

**FOR SALE**

**600W Mazon Avenue  
Dwight, IL**

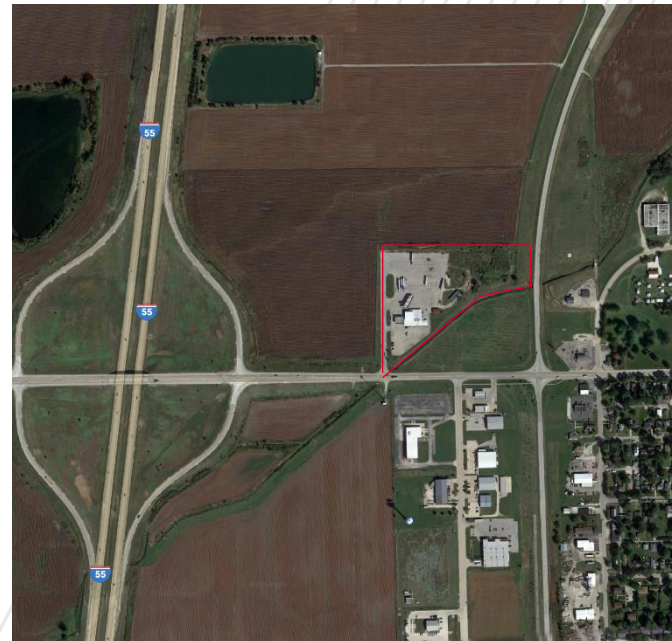


**PROPERTY HIGHLIGHTS**

Former gas station and restaurant on approximately 10-acres, located 1/2-mile east of I-55 interchange. Direct access to Mazon Avenue with other retail located in close proximity. Potential for redevelopment as industrial.

<b>BUILDING SF</b>	10,620
<b>LAND SF</b>	459,558
<b>YEAR BUILT</b>	1980
<b>PARKING</b>	100+ Spaces
<b>TRAFFIC COUNTS</b>	5,600 VPD

<b>SIGNAGE TYPE</b>	Available
<b>1-MILE (POP.)</b>	N/A
<b>3-MILE (POP.)</b>	4,000
<b>MED. INCOME</b>	\$58,606
<b>SPACE USE</b>	N/A



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**Property Highlights**

Great location near Casey's, auto dealer and hardware store, close to full interchange at I-55 Property. Great visibility and road access. Potential for industrial use including contractors yard or truck parking. Surrounding area has seen growth in median income and a stable population over the past two decades.



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	05-05-05-400-012
<b>2020 RE TAXES</b>	\$45,681.54
<b>ZONING</b>	B-2 Service Business



**RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

**OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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