

FOR SALE OR LEASE

Event Venue Business | Flex Condos with Yard

10125-10127 MANDEL STREET

Plainfield, IL 60585

PRESENTED BY:

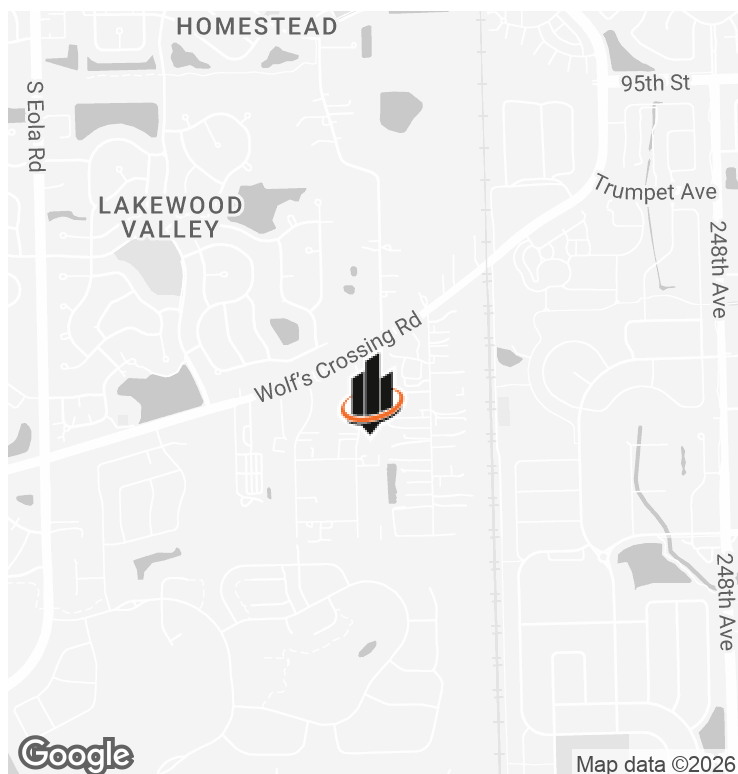
**KAREN KULCZYCKI,
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kkulczycki@svn.com

IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
BUILDING SIZE:	9,623 SF
LEASE RATE:	\$18.00/SF NNN
AVAILABLE SF:	4,000 SF
LOT SIZE:	1.11 Acres
PRICE / SF:	\$145.48
YEAR BUILT:	2006
RENOVATED:	2023
ZONING:	I-1
SUBMARKET:	West Suburban
APN:	07-01-08-353-014-1005; -1006

