

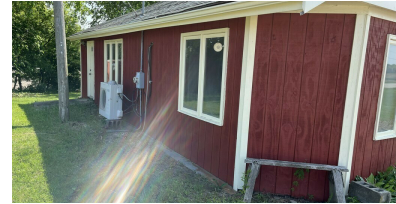
# 43w427 and 43w461 Highway 20

Pingree Grove, IL 60140

# For Sale

MLS #12530930

RETAIL



RETAIL 1,248 SF & 2,080 SF

SALE PRICE: \$535,000

**2 Freestanding Buildings**  
**1,248 SF and 2,080 SF**  
**1.2 Acres Total**

Two commercial buildings located on US 20 and adjacent to Starks Corner and across from the proposed Jewel Store.

**43W427:** 2,080 SF with 40x31 shop, an overhead door, large rear 40x21 back room, one bath, walk out basement under the 40x21 area, and fully air conditioned. There is also a propane tank in the rear of the property and two large sheds.

**43W461:** 1,248 SF building with a 26x37 front work area, one bath, private office, rear storage space and additional 5x6 storage. Recent updates include a new electric panel, furnace and A/C. Both buildings are on a shared well.

Shared parking lot and C-1 zoning. Both buildings are on a shared well.

## Specifications

|                 |                                       |
|-----------------|---------------------------------------|
| Description:    | 2 Buildings                           |
| Size:           | 3,328 SF Total                        |
| Land Size:      | 1.2 AC ( 52,272 SF)                   |
| Year Built:     | 1960                                  |
| HVAC System:    | GFA/ Central Air                      |
| Electrical:     | 100 amp                               |
| Washrooms:      | 1 per Bldg.                           |
| Ceiling Height: | 9 ft                                  |
| Parking:        | Shared                                |
| Sewer/Water:    | Well & Septic                         |
| Zoning:         | C1                                    |
| Taxes:          | 43W461: \$3,716.58 43w427: \$4,955.70 |
| PIN #:          | 02-30-400-001 & 002                   |

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**Sharon Glasshof**  
Senior Broker

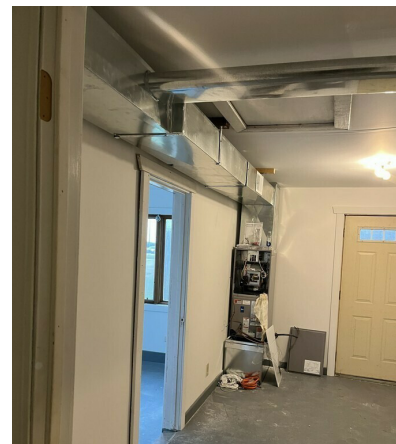
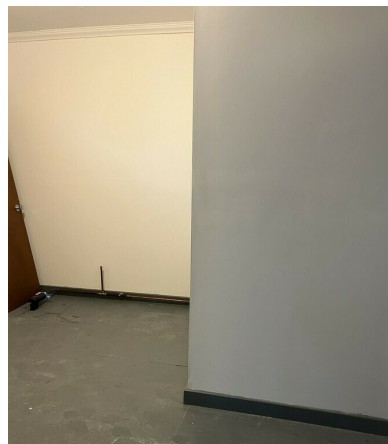
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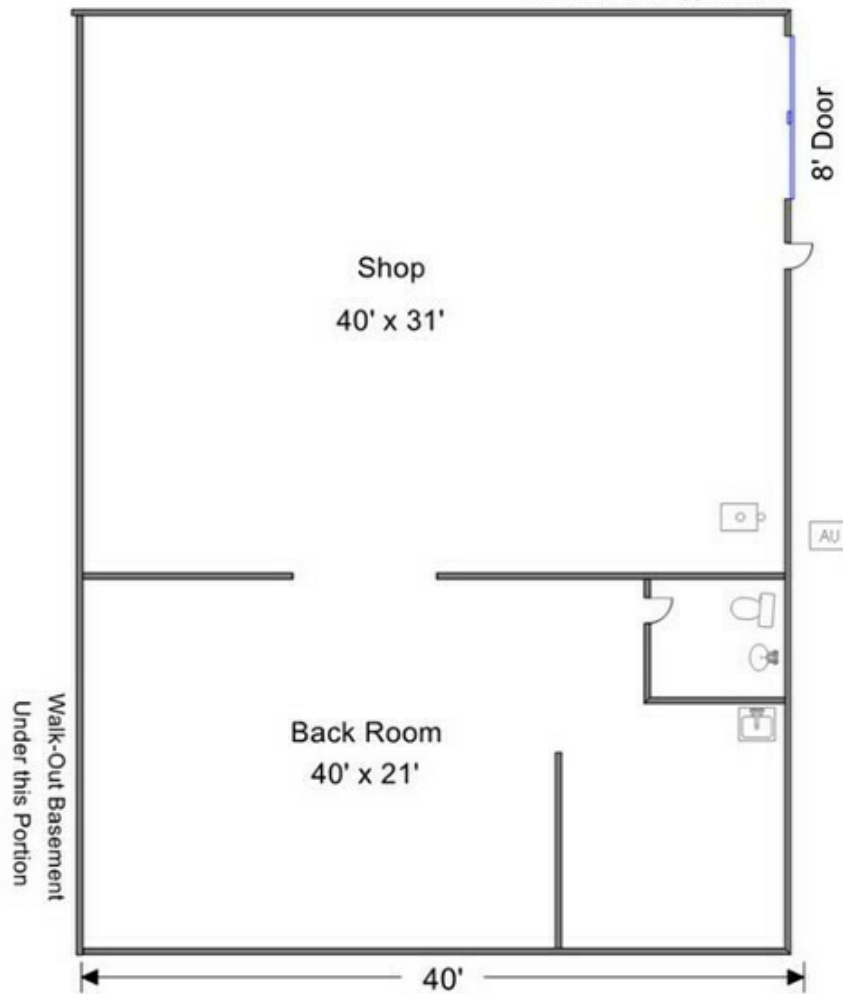
1,248 SF

