

# OFFICE BUILDING W/INCOME IN PLACE

300 Barney Dr., Joliet, IL 60435

**FOR SALE - PRICE REDUCED**



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## PROPERTY SUMMARY

Price:	\$1,195,000
GLA:	10,000 SF
Available SF:	5,600 SF
Site Area:	1.0 AC
Zoning:	Commercial
Year Built/Renovated:	1998/2017

## PROPERTY HIGHLIGHTS

- Great opportunity for an owner/end-user to purchase a well-maintained office building, with additional income in place
- Illinois Retina Associates, a long term tenant, is in an upgraded and expanded space where they are continuing to thrive
- Unit A & B are combined and outfitted for a medical practice with nurse stations, exam rooms, procedure rooms, waiting area, and private restrooms
- Space E is currently set up for office use but there is plumbing in the walls that could refit it for medical use
- Excellent location convenient to expressways, shopping and dining
- Meticulously maintained building with recent improvements including a newer roof (less than 5 years old) and resurfaced parking lot
- Prominent monument signage
- Crawl space with cement floor and attic space allow for easy tenant modifications if necessary

### KEY FACTS

173,861

Population



Average  
Household Size

36.4

Median Age

\$76,292

Median Household  
Income

### BUSINESS



5,339

Total Businesses



74,141

Total Employees

### INCOME



\$76,292

Median Household  
Income



\$34,183

Per Capita Income



\$178,803

Median Net Worth



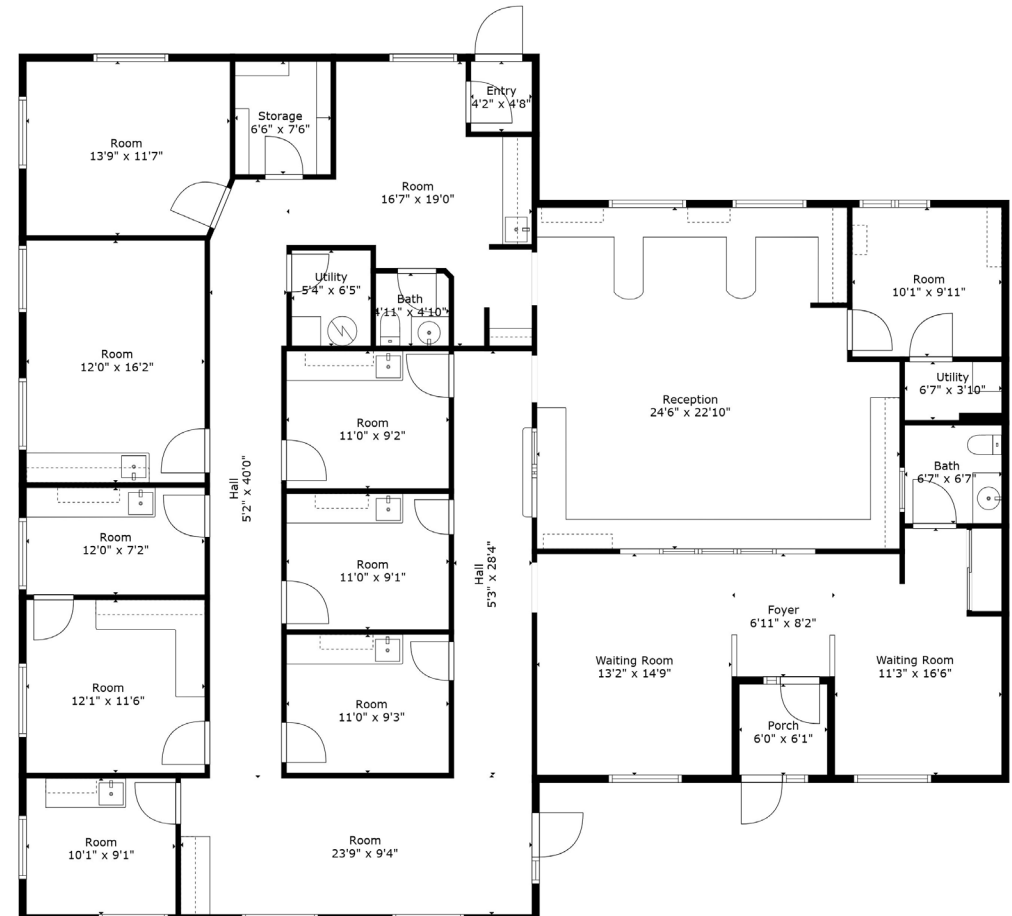
## EXECUTIVE SUMMARY

Caton Commercial Real Estate has been retained to exclusively offer for sale the office building located at 300 Barney Dr in Joliet, IL. The 10,000 SF building is ideal for an owner/user to utilize available space while having additional income from the current tenant. The available space lends itself to medical or general office users.

