

SALE / LEASE

BARRETT'S INDUSTRIAL

N State Street Lockport, IL 60441

SALE PRICE -948 N STATE ST \$800,000

SALE PRICE -946 N STATE ST \$230,000



COLDWELL BANKER
COMMERCIAL
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PROPERTY DESCRIPTION

2 units in center available for sale.

PROPERTY HIGHLIGHTS

- 948 N State - 11,500 sf former grocery store/hardware store with open floor plan. Includes vacant lot North of building.
- 946 N State - 3,000 sf strip center space.
- Spaces may be sold as package.

OFFERING SUMMARY

Sale Price:	\$800,000/\$230,000
Lease Rate:	\$230,000.00 - 800,000.00 per year (NNN)
Number of Units:	2
Available SF:	3,000 - 14,500 SF
Lot Size:	1.62/0.25 Acres
Building Size:	11,500/3,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,168	31,418	186,313
Total Population	3,335	96,526	557,788
Average HH Income	\$83,395	\$76,559	\$82,417

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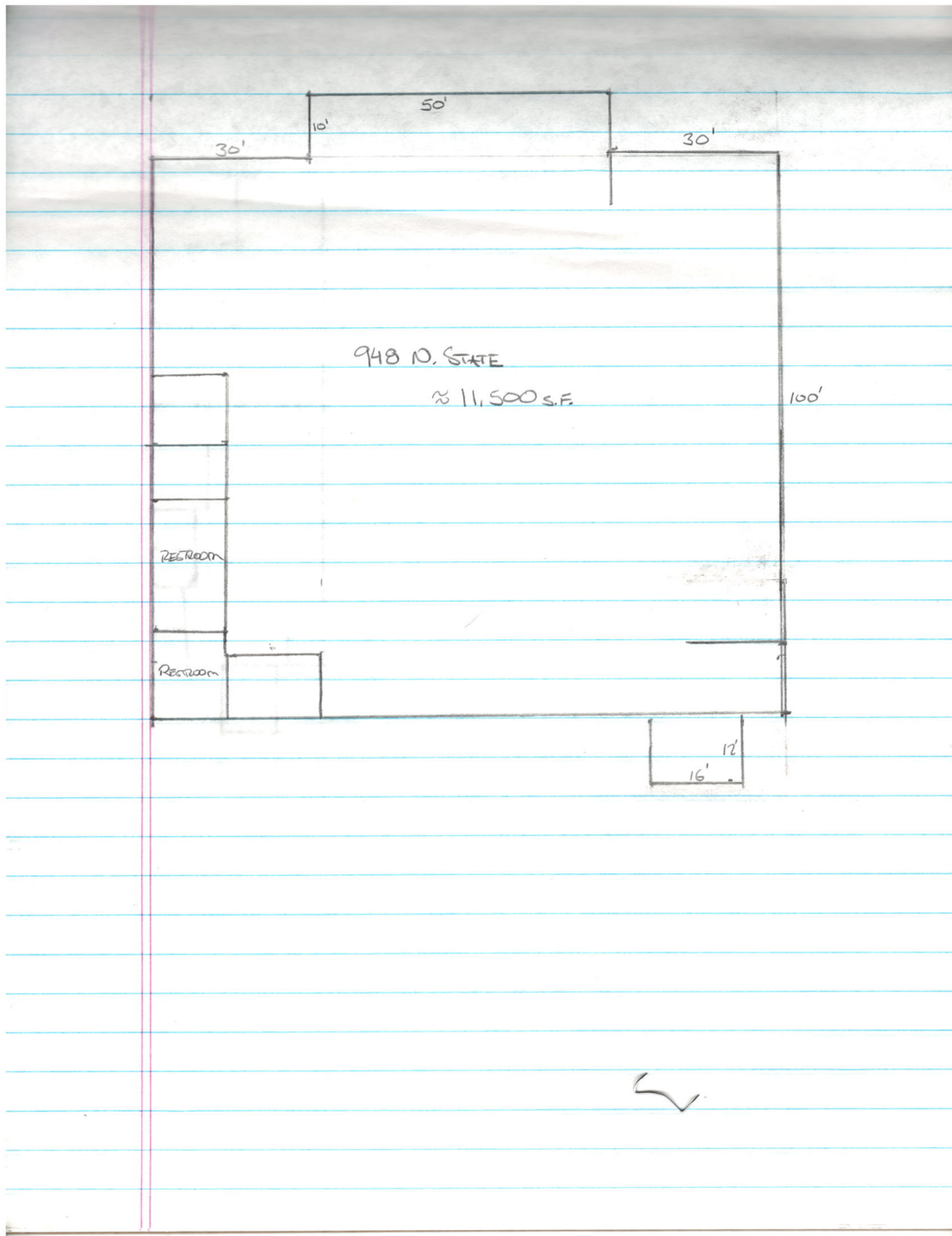


