

FOR SALE

3,625 SF | DOWNERS GROVE



AVAILABLE FOR SALE IN DOWNERS GROVE
5126 MAIN STREET | DOWNERS GROVE, IL 60515 | 3,625 SF RETAIL SPACE



225 N Columbus Drive, Ste 100
Chicago, IL 60601
www.goldstreetre.com

Charlie Scharf
(847) 309-1006
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EXECUTIVE SUMMARY

GOLDSTREET PARTNERS, AS EXCLUSIVE AGENT, IS PLEASED TO ANNOUNCE THE OPPORTUNITY TO ACQUIRE 5126 MAIN ST, CURRENTLY A SINGLE-STORY 3,625 SF BUILDING WITH 25 FEET OF FRONTAGE ALONG MAIN STREET IN THE MIDDLE OF DOWNTOWN DOWNERS GROVE, ILLINOIS. THE BUILDING CURRENTLY SITS VACANT AND THE USE IS IN SUPPORT OF A BAKERY FROM ITS PRIOR TENANT. THE BUILDING PROVIDES AN OWNER/USER A ONE OF A KIND OPPORTUNITY TO OCCUPY THE PROPERTY IN THE VERY AFFLUENT SUBURB TOWN OF DOWNERS GROVE.

PROPERTY DESCRIPTION

- ADDRESS: 5126 MAIN ST DOWNERS GROVE, IL 60515
- BUILDING SF: 3,625 SF
- LAND AC: .08 ACRES
- FRONTAGE (FEET): 25' ON MAIN ST
- COUNTY: DUPAGE
- REAL ESTATE TAX PIN: 09-08-302-017
- TAX AMOUNT (2020): \$10,174
- ZONING/FAR: DC
- PROPERTY ADDITIONS: INCLUDES BASEMENT

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OWNER/USER OPPORTUNITY

THE BUILDING OFFERS AN OWNER/USER A GREAT LOCATION, WITH HIGH VISIBILITY AND FANTASTIC AVERAGE DAILY TRAFFIC COUNT OF 14,900 VEHICLES PER DAY. IN ADDITION, THE SITE IS LOCATED IN A VIBRANT CENTRAL BUSINESS DISTRICT WHICH OFFERS MANY SUPPORTING RETAIL ESTABLISHMENTS TO THE BUSINESS. THE PROPERTY IS IDEAL FOR ANOTHER BAKERY/FOOD ESTABLISHMENT USE WITH A FOOD PREP AREA ON THE MAIN LEVEL AND A FULL BASEMENT FOR ADDITIONAL STORAGE ETC.

FANTASTIC LOCATION / STRONG DEMOGRAPHICS

DOWNERS GROVE, IS NOT ONLY AMONG THE WEALTHIEST NEIGHBORHOODS IN ILLINOIS, BUT DOWNERS GROVE REAL ESTATE ALSO CONSISTENTLY RANKS AMONG THE MOST EXPENSIVE IN AMERICA. IN ADDITION, IT CONTINUES TO ATTRACT YOUNG FAMILIES AND WEALTHIER RETIREES. THE IMMEDIATE AREA (.5-MILE RADIUS) FEATURES AN AVERAGE HOUSEHOLD INCOME OF \$112,122 AND AN AVERAGE HOUSING VALUE OF \$418,000.

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THRIVING RETAIL MARKET

DOWNERS GROVE HAS ALWAYS BEEN AMONG ONE OF THE MOST POPULAR SUBURB MARKETS OUTSIDE OF DOWNTOWN CHICAGO. IT IS HOME TO MANY UNIQUE BOUTIQUE SHOPS, DINING ESTABLISHMENTS, AND COMMUNITY EVENTS. DOWNTOWN DOWNERS GROVE HAS QUICKLY BECOME A SHOPPING AND DINING DESTINATION DUE TO ITS LOCATION AND VARIETY. THE PROPERTY IS LOCATED IN THE CENTER OF MAIN STREET, WHICH HOUSES MANY OF THE LOCAL RESTAURANTS AND RETAILERS IN THE NEIGHBORHOOD. AMONG THESE POPULAR RETAIL TENANTS INCLUDE: GIORDANO'S PIZZA, PEET'S COFFEE, EGG HARBOR CAFÉ, PIERCE TAVERN, EMMETT'S BREWING COMPANY, BALDYDOYLE IRISH PUB & RESTAURANT, ANOTHER ROUND BAR & GRILL, GATTO'S ITALIAN RESTAURANT, GREAT HARVEST BREAK COMPANY AND HAPPY DOG BAKERY.