The building is ideally located just off Jefferson and Larkin, minutes from I-80 and I-55. Convenient to multiple shopping and dining options in a quiet, stable residential area. One block east of St. Joseph Hospital an institution and anchor in the neighborhood.

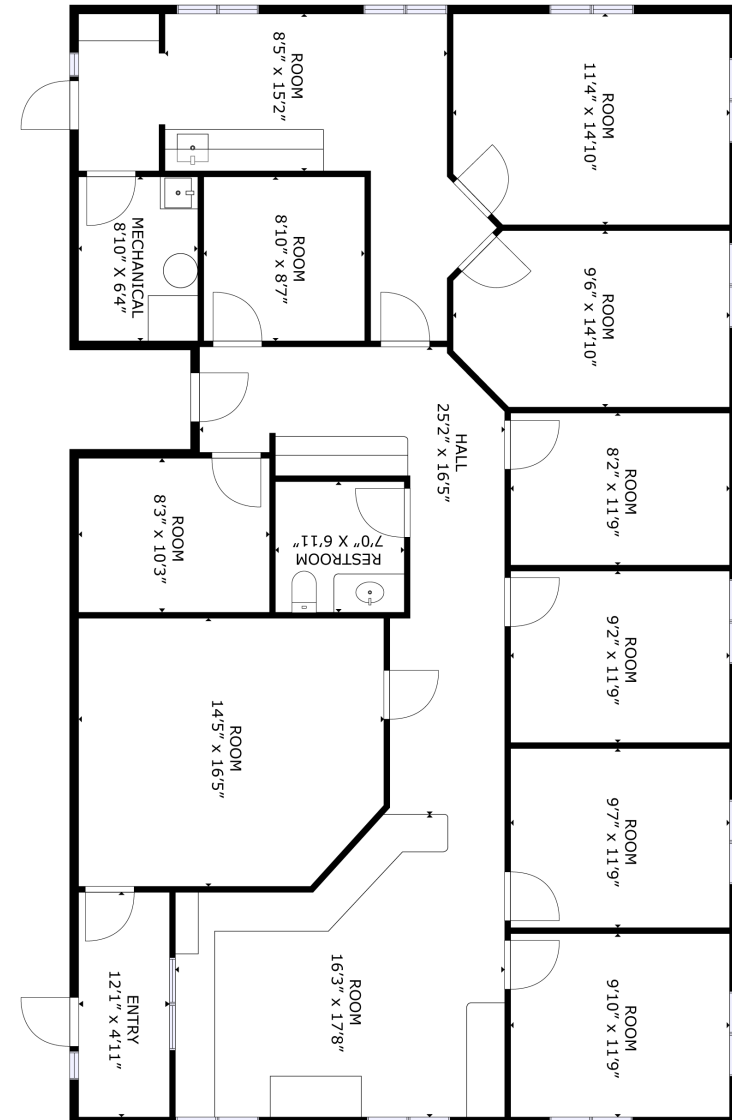


## Suites A & B - 1,280 - 3,440 SF



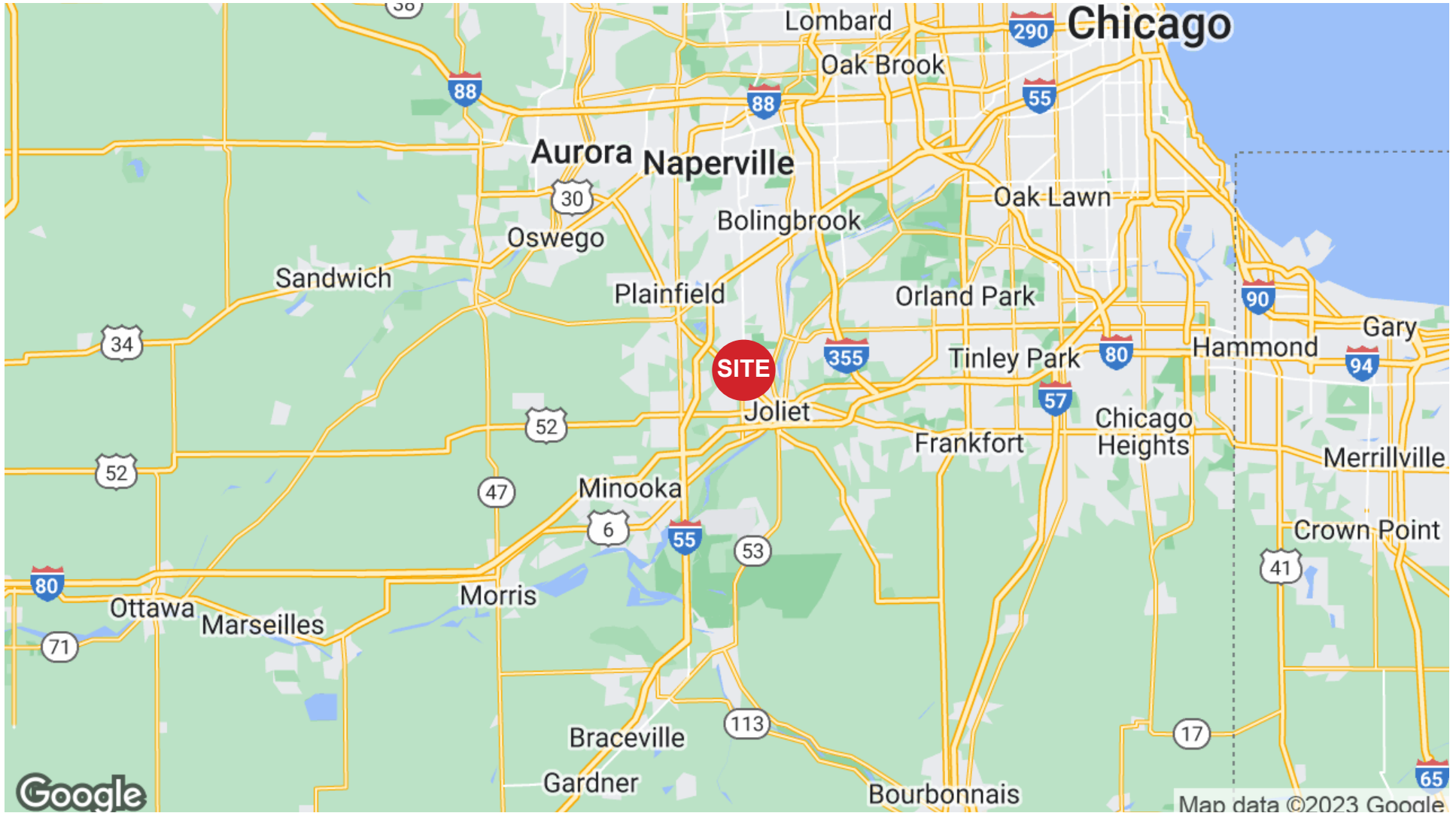


## Suite E - 2,160 SF



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## LOCATION MAP

