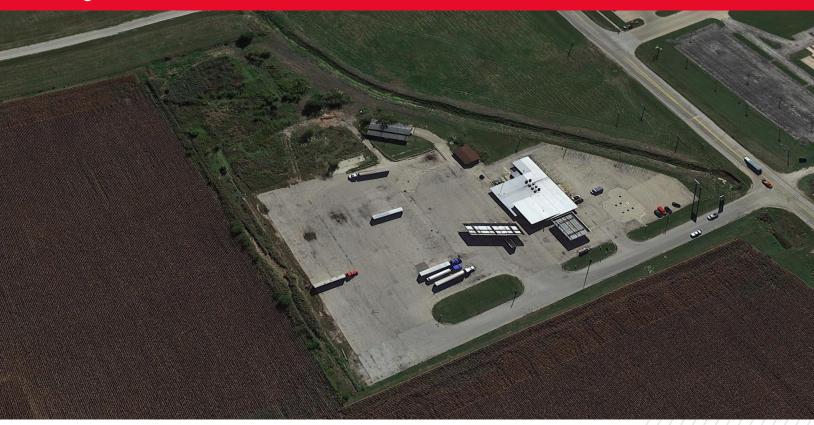




FOR SALE 600W Mazon Avenue Dwight, IL

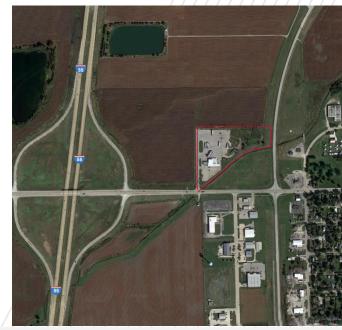


PROPERTY HIGHLIGHTS

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.

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

SIGNAGE TYPE	Available
1-MILE (POP.)	N/A
3-MILE (POP.)	4,000
MED. INCOME	\$58,606
SPACE USE	N/A
	1477



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FOR SALE 600W Mazon Avenue Dwight, IL

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

TAX PARCEL ID	05-05-05-400-012
2020 RE TAXES	\$45,681.54
ZONING	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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