PROPERTY OVERVIEW

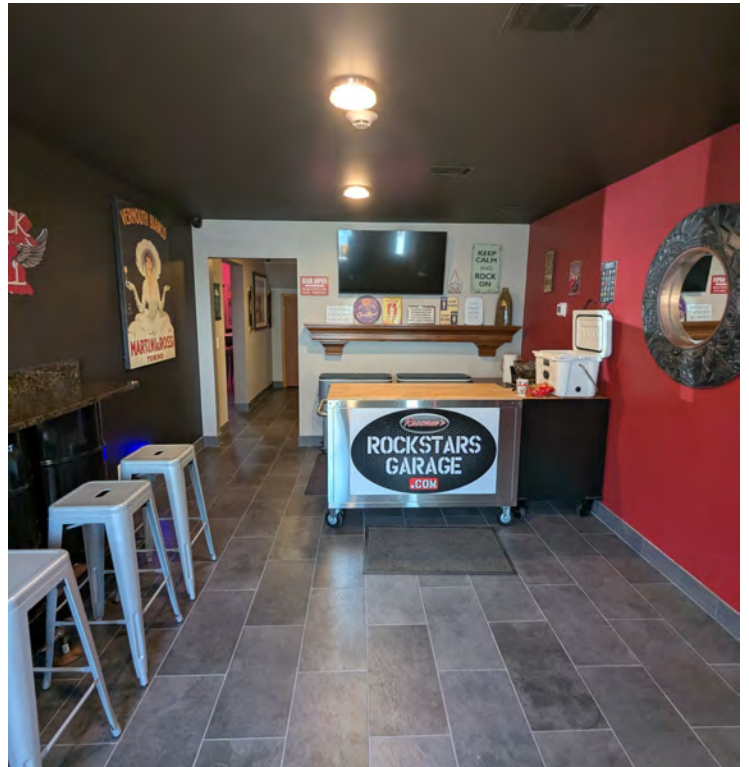
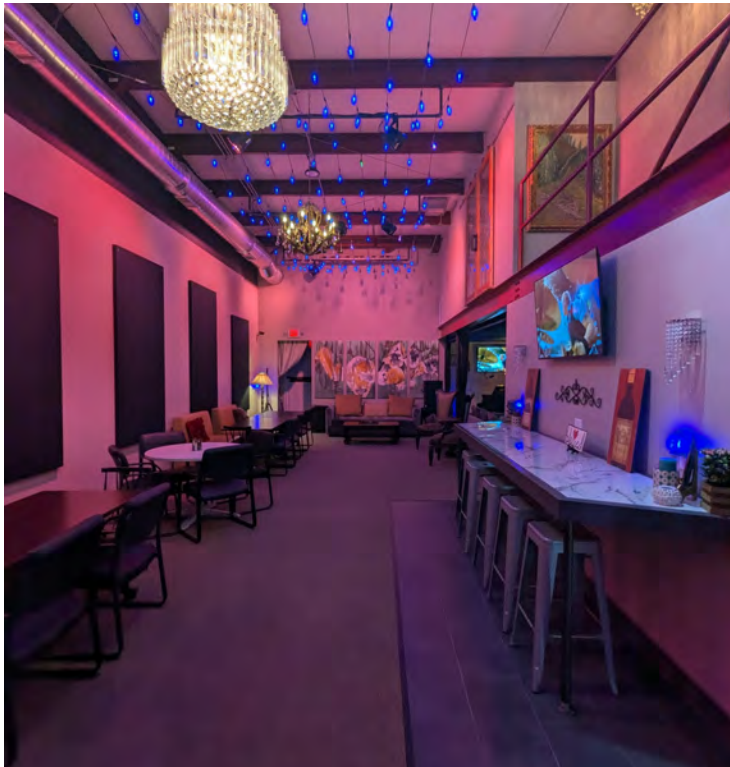
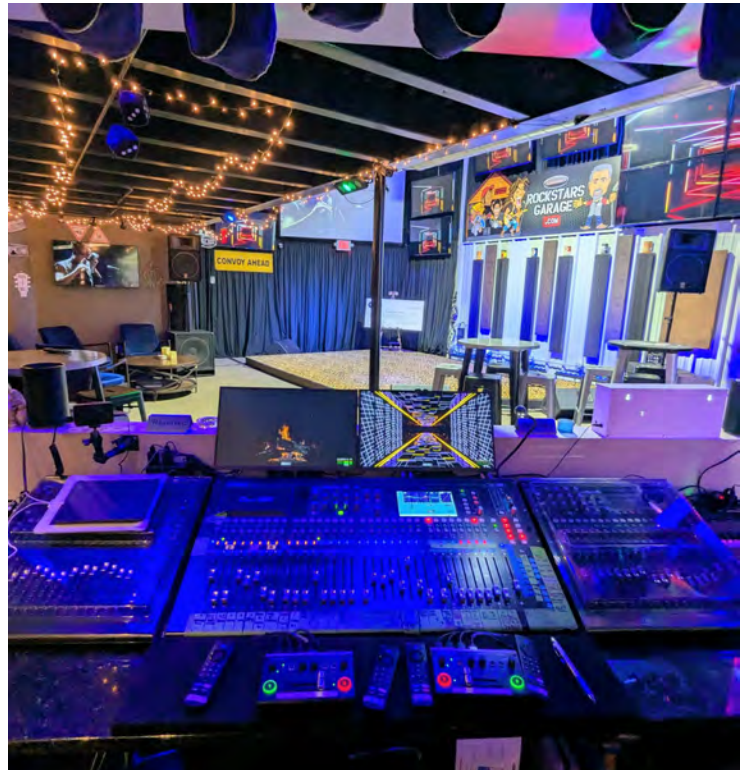
SVN Chicago Commercial is pleased to present a rare opportunity to acquire 2 industrial flex warehouse condo units with a fenced yard and Rockstar Garage Event business located in Arrowhead Industrial Park at 10125 and 10127 Mandel Street, Plainfield, Illinois. $\pm 4,000$ SF contiguous condo units with loft and ± 0.10 AC fenced lot known as Unit 5 and 6 in unincorporated Will County. Rockstars Garage venue & event space has been featured on MTV Unplugged and hosts corporate and private events. Live music, recording studio, indoor and outdoor performance stage. Class A high-end finishes, fully air-conditioned, full kitchen and loft with private lounge. Turnkey business and real estate opportunity.

