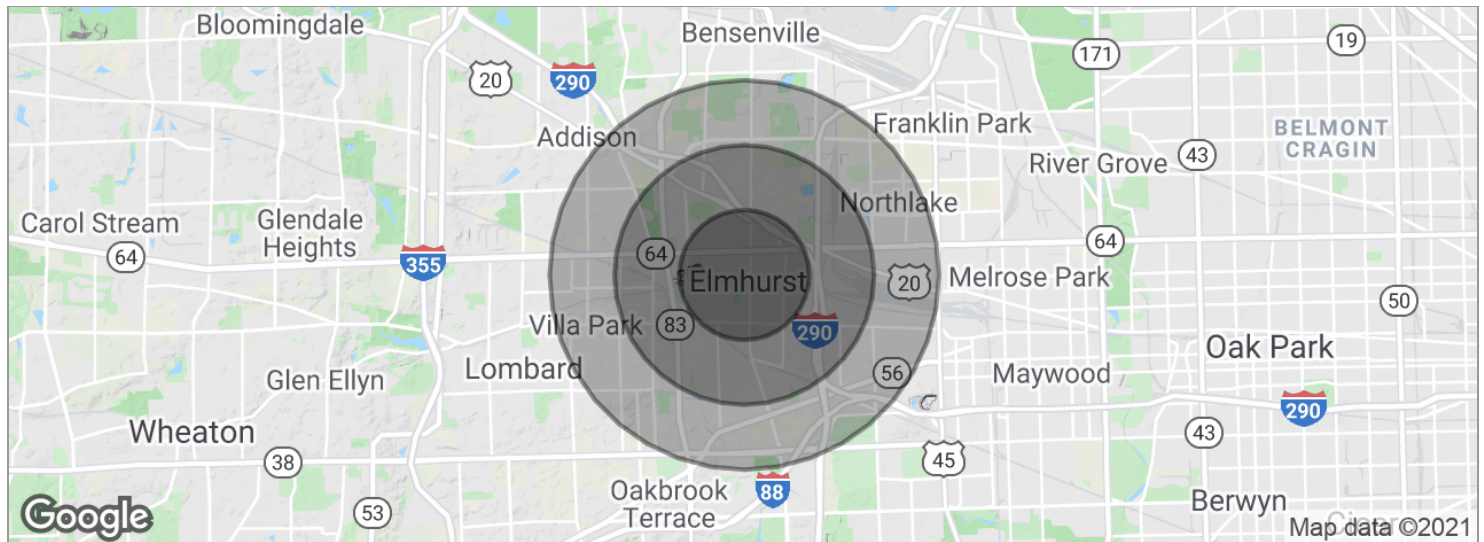
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,137	53,436	107,372
Median age	35.8	38.1	38.0
Median age (male)	33.1	35.6	35.7
Median age (Female)	39.7	40.3	39.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,703	18,758	38,360
# of persons per HH	2.8	2.8	2.8
Average HH income	\$125,256	\$115,356	\$96,383
Average house value	\$485,833	\$456,515	\$403,183

* Demographic data derived from 2010 US Census

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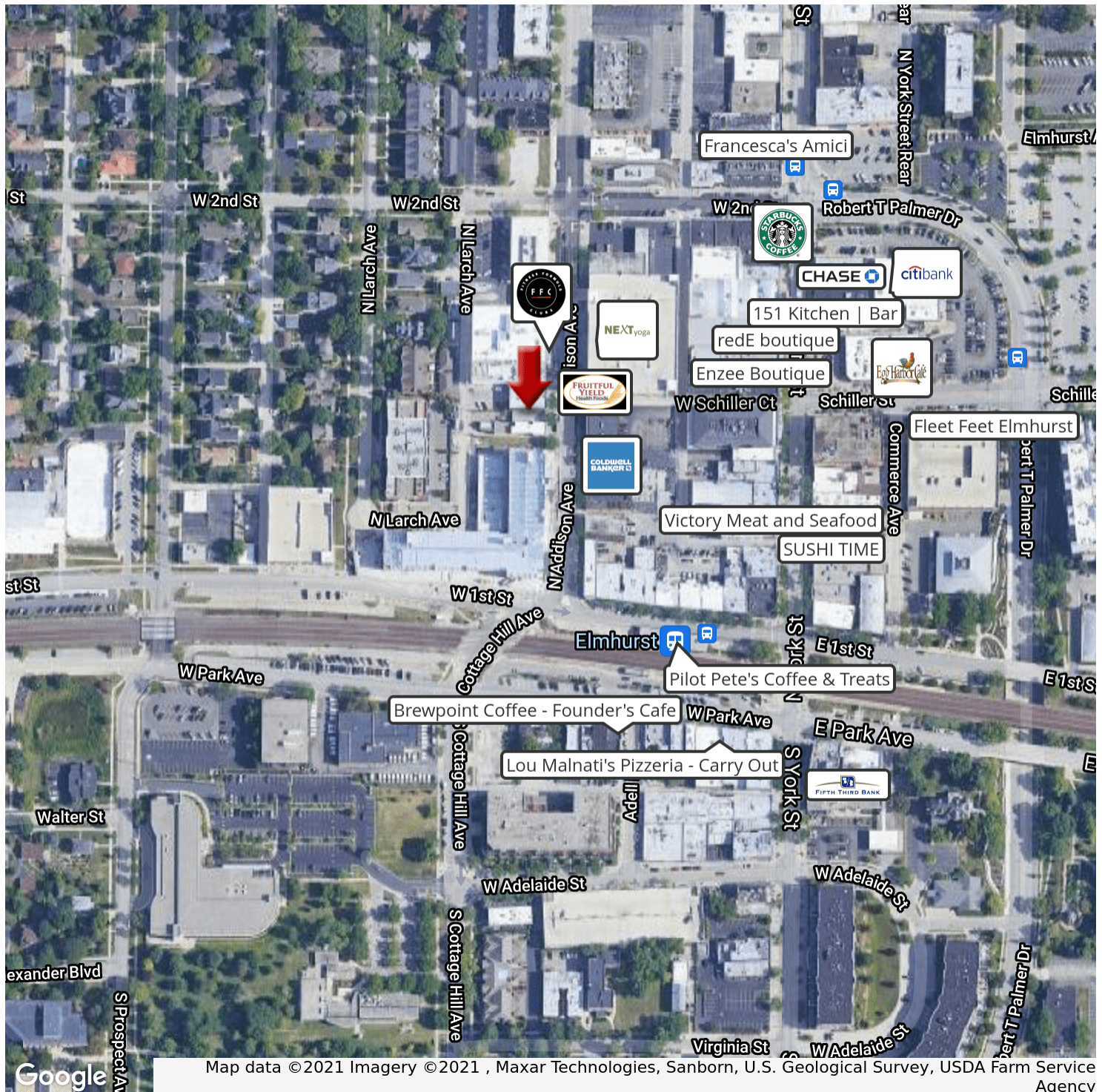
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