

151 HAWTHORNE LANE

West Chicago, IL 60185

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

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Property Brochure

\$1,250,000



INTERIOR



HIGHLIGHTS

- Building Size: 6,256 SF
- Lot Size: 0.83 AC
- Zoning: B-2
- Year Built: 1968
- PIN: 01-34-305-012
- Taxes (2022): \$21,975.60
- Restored Douglas Fir Ceiling
- Bow Truss Roof with 2 layers of insulation outside
- 4 private offices
- Warehouse is approximately 1,000 SF
- 30 parking spots

PROPERTY INFORMATION

This freestanding office building offers unparalleled design and attention to detail with an open floor plan to accommodate your business, shared space, or custom concept. Arching timber bow trusses, 6,256 SF building, zoned commercial, 4-private offices, 2-private bathrooms, full kitchen, utility/data server room, secured warehouse with back entry, 30-parking spots, HVAC 2 Carrier 12.5 ton and 6 ton, double layer insulated rubber roof .060 EPDM top layer. With a history in the community, the original building was a well known local roller rink decades ago, part of the rehab work included restoring the Douglas Fir ceiling and salvaging much of the original Maple flooring.

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Property Details

LOCATION INFORMATION

Street Address	151 Hawthorne Lane
City, State, Zip	West Chicago, IL 60185
County/Township	DuPage
Cross Streets	W. Hawthorne Lane and Ingaltan Avenue
Road Type	Paved
Nearest Highway	I-59
Nearest Airport	O'Hare International Airport

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	B2
Lot Size	0.83 Acres
APN#	01-34-305-012
Corner Property	Yes
Waterfront	Yes

BUILDING INFORMATION

Building Size	6,256 SF
Building Class	B
Occupancy %	100%
Tenancy	Single
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1
Ceilings	Douglas Fir
Floor Coverings	Maple
Exterior Walls	Masonry

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	30
Parking Description	Surface parking lot

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	2 Carrier 12.5 Ton and 6 Ton
Broadband	Cable