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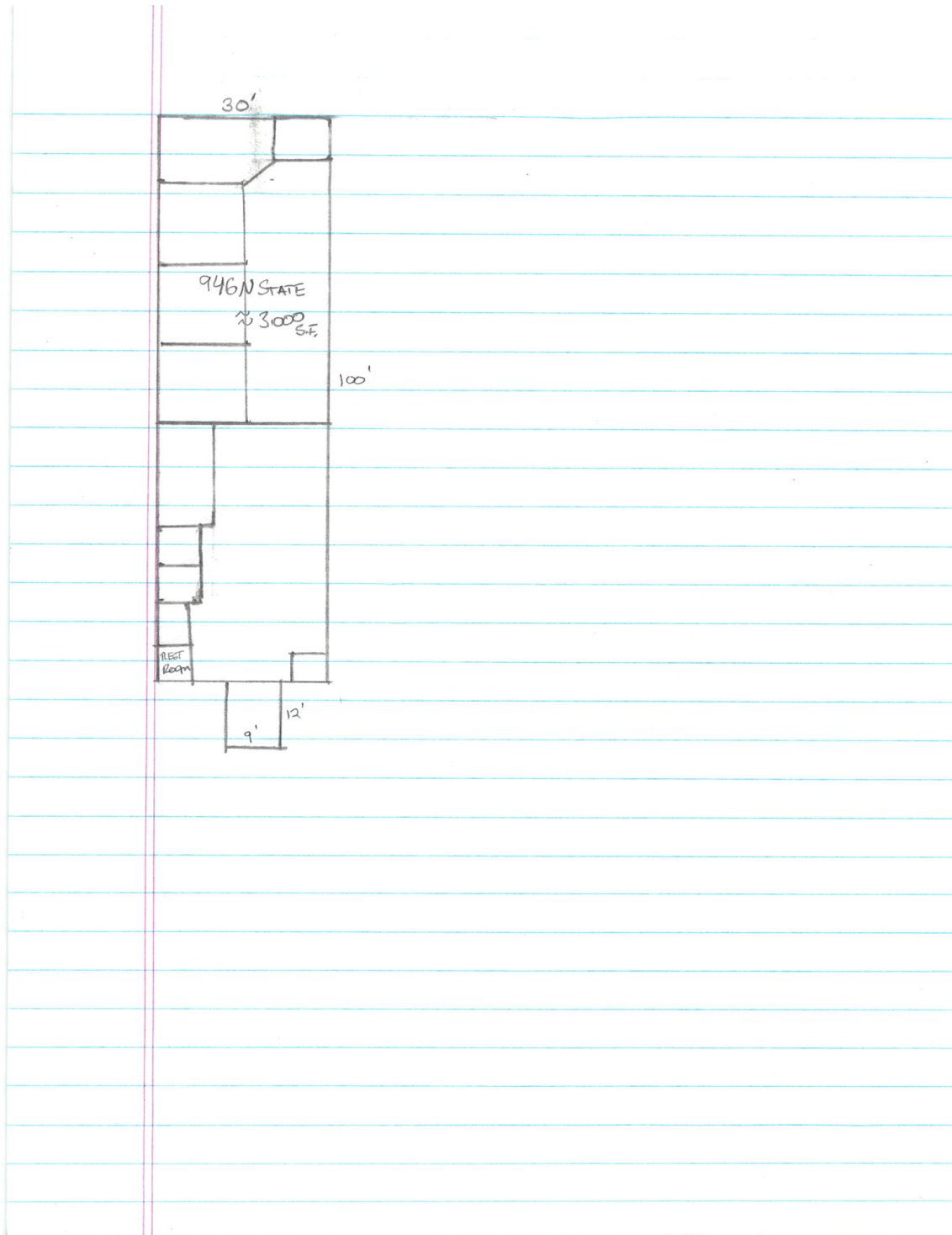