Measurements Approximate



2,080 SF

Measurements Approximate



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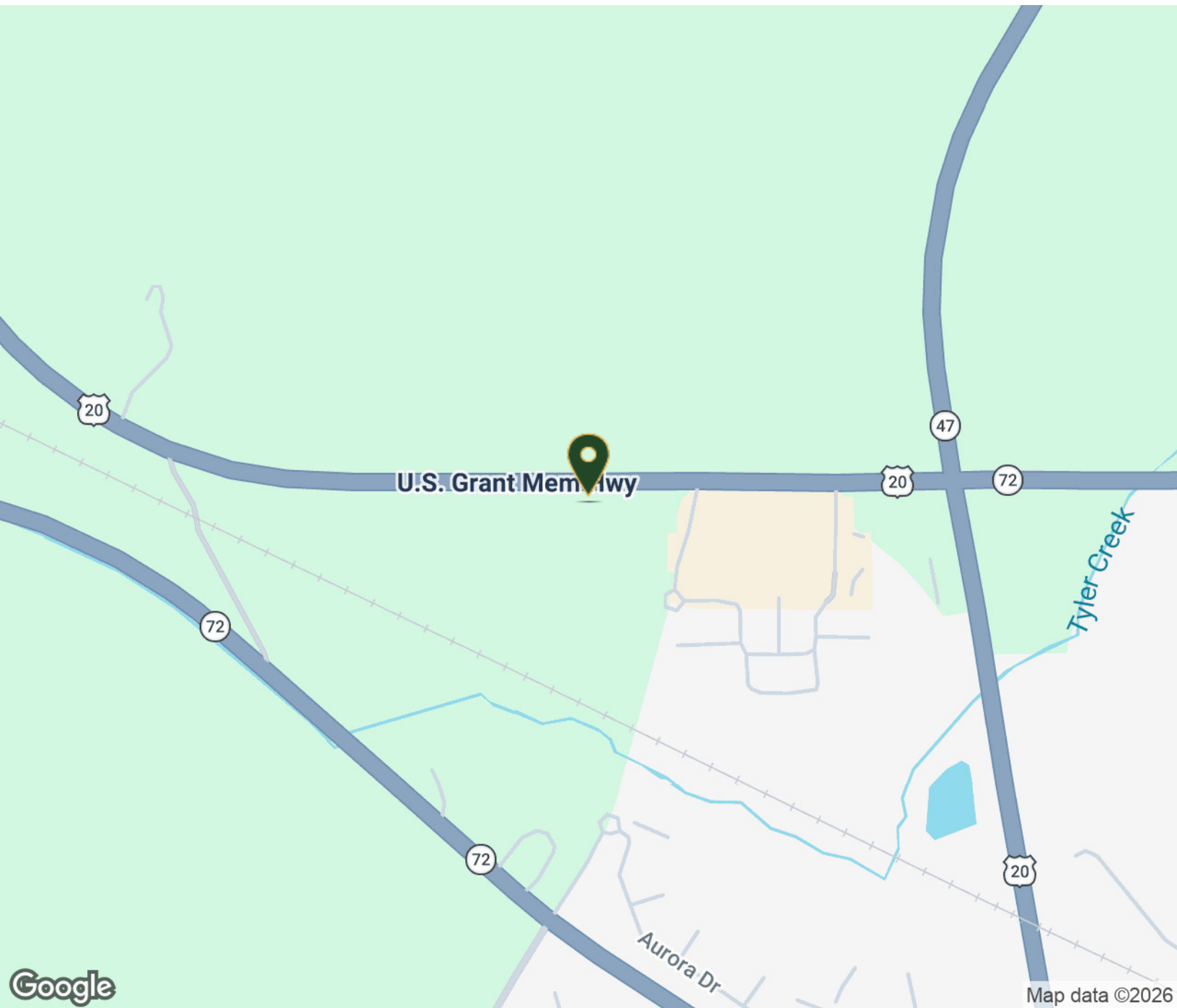
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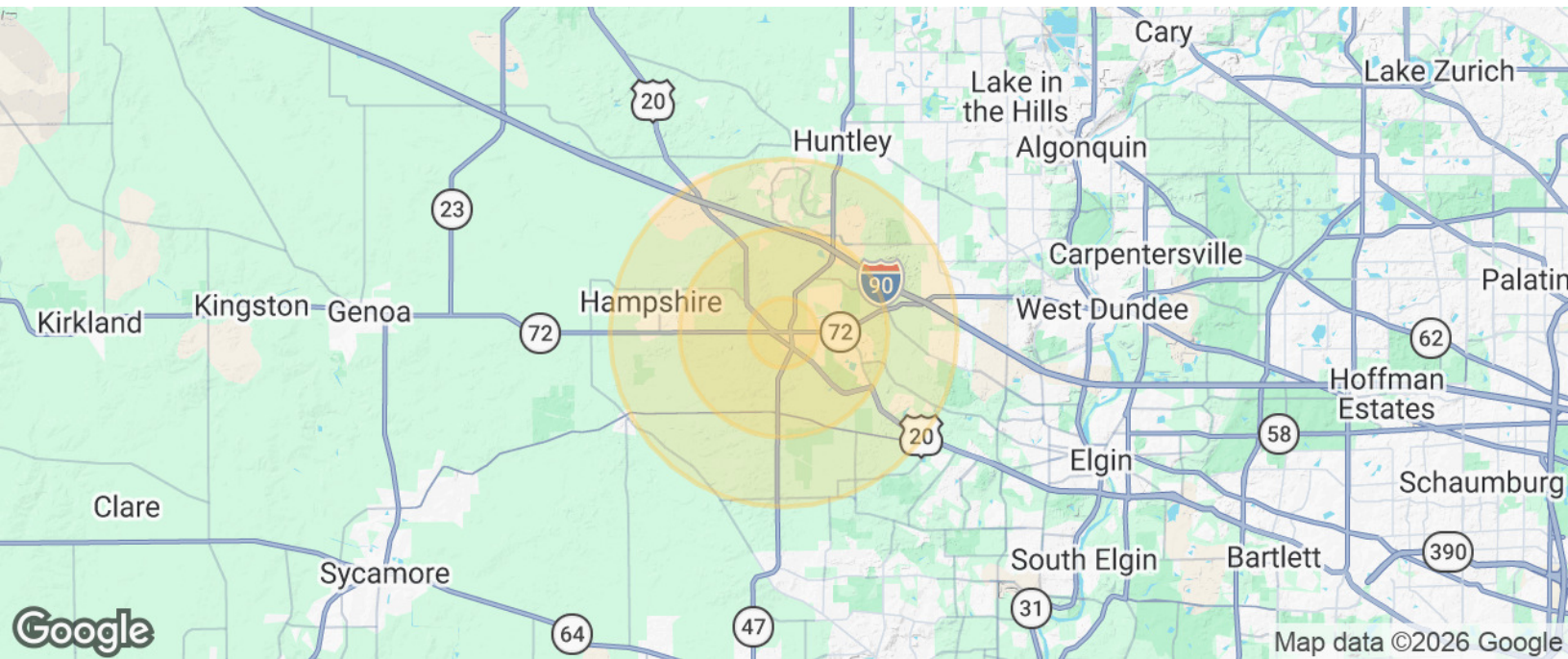
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| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 2,924  | 15,827  | 41,631  |
| Average Age          | 33     | 37      | 46      |
| Average Age (Male)   | 33     | 36      | 45      |
| Average Age (Female) | 34     | 37      | 46      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 910       | 5,335     | 16,440    |
| # of Persons per HH | 3.2       | 3         | 2.5       |
| Average HH Income   | \$150,619 | \$145,888 | \$127,979 |
| Average House Value | \$364,588 | \$371,153 | \$365,376 |

2020 American Community Survey (ACS)

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