



- Potential Re-Development Opportunity
- 1 Acre Total Available (2 Separate Sellers)
- Sites Available Separately or Together
- Income in Place
- Located in downtown Lemont directly across from the Metra train station

### **110 - 112 Main Building Specification:**

Total Building:	12,000 S.F.
Office:	4,356 S.F.
Land Area:	0.50 Acres
Clear Height:	13'
Loading:	1 Drive in Door (9' x 9')

### **Pricing:**

Sale:	\$795,000	(110-112 Main Only)
Lease:	Subject to Offer	
Taxes:	\$26,000 per year	
Current Income:	\$67,600 (In Place)	

### **116 Main Building Specification:**

Total Building:	9,200 S.F.
Land Area:	0.86 Acres

### **Pricing:**

Sale:	\$600,000	(116 Main Only)
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## Re-Development Opportunity Overview

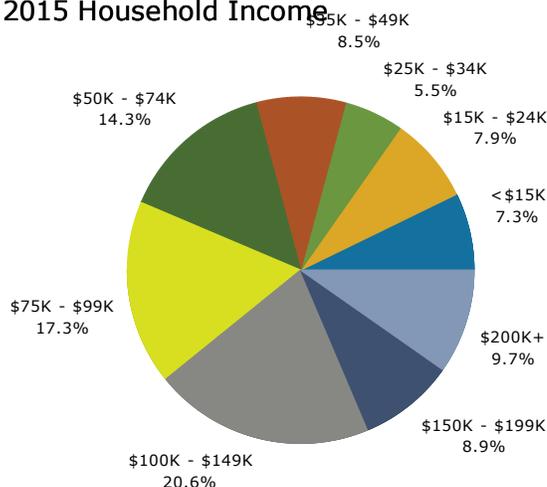
The property is located at 110-116 Main Street in the heart of downtown Lemont's historic district, DuPage County, approximately 25 miles from Downtown Chicago. The redevelopment opportunity is located directly across from a Metra train station providing commuter's easy access to Union Station.

Lemont is a close knit community with a rich history. It is home to 16,000 residents consisting of an affluent and well educated populous, with an average household income of \$82,347. With 45% making more than \$100,000 per year. Comparatively, the mean household income is \$72,022 for the State of Illinois. The asset's location in the heart of the I-55 industrial corridor, one of the nation's most prolific industrial centers, ensures a healthy job market for Lemont. Largest employers in the immediate area consist of Argonne National Laboratory, Citgo Refinery, K-Five Construction, and various medical and educational facilities.

The site consists of two separate pieces creating a 1.36 acre site which is prime for redevelopment. The site would allow for construction of a three to four story property with a combination of retail and office on the first floor with the potential for apartment and condominium units above. The property enjoys traffic counts of 7,800 vehicles per day on Main Street and nearly 24,200 vehicles per day on Lemont Road, which is adjacent to the property. The location, visibility and accessibility of the site is unparalleled and under utilized. With support from the city, redevelopment of the site can help to revitalize this historic location.

## Demographics - \*Full demographics available upon request

### 2015 Household Income



### Population

1 Mile	7,177
3 Mile	25,195
5 Mile	112,790

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