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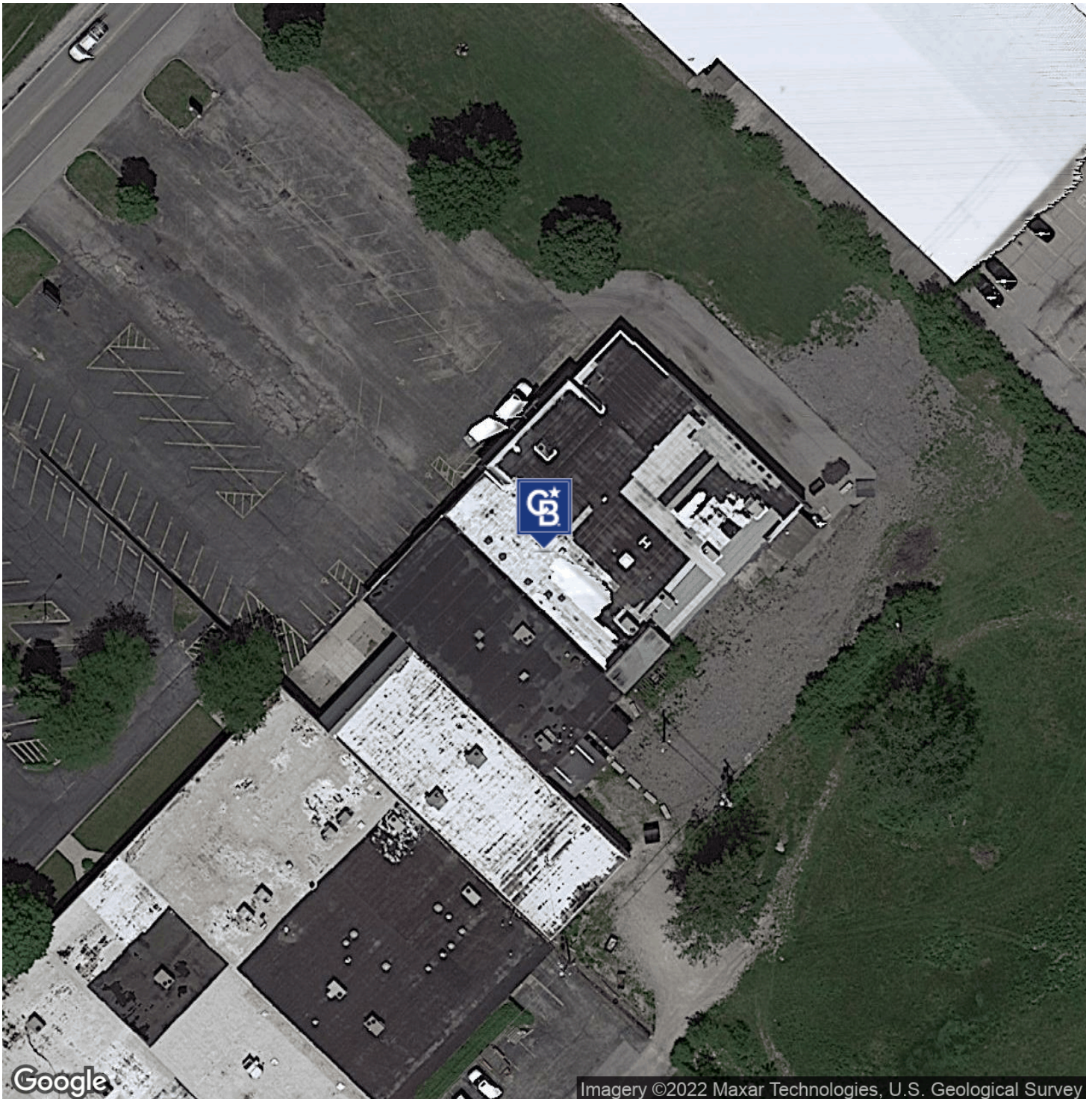