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Additional Photos



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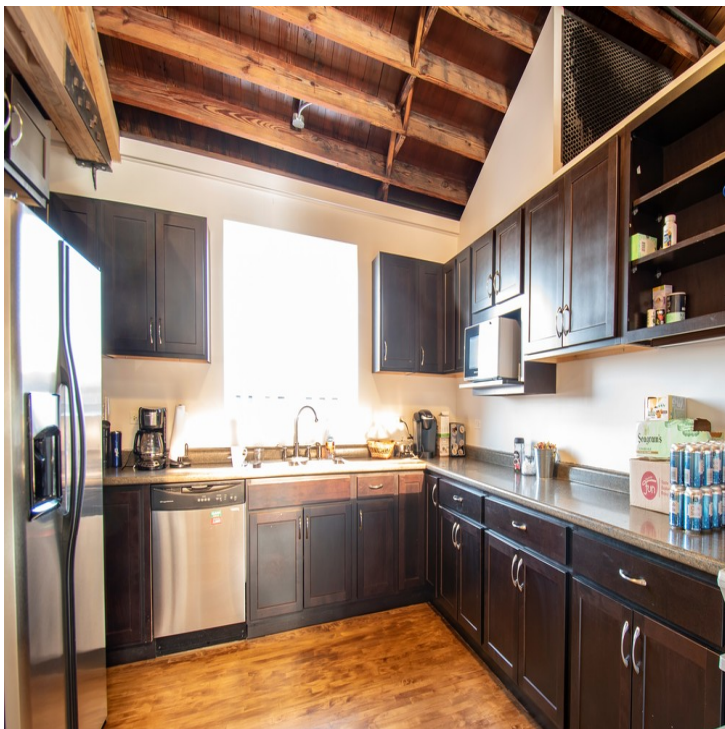
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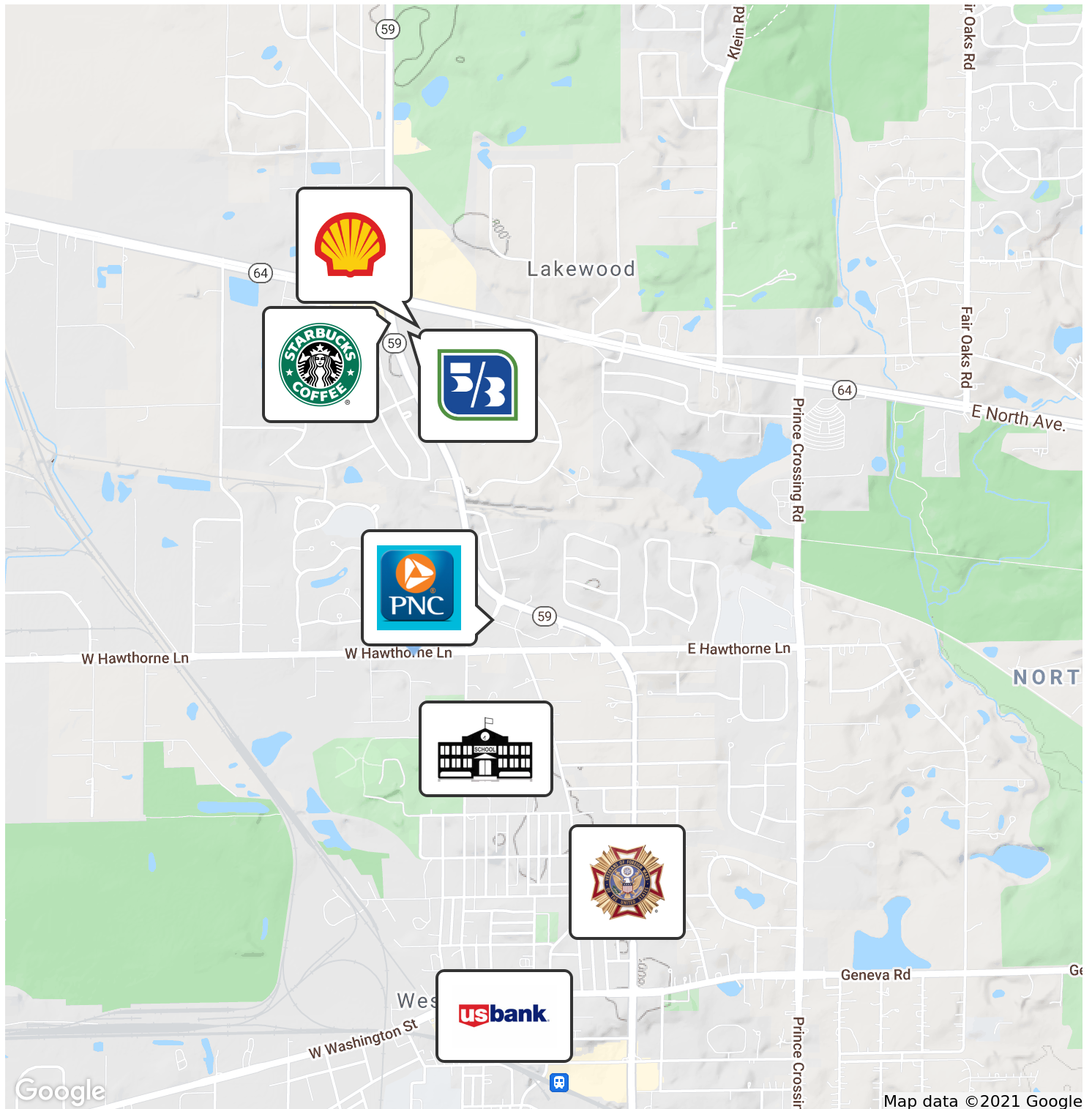
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Retailer Map



