



For Lease

Sportsplex At 26705 W. Commerce Drive, Volo, IL 60073

26705 West Commerce Drive, Volo, IL 60073

Subject to Offer

For Sale (\$999,000) or Lease (subject to offer) - 13,164 SF free-standing building, fully built out sports complex with additional lounge and party room. Two full-size basketball courts, volleyball court, two batting cages, dance studio, concession stand, large waiting area, 2 private offices, elevator, mechanical/storage rooms, interior roof access. Great potential for a gym operator looking to expand their presence in the North Suburbs. The property can also be redeveloped for office or industrial use. Conveniently located near Routes 12, 120 & 60.

Contact us:

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PROPERTY DETAILS

**13,164 SF**

Building Size

**\$100K+**

Household Income / 1 mile

**AC**

HVAC

**50+**

Parking Spaces

**96,506**

Population / 5 mile

**Built 2015**

Construction

**SPORTSPLEX AT 26705 W. COMMERCE DRIVE, VOLO, IL 60073**

For Sale or Lease (subject to offer) - 13,164 SF free-standing building, fully built out sports complex with 22' clear ceiling height, lounge & party room. Two full-size basketball courts, volleyball court, two batting cages, dance studio, concession stand, large waiting area, 2 private offices, elevator, mechanical/storage rooms, interior roof access. Great potential for a gym operator looking to expand their presence in the North Suburbs. The property can also be redeveloped for office or industrial use. Conveniently located near Routes 12, 120 & 60.

PROPERTY HIGHLIGHTS

- Fully Built Out Sports Complex
- 22' Clear Ceiling Height
- Low Lake County Taxes
- Free Standing Building with Parking
- Owner / User Opportunity
- Two Full Sized Basketball Courts
- Batting Cages / Dance Studio / Volleyball Court
- TAXES - \$39,493

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EXTERIOR



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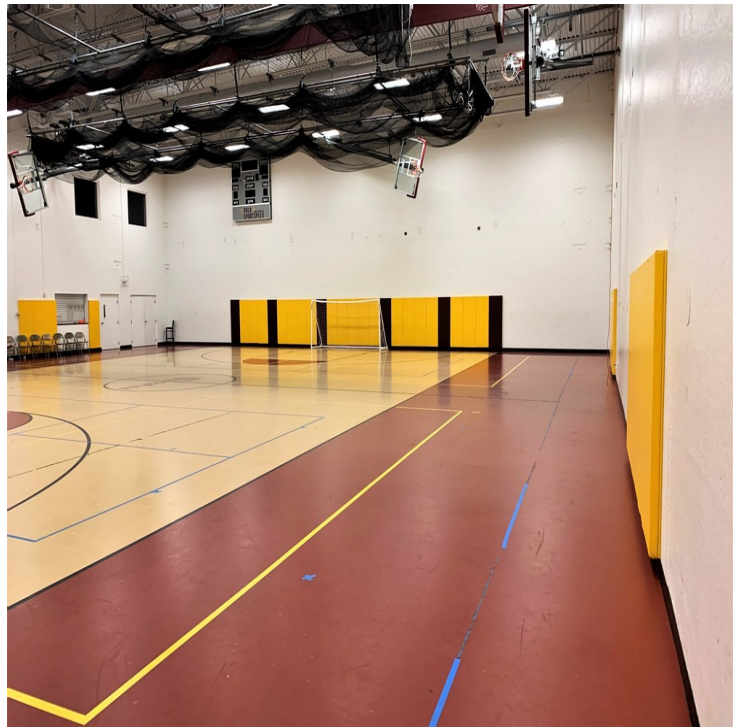


