

MILLENNIUM PROPERTIES R/E

8,000 SF Auto-Related Outlot Near Busy Corner

20700 Caton Farm Rd., Crest Hill, IL

NOW: \$2,250,000



Property Highlights

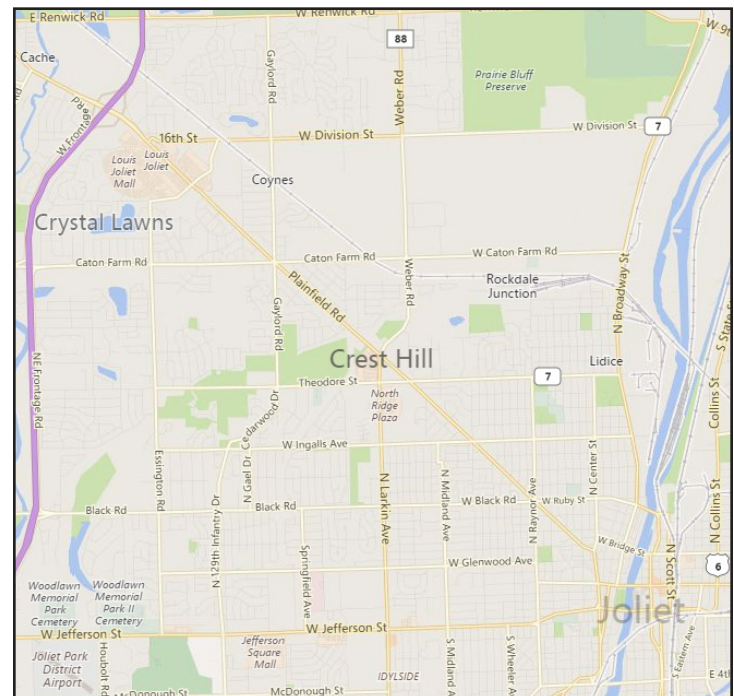
- 8,000 SF auto-related retail
- Built-out with 8 service bays plus office/reception area
- Additional 2,400 SF warehouse area with drive-in door
- Well-maintained property
- Outlot to large big-box retailer
- Close to busy intersection
- Highly visible signage
- Business value included in sale
- Land Area: 37,897 SF
- Zoning: B-3, business service
- Taxes (2017): \$23,523

Property Overview

An 8,000 square foot auto-related retail building is available for sale. The property is built-out with eight service bays plus a reception and office area. The building also includes a 2,400 square foot warehouse space with a dedicated drive-in door. The building is an outlot to a big box retail store, located just off of a busy intersection in Crest Hill. The property has highly visible signage on all sides of the free-standing building. A well-established tire and auto repair shop is also available for sale.

Crest Hill is a largely residential community located in the southwest suburbs of Chicago.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,122	75,772	195,793
Growth 2017-2022	1.67%	0.50%	0.45%
Households	1,834	26,972	67,087
Median Income	\$37,500	\$57,765	\$59,058



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Area Demographics: Crest Hill and Surrounding Area

Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2022 Projection	4,191	76,152	196,676
2017 Estimate	4,122	75,772	195,793
2010 Census	3,906	76,136	197,694
Growth 2017-2022	1.67%	0.50%	0.45%
Growth 2010-2017	5.53%	(0.48%)	(0.96%)
2017 Population Hispanic Origin	848	17,909	53,200
Households:			
2022 Projection	1,868	27,112	67,412
2017 Estimate	1,834	26,972	67,087
2010 Census	1,728	27,203	67,787
Growth 2017 - 2022	1.85%	0.52%	0.48%
Growth 2010 - 2017	6.13%	(0.85%)	(1.03%)
Owner Occupied	1,000	19,889	49,692
Renter Occupied	834	7,083	17,395
2017 Average Household Income	\$52,251	\$70,889	\$72,969
2017 Median Household Income	\$37,500	\$57,765	\$59,058
2017 Households by Household Inc:			
Less than \$25,000	579	4,748	12,758
\$25,000 - \$50,000	571	6,876	15,437
\$50,000 - \$75,000	260	5,874	13,869
\$75,000 - \$100,000	176	3,882	9,314
\$100,000 - \$125,000	99	2,387	6,790
\$125,000 - \$150,000	88	1,328	3,703
\$150,000 - \$200,000	48	1,143	3,251
Greater than \$200,000	13	733	1,966
Businesses and Employment:			
Total Number of Businesses	302	3,083	7,259
Total Number of Employees	2,339	29,617	78,632

