



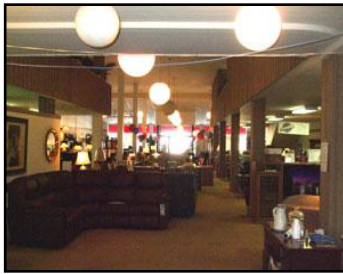
Brian Vaughn
BENNETT COMMERCIAL LLC
Phone: 815-295-0491
Email: bvaughn@bennettcommercial.com



Commercial \$339,000

126 N Schuyler Ave, Kankakee, IL 60901

APPROX 21750 SQUARE FEET OF PRIME DOWNTOWN KANKAKEE RETAIL SPACE WITH LOADING DOCK - FREIGHT ELEVATOR. FOUR (4) LEVELS OF DISPLAY SPACE.



General Information

area: Kankakee

building square feet: 17000

Property Information

actual zoning: COMM

lot dimensions: 50X145

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Additional Property Information, 126 N Schuyler Ave, Kankakee, IL 60901

GENERAL INFORMATION

area: Kankakee

building square feet:17000

PROPERTY INFORMATION

actual zoning: COMMR

lot dimensions:50X145

UTILITY INFORMATION

air conditioning: Central Air

heat ventilation:Gas

FINANCIAL INFORMATION

tax year: 07

taxes:4464.5

MISCELLANEOUS INFORMATION

information:Listing Agent Must Accompany



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Community Information for Kankakee, IL, 60901

General

Neighborhood	Suburban
Population	38435
Pop. density	392.9
Perc. male	47%
Perc. female	52%
Med. age	35.9
Avg. household	2.6
Med. income	\$37,987
Avg. inc. / capita	\$18,187

Housing

Median home value	\$116,400
Median age of homes	41.2
Home appreciation	15%
Homes - owned	59%
Homes - rented	34%
Homes - vacant	5%
Commuting by bus	1%
Commuting by carpool	13%
Commuting by auto	78%
Working at home	2%

Economy

Unemployment rate	6%
Recent job growth	2%
Future job growth	13%
Sales tax	6%
Income tax	3%
Cost of living index	90.4

Crime

Violent crime risk index	7
Property crime risk index	7

* 10 is the highest risk and 1 is the lowest.

Education

HS graduates	75%
College - 2 year	5%
College - 4 year	9%
Graduate degree	5%
Exp. per stu.	5834
Stu. per teacher	18
Stu. per librarian	2754
Stu. per counselor	1012

Climate

Altitude	640
Rainfall (inches annually)	38.6
Snowfall (inches annually)	26.3
January avg. low temp	13
July avg. high temp	85.6
Days of precipitation annually	125
Days mostly sunny annually	189
Comfort index (during hot weather)	43

Family Facts

Currently married	44%
Never married	30%
Divorced	10%
Widowed	8%
Separated	6%
Married - w/ children	21%
Married - no children	25%
Single - w/ children	13%
Single - no children	39%

Health

Air quality	48
Watershed quality	60
Physicians per capita	147.7
Health cost index	116.8
Superfund site index	97
UV index	3.5



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MLS Disclaimer

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BENNETT COMMERCIAL LLC

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