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INTERIOR



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ADDITIONAL PHOTOS



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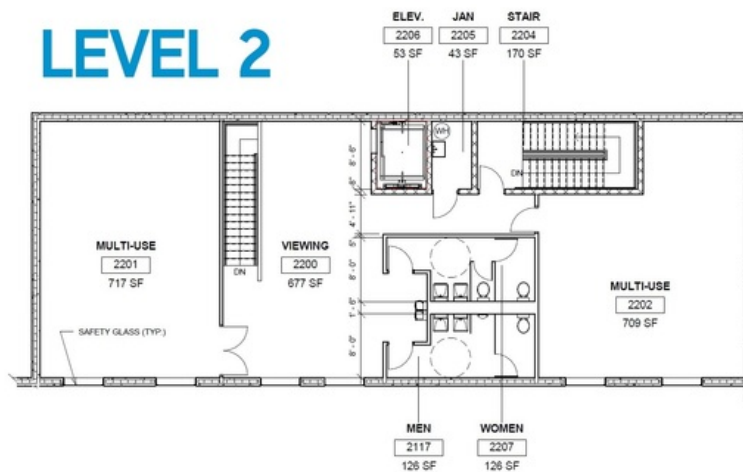
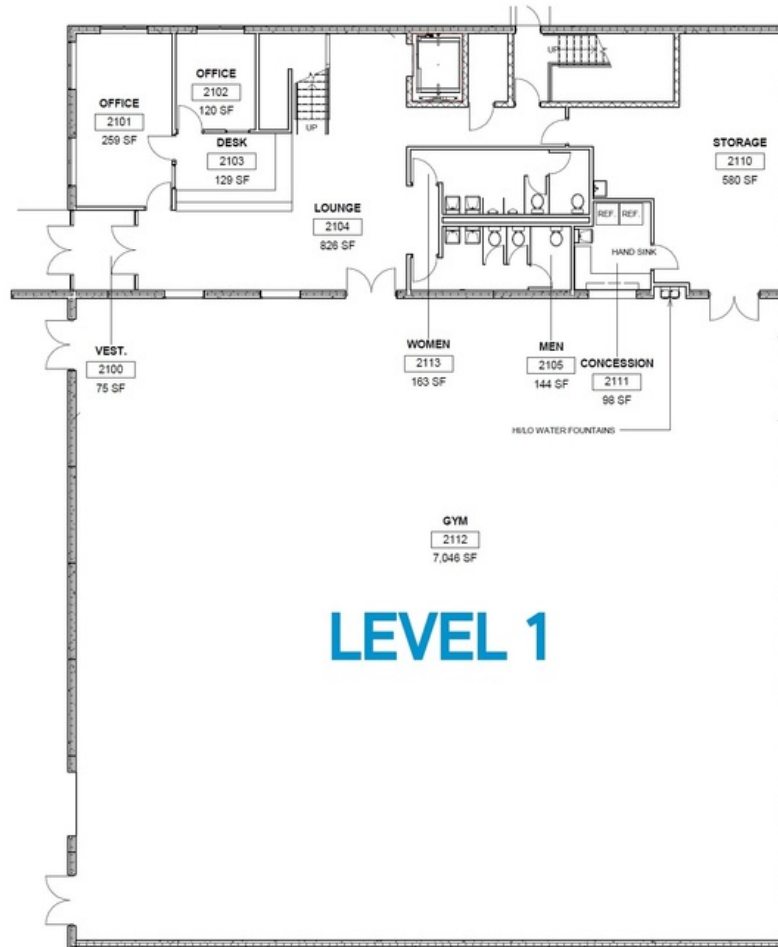


