

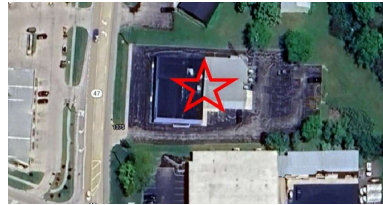
1375 S. Eastwood Dr. (Route 47)

Woodstock, IL 60098

For Sale Or Lease

MLS #12273209

RETAIL / OFFICE W/WAREHOUSE



RETAIL / OFFICE /SHOWROOM / WAREHOUSE

SALE PRICE REDUCED:
LEASE:

\$825,000
\$11.00 PSF (NNN)

**Freestanding
Office / Retail / Showroom / Warehouse
PRICE REDUCED**

9,238 SF fully air conditioned, freestanding building on 1.2 AC, with $\pm 150'$ of frontage along busy Route 47 with over 13,200 vpd. Ample parking and 5,000 \pm SF of office/showroom and 4,000 \pm SF of warehouse with one 10'x10' DID.

LED lighting throughout, up to 9 offices, large conference room, 3 bathrooms, break room with mezzanine storage above. 200 amp power with back up generator.

There is a 120' cell tower on site not being used but has potential to be leased out.

Available July 1, 2025.

Specifications

Size:	9,238 SF
Year Built:	1955, 1990, 1995
Land Size:	1.2 AC
HVAC System:	GFA Fully A/C
Electric:	200 amp single phase w/ backup generator
Washrooms:	3
Ceiling Height:	8' Office 18 ft Warehouse
Parking:	31
Sewer/Water:	City
Zoning:	B3
Taxes:	\$29,633.98 (2024) \$3.21 psf
CAM :	Tenant Responsibility
PIN #:	13-09-351-027

