

**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: \$799,000**  
**LEASE: \$11.00 PSF (NNN)**

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

9,238 SF fully air conditioned, freestanding building on 1.2 AC, with ±150' of frontage along busy Route 47 with over 13,200 vpd. Ample parking and 5,000± SF of office/showroom and 4,000± 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.

**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:	\$23,354.66 (2025) \$2.53 PSF
CAM :	Tenant Responsibility
PIN #:	13-09-351-039

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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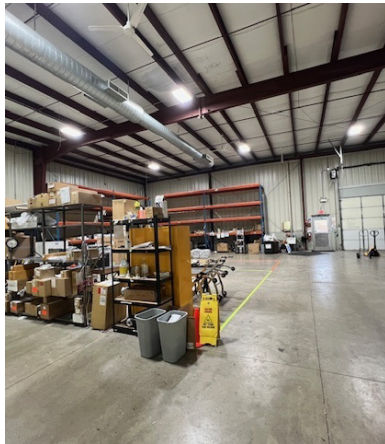
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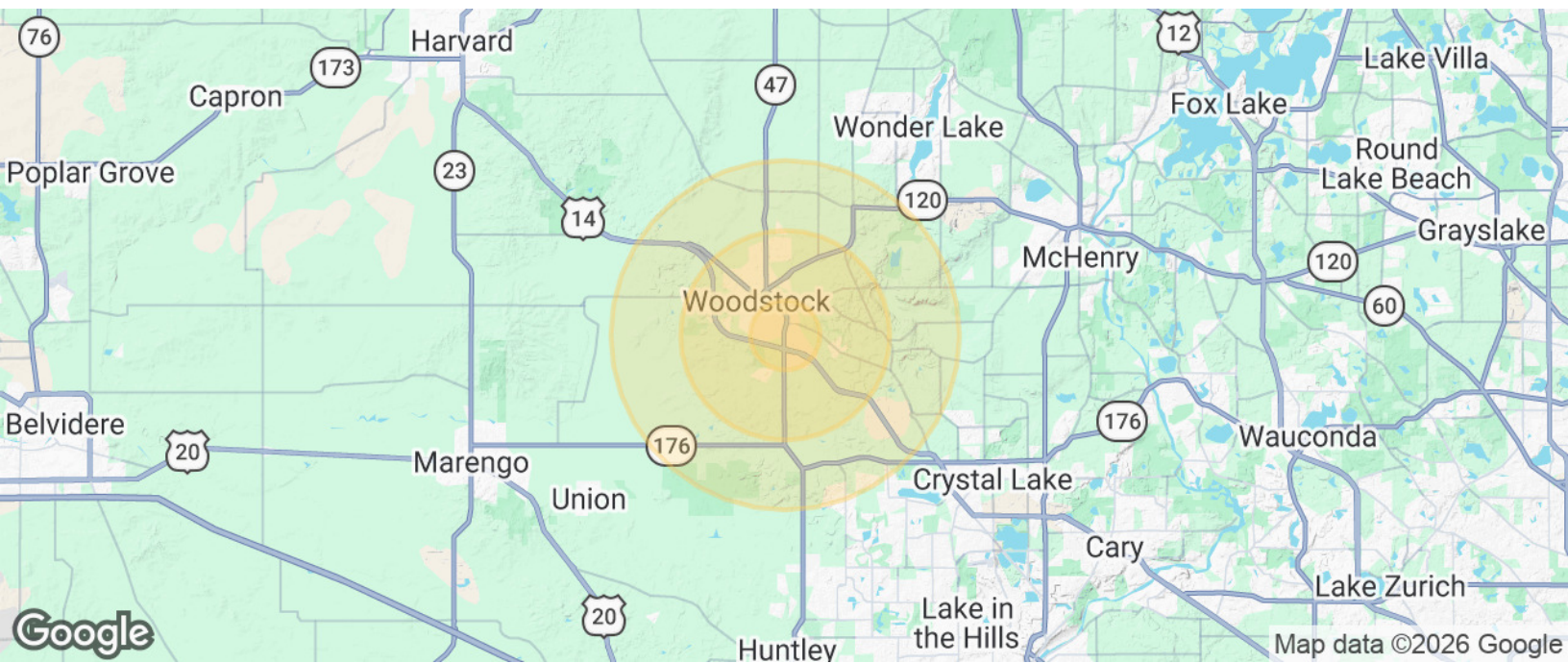
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# 1375 S. Eastwood Dr. (Route 47)

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RETAIL / OFFICE W/WAREHOUSE



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

2020 American Community Survey (ACS)

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