

# Schroeder 1620

1620 SCHROEDER, MCHENRY, IL 60050

**FOR SALE**  
\$595,500  
Industrial Property

## PROPERTY FEATURES

- Well Maintained 11,880 sf Building
- Reinforced 6" Concrete Floor
- Easy conversion to multi Tenant
- Roughed-in Plumbing in Place
- One Acre Site
- Paved Parking
- Multiple curb cuts easy access



**Wayne Kurchina, CCIM, CIPS**  
MANAGING BROKER/OWNER  
815.344.8900  
wayne.kurchina@sperrycga.com  
IL #471.000538 | WI #56313-090

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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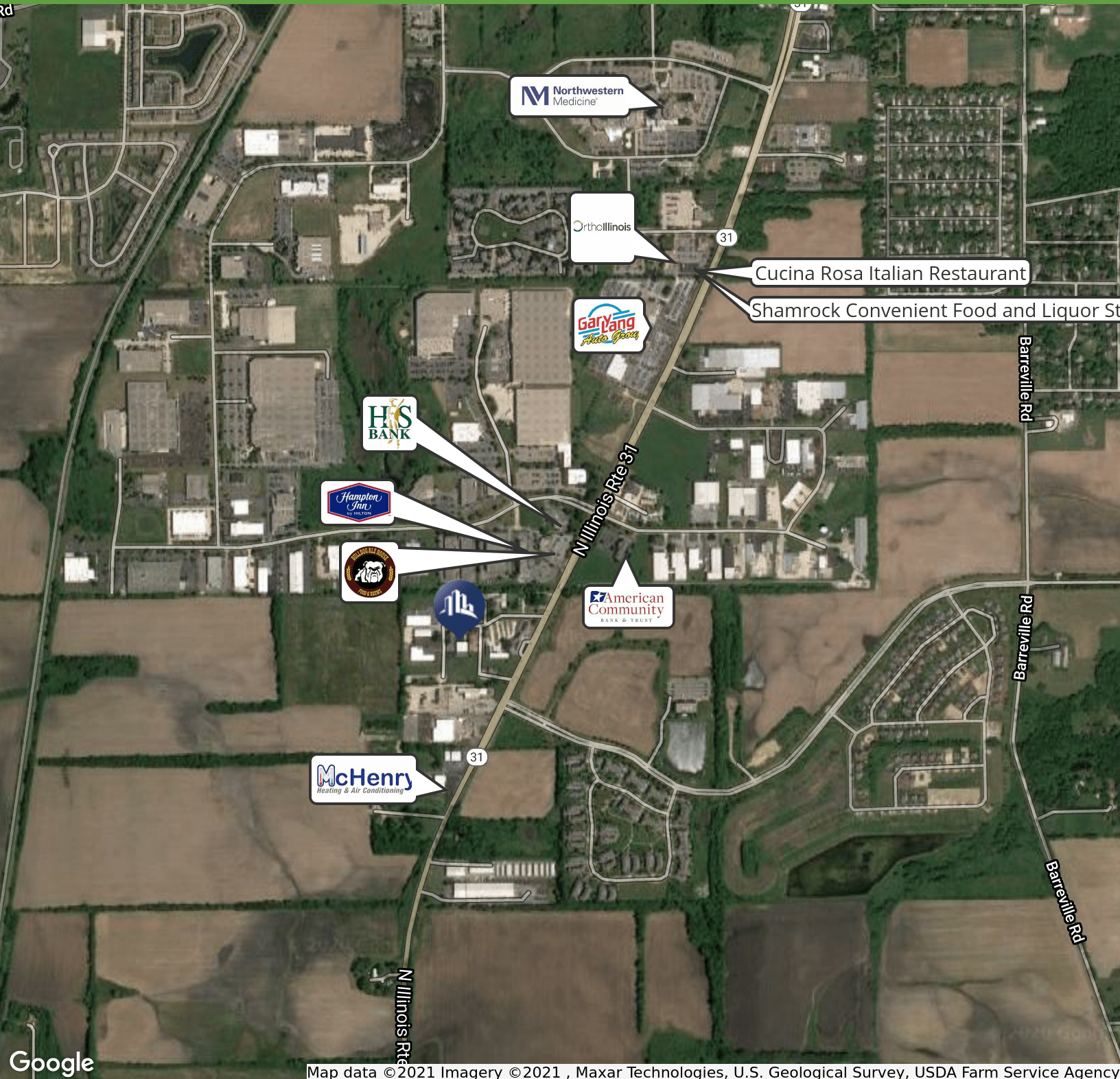