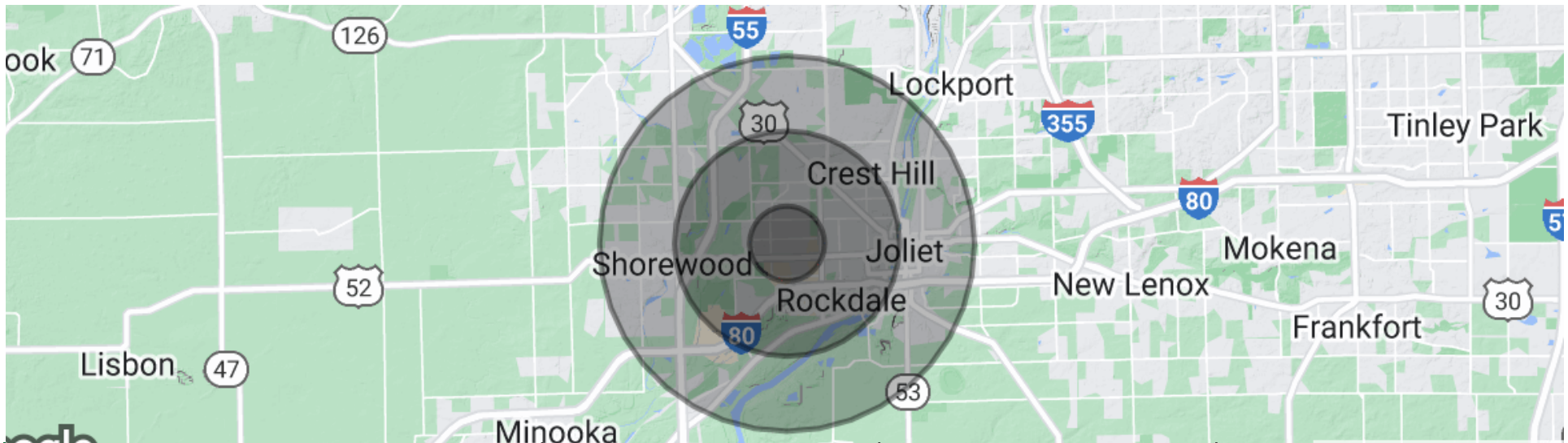








## DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
POPULATION	Total Population	11,506	75,882	172,972
	Average Age	38.9	37.8	34.9
	Average Age (Male)	37.3	36.4	33.7
	Average Age (Female)	39.7	38.9	35.9
HOUSEHOLDS	Total Households	4,637	29,858	61,555
	# of Persons per HH	2.5	2.5	2.8
	Average HH Income	\$63,738	\$64,954	\$65,482
	Average HH Value	\$139,370	\$177,627	\$191,728