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FLOOR PLAN



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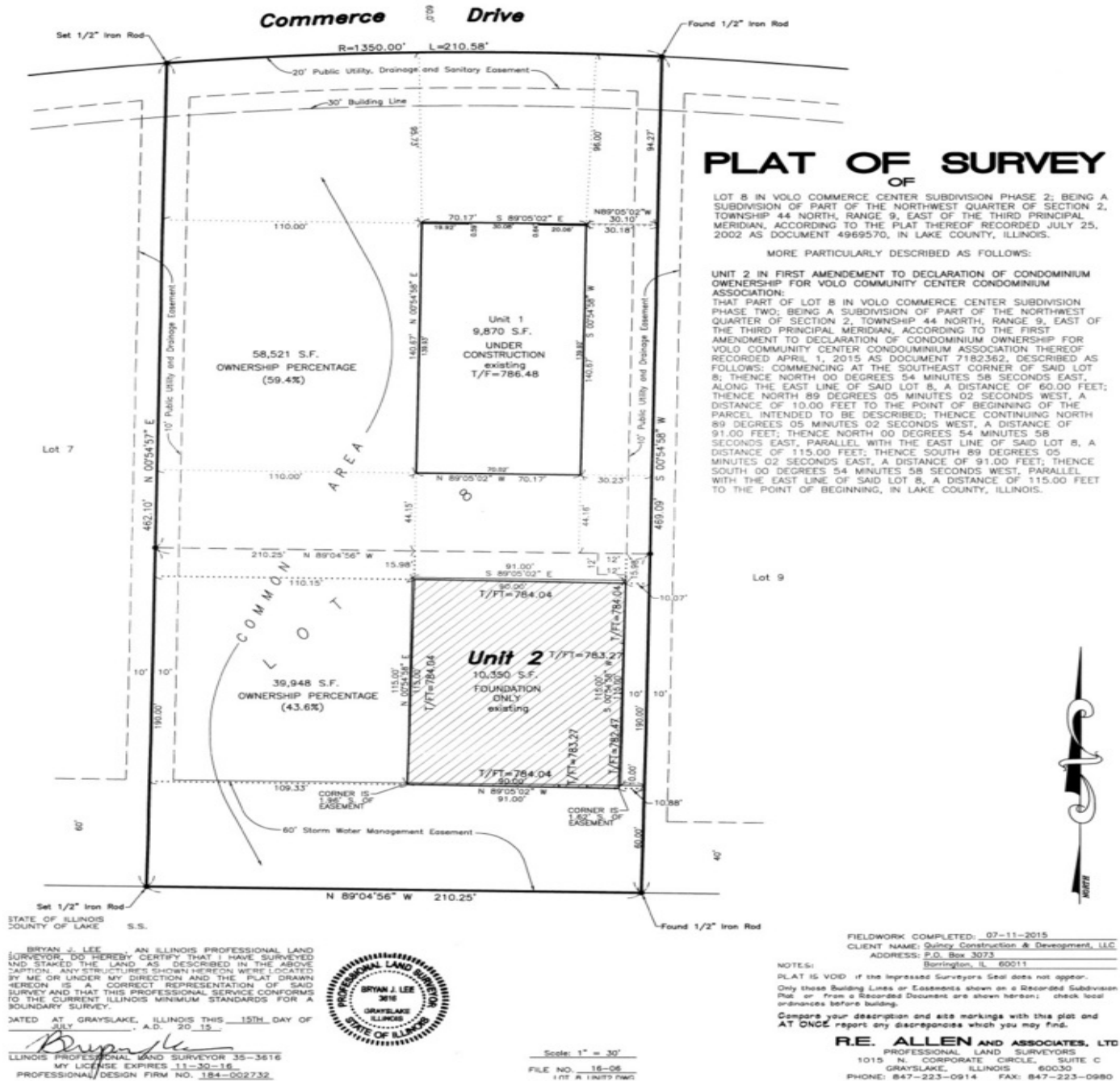


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PLAT OF SURVEY



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AREA TENANT MAP



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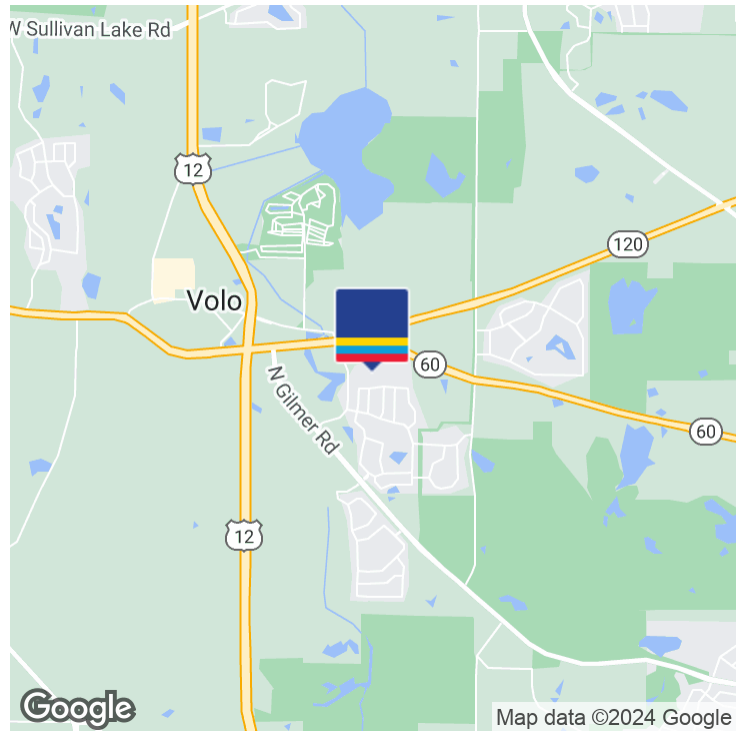
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AERIAL MAPS