PROPERTY HIGHLIGHTS

- $\pm 4,000$ SF Two (2) Condo Units with Loft and Fenced Yard
- Turnkey Event Business | High-end Finishes | Heavy Power
- Kitchen | Recording Studio | Performance Stage | Green Room
- 2 DID- 12'x14' | Fully Air Conditioned | Outside Deck
- Unincorporated Will County | Well and Septic | Condo Assoc.

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INTERIOR PHOTOS



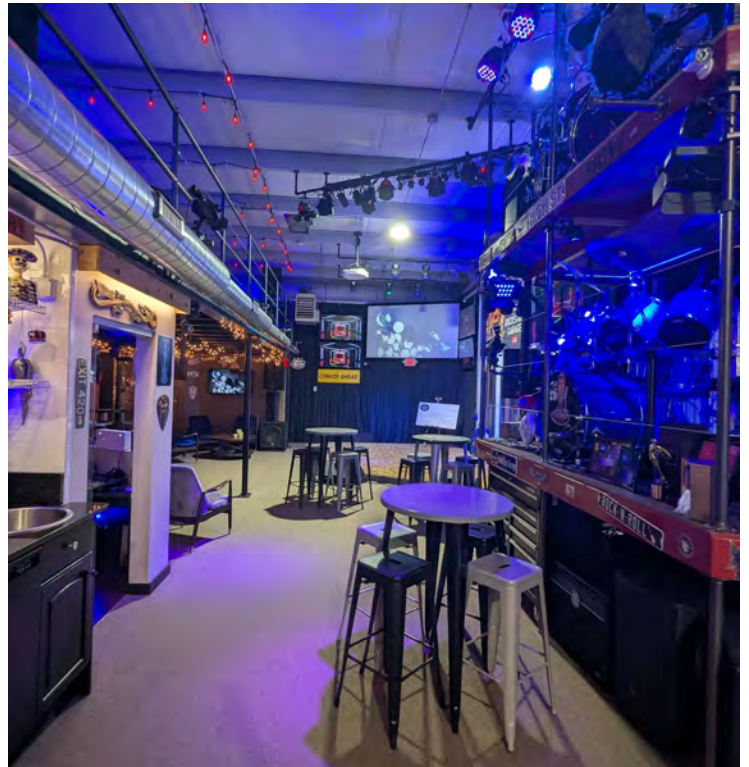
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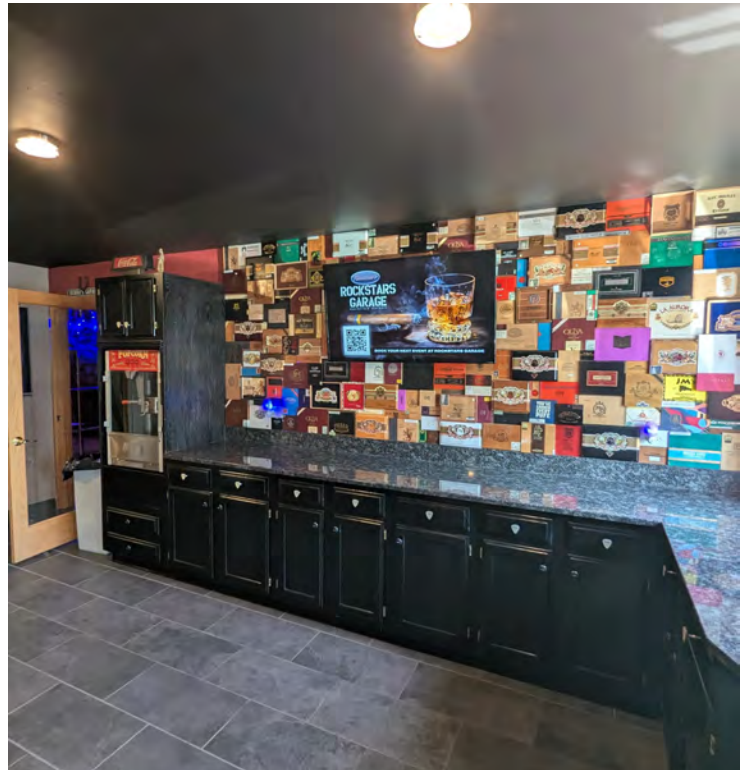
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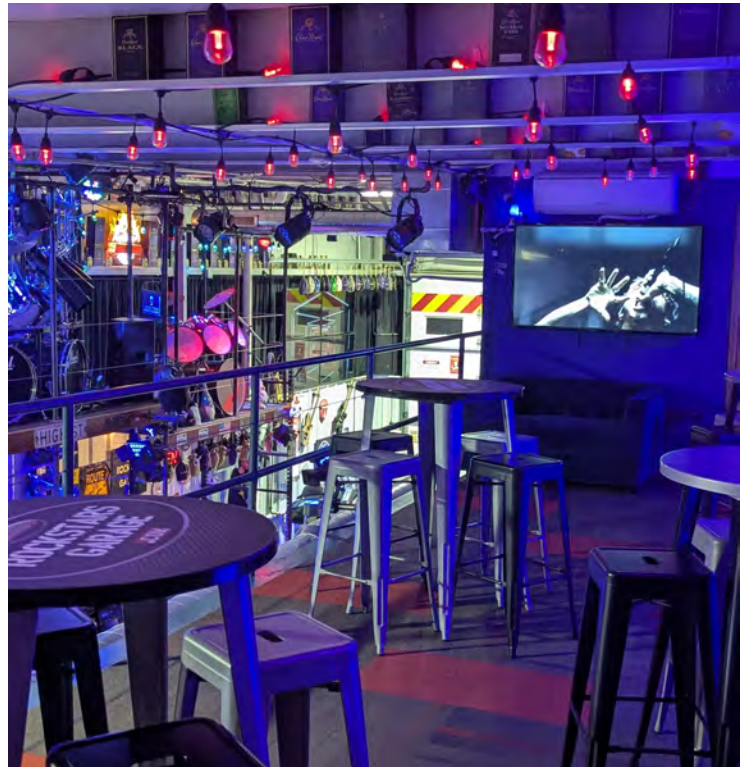
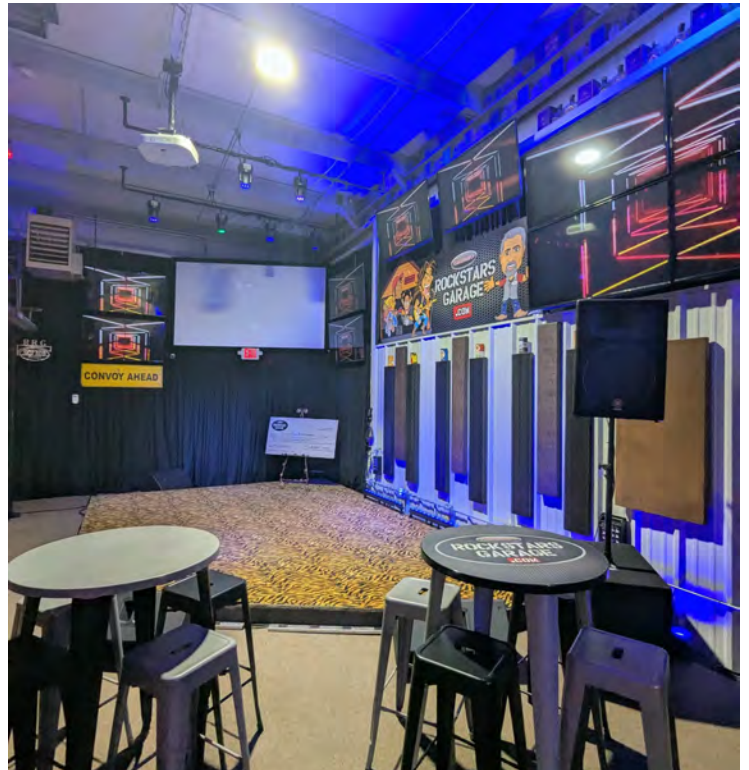
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EXTERIOR PHOTOS