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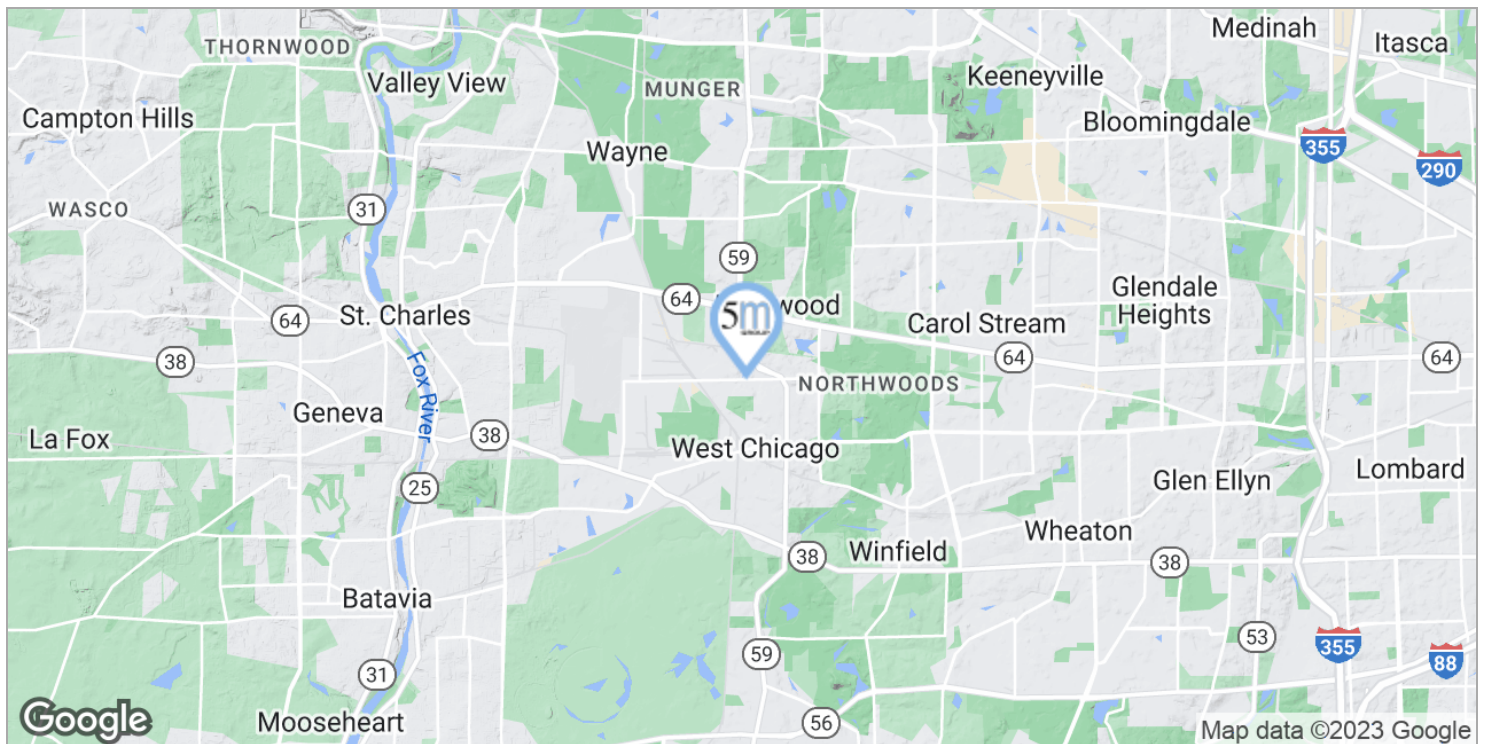