ABOUT VOLO

Volo is a suburb of Chicago with a population of 4,303. Volo is in Lake County and is one of the best places to live in Illinois. Living in Volo offers residents a suburban rural mix feel and most residents own their homes. In Volo there are a lot of parks. Many families and young professionals live in Volo and residents tend to have moderate political views. The public schools in Volo are above average.

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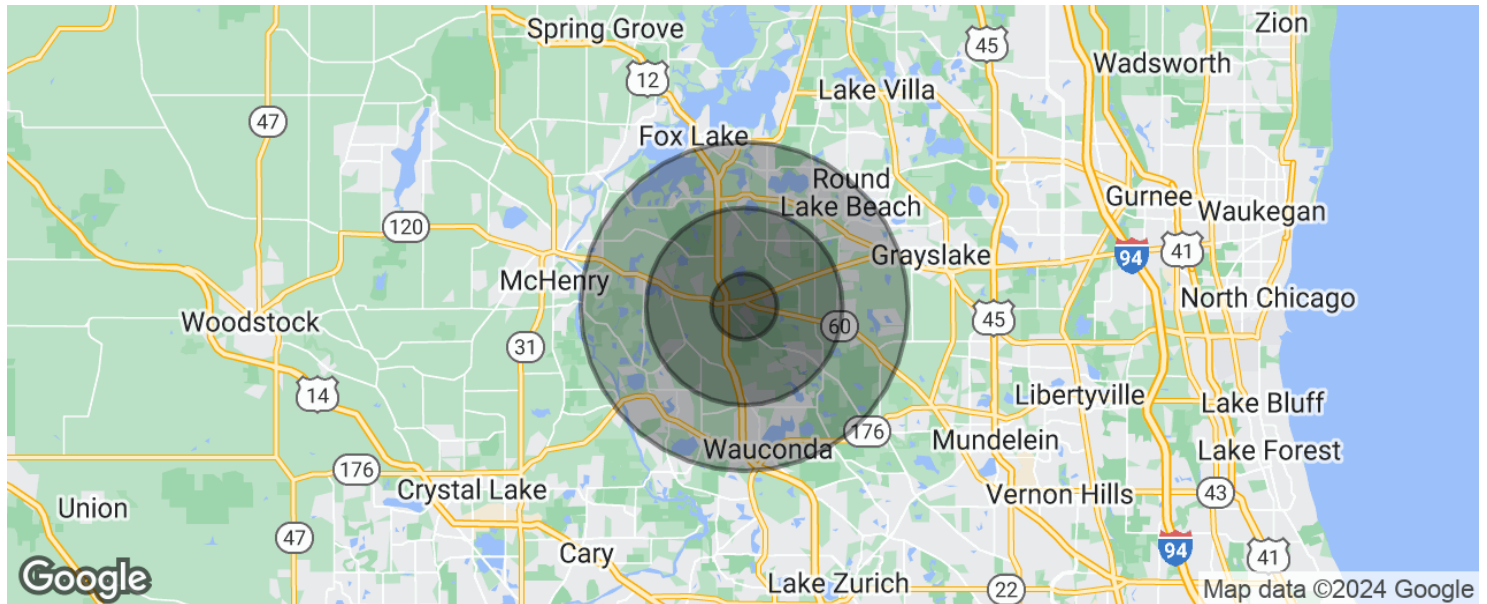
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,813	24,232	75,011
Median age	35.5	35.6	35.5
Median age (Male)	35.3	35.4	35.1
Median age (Female)	35.7	35.9	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,035	8,845	27,415
# of persons per HH	2.7	2.7	2.7
Average HH income	\$91,976	\$91,344	\$81,408
Average house value	\$279,571	\$272,070	\$260,438
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,450	20,620	64,366
Total Population - Black	50	516	1,739
Total Population - Asian	158	1,455	3,114
Total Population - American Indian	0	0	144
Total Population - Other	84	840	3,390

* Demographic data derived from 2020 ACS - US Census

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