Area Demographics: Crest Hill and Surrounding Area

Consumer Spending (2017) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	36,348	656,960	1,689,558
Total Apparel	2,270	40,308	106,736
Women's Apparel	880	15,482	40,896
Men's Apparel	478	8,671	22,489
Girl's Apparel	176	3,280	9,051
Boy's Apparel	124	2,283	6,289
Infant Apparel	111	1,888	4,933
Footwear	502	8,705	23,078
Total Entertainment, Hobbies & Pets	2,950	51,515	130,595
Entertainment	462	8,563	22,147
Audio & Visual Equipment/Service	1,457	24,410	61,474
Reading Materials	140	2,446	6,054
Pets, Toys, Hobbies	891	16,096	40,920
Personal Items	2,686	47,314	120,660
Total Food & Alcohol	10,492	184,264	474,859
Food at Home	6,081	104,899	271,435
Food Away From Home	3,698	67,108	172,490
Alcoholic Beverages	712	12,257	30,934
Total Household	5,076	94,560	241,365
House Maintenance & Repair	994	20,291	51,016
Household Equipment & Furnishings	2,221	38,590	98,324
Household Operations	1,481	27,507	70,540
Housing Costs	381	8,172	21,485
Total Transportation and Maintenance	8,837	163,911	421,854
Vehicle Purchases	3,791	72,625	187,502
Vehicle Expenses	231	4,355	11,260
Gasoline	3,163	56,757	145,649
Transportation	505	9,830	25,760
Automotive Repair & Maintenance	1,148	20,343	51,683
Total Health Care	2,152	37,031	92,455
Medical Services	1,190	21,096	53,339
Prescription Drugs	761	12,448	30,383
Medical Supplies	201	3,487	8,733
Total Education & Day Care	1,885	38,055	101,034
Education	1,279	25,289	67,347
Fees & Admissions	606	12,766	33,687

Area Demographics: Crest Hill and Surrounding Area

Consumer Spending (2022) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	40,093	723,804	1,861,818
Total Apparel	2,437	42,978	113,542
Women's Apparel	938	16,591	44,095
Men's Apparel	515	9,375	24,305
Girl's Apparel	193	3,413	9,167
Boy's Apparel	134	2,359	6,346
Infant Apparel	118	1,989	5,203
Footwear	539	9,250	24,426
Total Entertainment, Hobbies & Pets	3,048	52,945	134,214
Entertainment	483	8,836	22,757
Audio & Visual Equipment/Service	1,510	25,142	63,315
Reading Materials	141	2,518	6,289
Pets, Toys, Hobbies	914	16,449	41,853
Personal Items	2,884	51,130	130,804
Total Food & Alcohol	11,547	202,189	520,658
Food at Home	6,732	115,650	299,072
Food Away From Home	4,068	73,643	189,014
Alcoholic Beverages	747	12,896	32,572
Total Household	5,274	98,598	252,266
House Maintenance & Repair	1,038	21,126	53,143
Household Equipment & Furnishings	2,275	39,421	100,552
Household Operations	1,562	29,373	75,679
Housing Costs	399	8,677	22,893
Total Transportation and Maintenance	10,424	191,466	491,893
Vehicle Purchases	4,308	81,421	209,399
Vehicle Expenses	259	4,993	12,952
Gasoline	4,041	71,782	183,986
Transportation	572	11,323	29,778
Automotive Repair & Maintenance	1,244	21,948	55,779
Total Health Care	2,398	41,813	105,098
Medical Services	1,331	23,733	60,227
Prescription Drugs	843	14,133	34,913
Medical Supplies	224	3,947	9,958
Total Education & Day Care	2,082	42,687	113,341
Education	1,456	29,449	78,558
Fees & Admissions	626	13,237	34,783