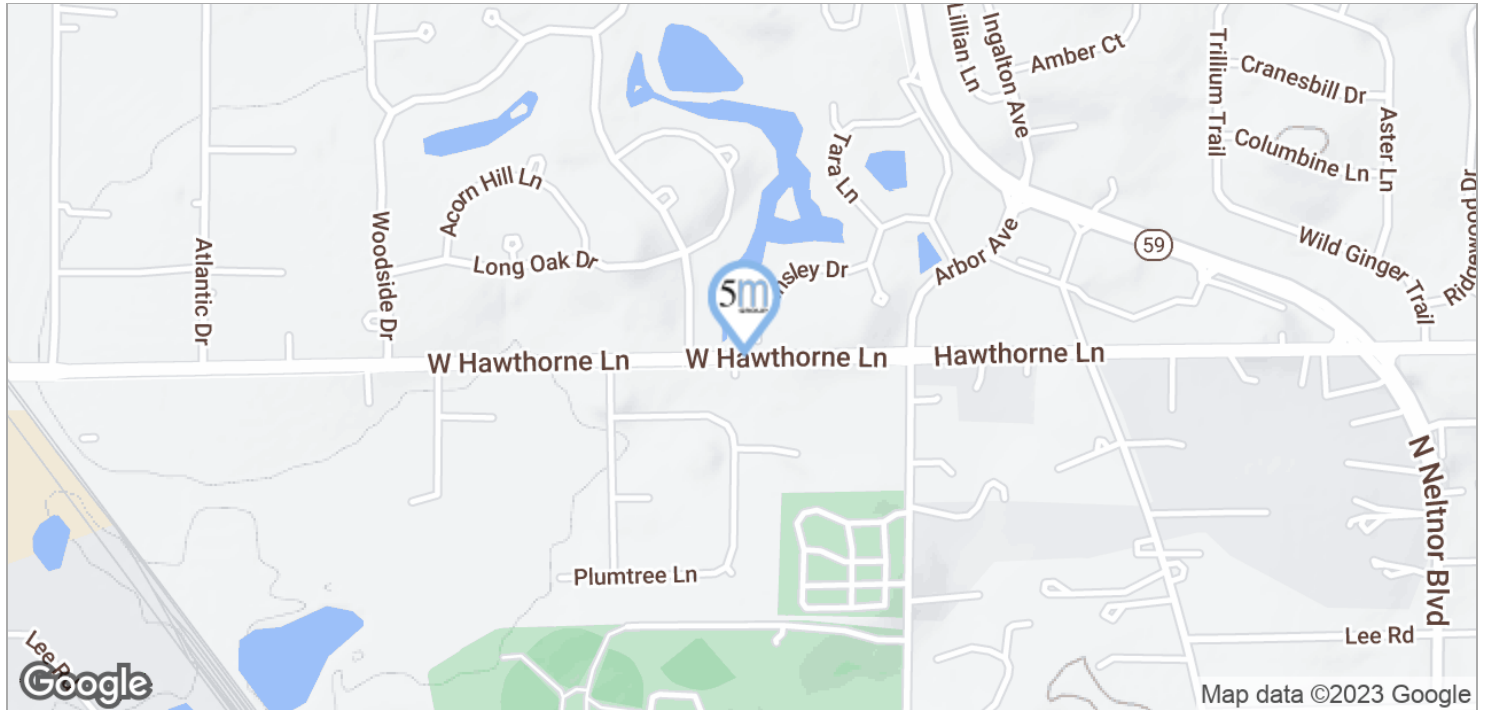
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Location Maps