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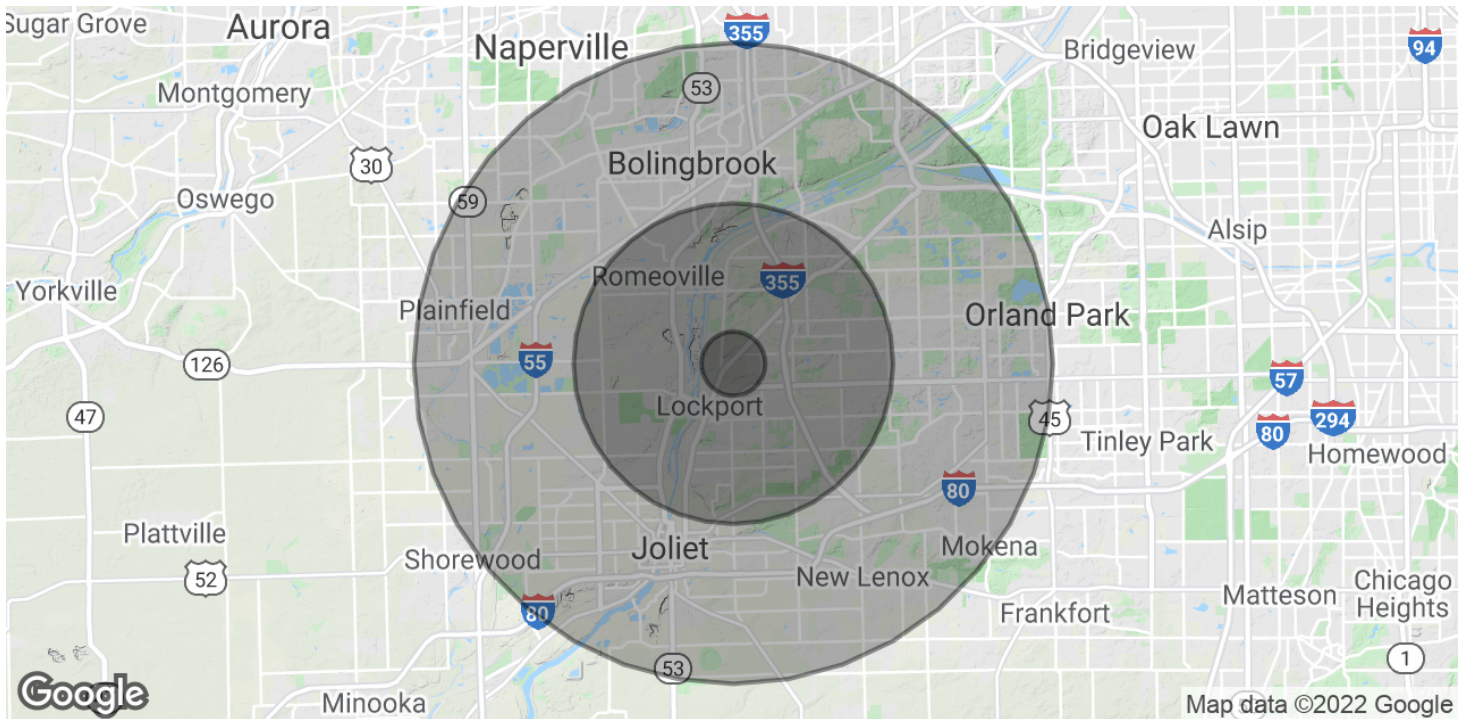
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,335	96,526	557,788
Average Age	38.4	34.6	35.6
Average Age (Male)	36.3	34.3	34.6
Average Age (Female)	39.9	35.3	36.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,168	31,418	186,313
# of Persons per HH	2.9	3.1	3.0
Average HH Income	\$83,395	\$76,559	\$82,417
Average House Value	\$209,718	\$263,024	\$297,985

* Demographic data derived from 2010 US Census

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