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Population Trends

5126 Main St, Downers Grove, Illinois, 60515 (5 miles)

5126 Main St, Downers Grove, Illinois, 60515

Ring of 5 miles

Prepared by Esri

Latitude: 41.79411

Longitude: -88.01071



POPULATION TRENDS AND KEY INDICATORS

5126 Main St, Downers Grove, Illinois, 60515

249,601	101,242	2.44	43.1	\$94,547	\$344,478	173	125	51
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$15,739

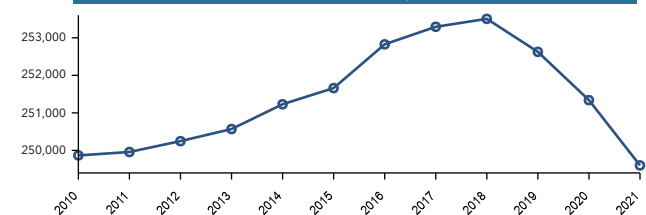
Avg Spent on Mortgage & Basics



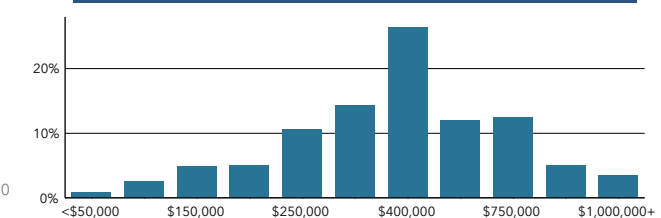
15.3%

Percent of Income for Mortgage

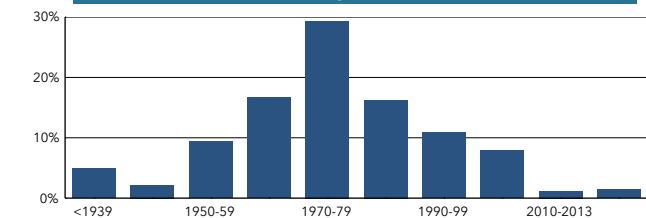
Historical Trends: Population



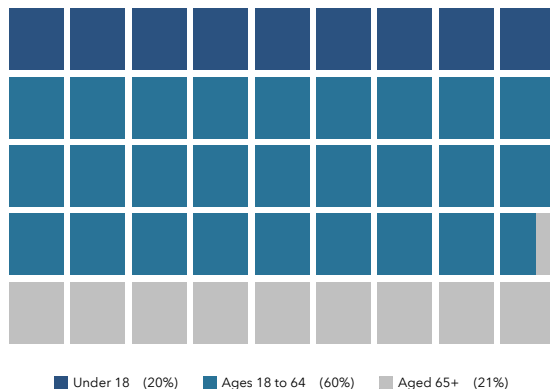
Home Value



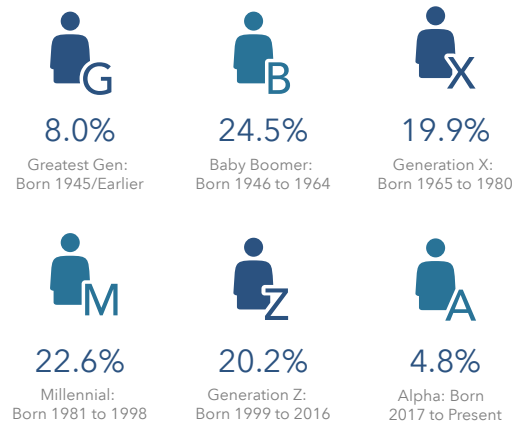
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026. © 2021 Esri

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