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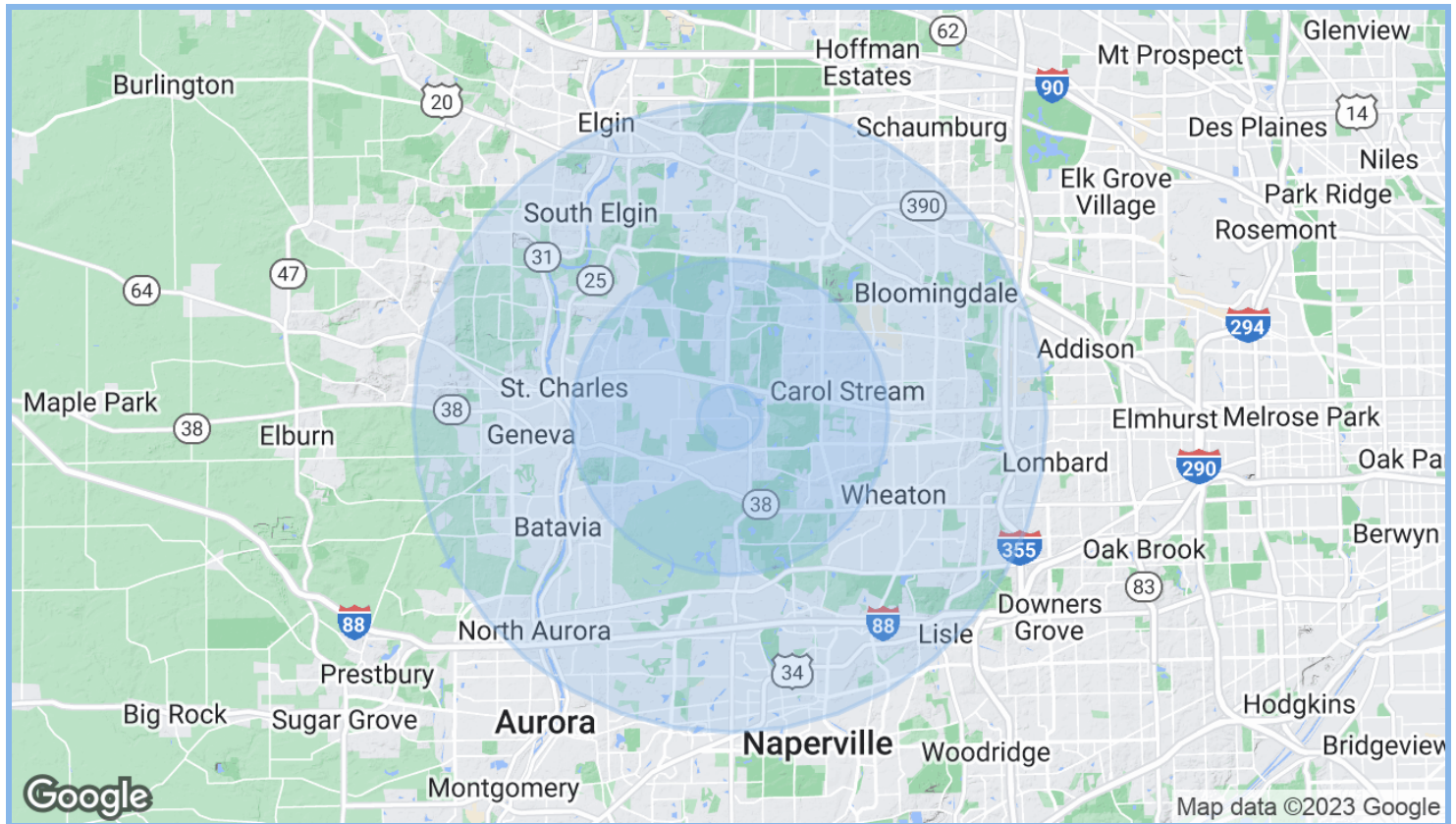
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,896	127,752	753,469
MEDIAN AGE	34.0	36.9	36.5
MEDIAN AGE (MALE)	33.5	36.0	35.5
MEDIAN AGE (FEMALE)	34.3	37.7	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,198	41,744	267,971
# OF PERSONS PER HH	3.3	3.1	2.8
AVERAGE HH INCOME	\$82,483	\$97,864	\$96,350
AVERAGE HOUSE VALUE	\$310,733	\$335,676	\$350,947

* Demographic data derived from 2020 ACS - US Census

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