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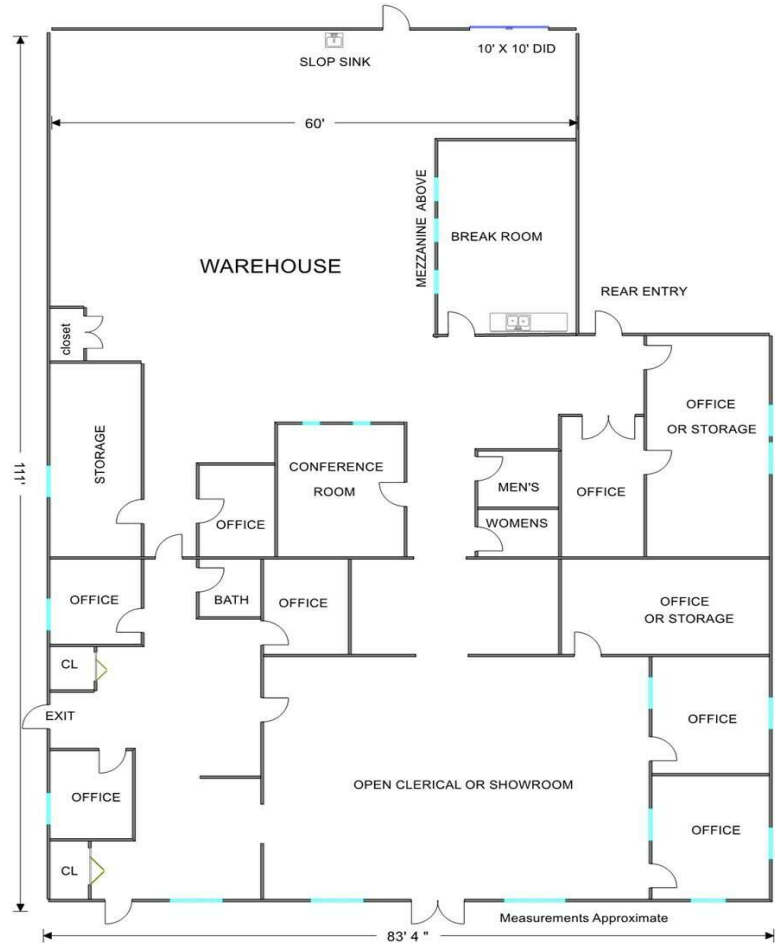
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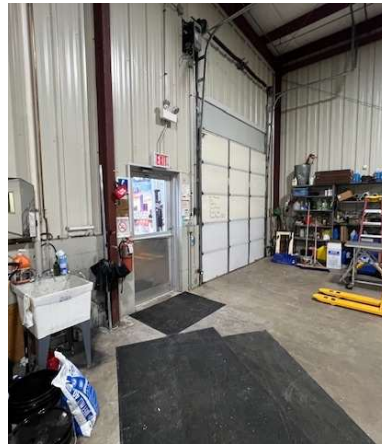
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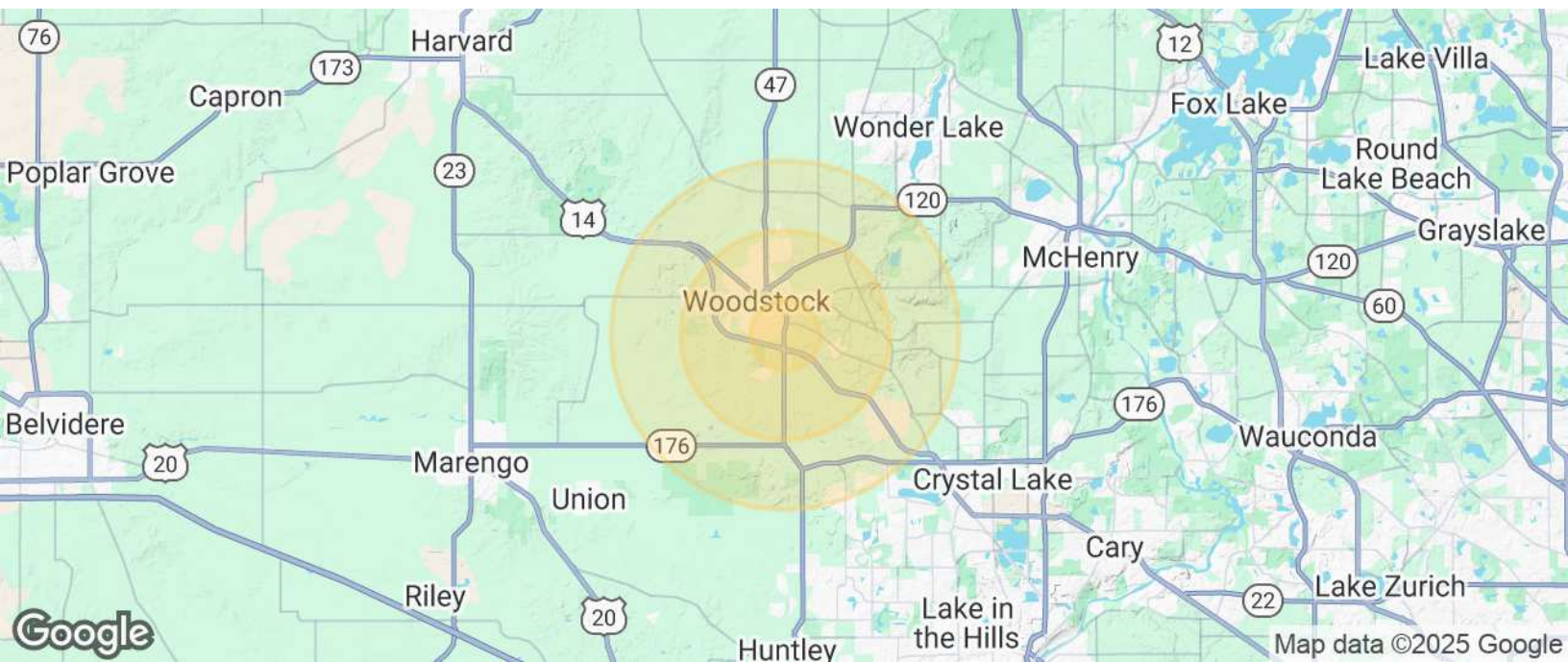
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,114	27,463	34,153
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,146	10,603	13,025
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$92,689	\$102,262	\$108,971
Average House Value	\$263,812	\$268,222	\$287,123

Demographics data derived from AlphaMap

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