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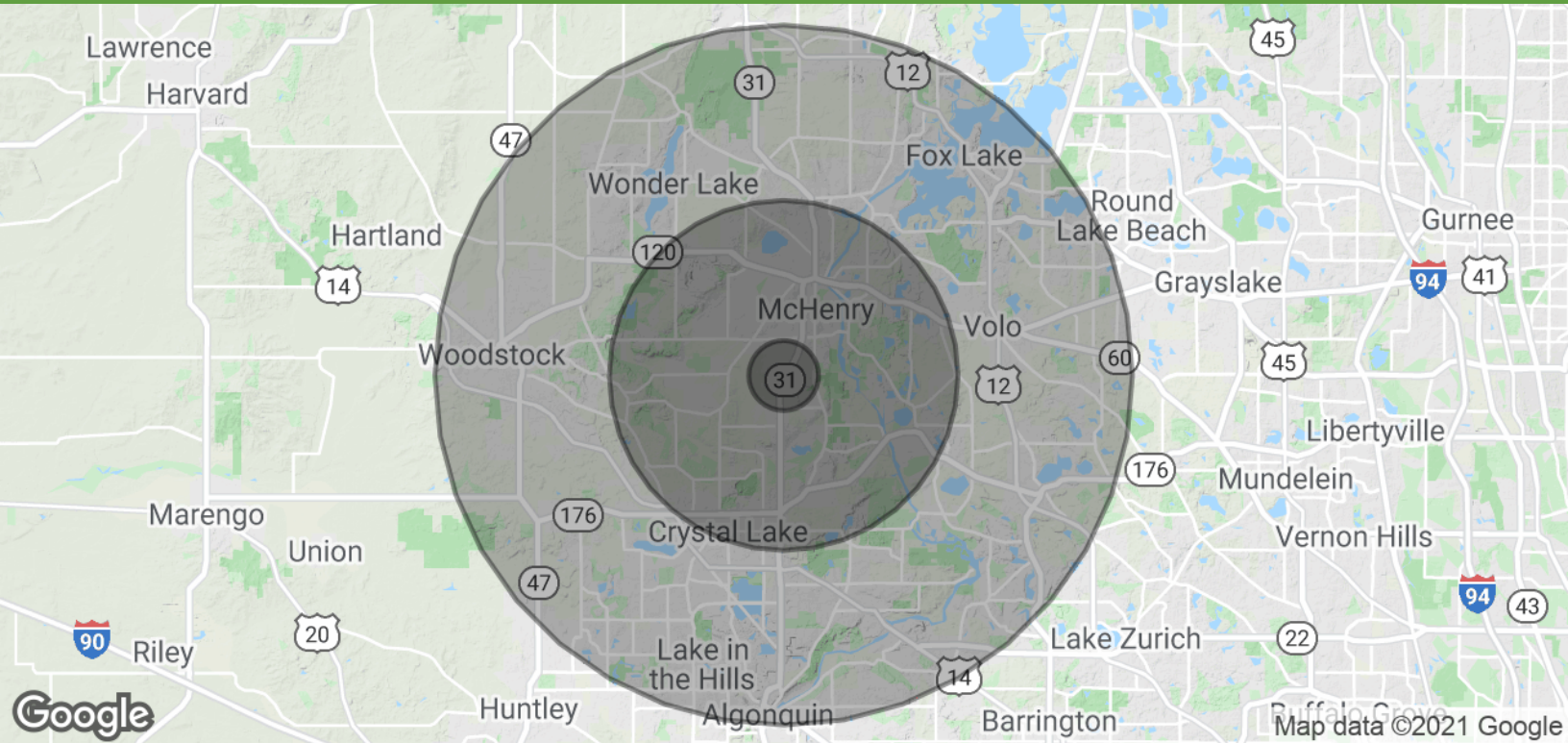
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,002	72,321	301,327
Average age	39.7	38.3	37.4
Average age (Male)	39.7	37.5	36.4
Average age (Female)	39.8	38.8	37.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	716	26,367	107,579
# of persons per HH	2.8	2.7	2.8
Average HH income	\$114,038	\$87,813	\$90,779
Average house value	\$353,604	\$311,980	\$298,520

\* Demographic data derived from 2010 US Census



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