

# MILLENNIUM PROPERTIES R/E *Full Block Redevelopment Site with Tons of Potential*

SEC Main St. & Exchange St., Crete, IL

**NOW: \$1,995,000**



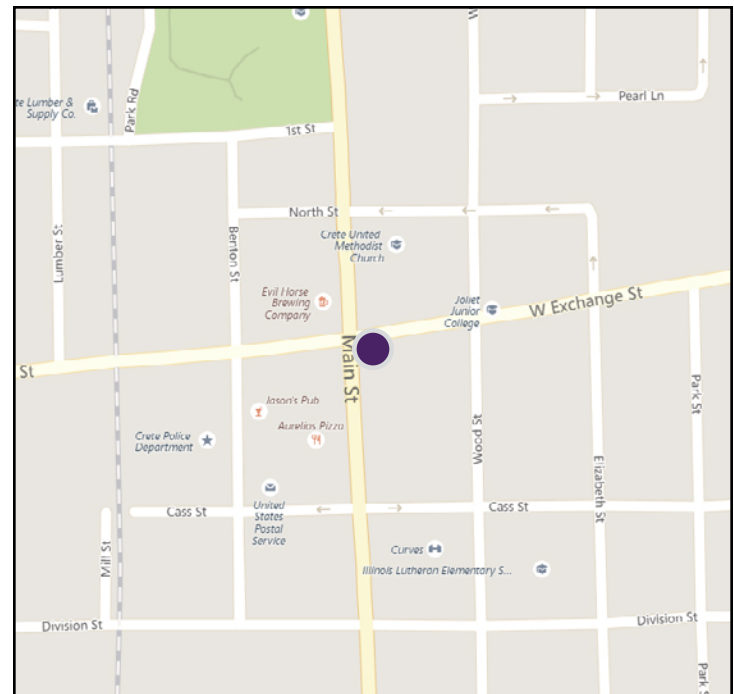
## Property Highlights

- 2.26 acre redevelopment site
- Full block in downtown Crete
- Currently used as gas station, 2 commercial storefronts, residential properties plus parking lots
- Previous plan includes pedestrian friendly layout with 3 new mixed-use buildings totaling 19,600 SF
- West side of Main has strong occupancy with well-known brands
- 3 storefronts excluded from site
- Close to proposed Metra station
- Zoning: B-1 & R-2, part of TIF #2 and Heritage Preservation District
- Total Taxes (2016): \$33,824

## Property Overview

A full city block at the southeast corner of Main St and Exchange St. in downtown Crete is available for sale as a redevelopment site. Three storefronts at the corner of Main and Cass are excluded from the site. Currently, the site is improved with seven different buildings including a Marathon gas station, two retail storefronts, a mixed-use building, two residential properties and several parking lots.

Previously, the city approved a plan to redevelop the site as a pedestrian-friendly block with low rise buildings. The plan included the development of three new buildings totaling 19,600 square feet. The west side of Main St. has strong occupancy with a variety of well-known businesses including BMO Harris and Aurelio's Pizza. The block is close to a proposed Metra station and TIF funds may be available.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,371	32,115	89,450
Growth 2017-2022	0.92%	0.41%	0.05%
Households	1,719	12,288	32,622
Median Income	\$58,513	\$49,911	\$46,421

**Daniel J. Hyman**  
Chairman and CEO  
(312) 338 - 3003  
dhyman@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.