

Western Suburb

Business/RE for Sale - Marble/quartz/porcelain mfr./ installer/importer with state-of-the-art equip./inventory.

KG

KUDAN GROUP

1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

Confidential (Must execute an NDA)



Demographics

Population	2 mile	5 mile
2010 Population	58,371	314,261
2021 Population	56,551	307,718
2026 Population Projection	55,605	303,254
Annual Growth 2010-2021	-0.30%	-0.20%
Annual Growth 2021-2026	-0.30%	-0.30%

Households

2010 Households	22,091	115,204
2021 Households	21,385	112,224
2026 Household Projection	21,019	110,461

Income

Avg. Household Income	\$126,898	\$109,135
Median Household Income	\$100,728	\$81,374

Source: Costar

Nearby Businesses

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Location: Western Suburb

Rich in history, the Village offers the modern conveniences of an urban community while preserving much of the authenticity of the character originally envisioned by its founding father, F. D. Cossitt, back in 1879. The village retains a strong sense of community, with historic homes, traditional downtown business districts, schools, parks, and public transportation, all of which contribute to the community's character, quality of life and economic vibrancy.

Property Description

2 story 6500 SF shop with 32' high workspace, 2 oh doors, LED lighting, air cleaning, h2o recycling, passive solar roof, loft, upstairs lunchroom, office and showroom. 2 nd building is 1600 SF of contemporary showroom and offices. 3 total bathrooms. Fully enclosed property .62acre with outdoor gallery, covered storage, bar, gate, 10 parking spaces, truck storage, and greenspace. Ideally located on industrial block of highly sought after affluent suburb.

Purchase Price: \$4,500,000 (Business/Real Estate Sale)

Size: 1,600 & 6,200 SF (Bldg), .62 Acres (Lot)

Property Taxes: \$30,692 (2021)

For additional information or to schedule a showing, contact:

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Map

Western Suburbs