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AERIAL PHOTO



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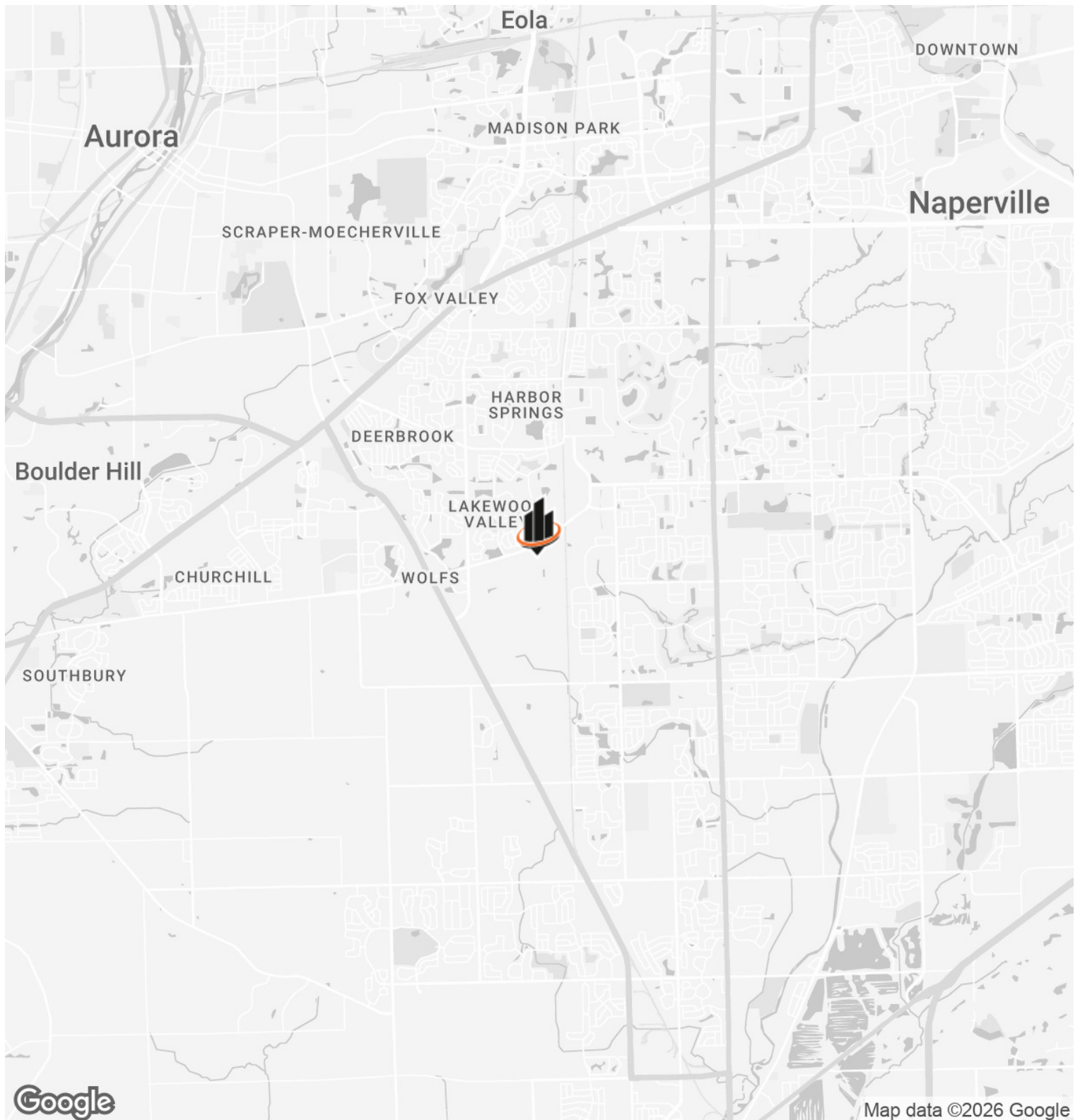
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AREA PHOTO



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LOCATION MAP



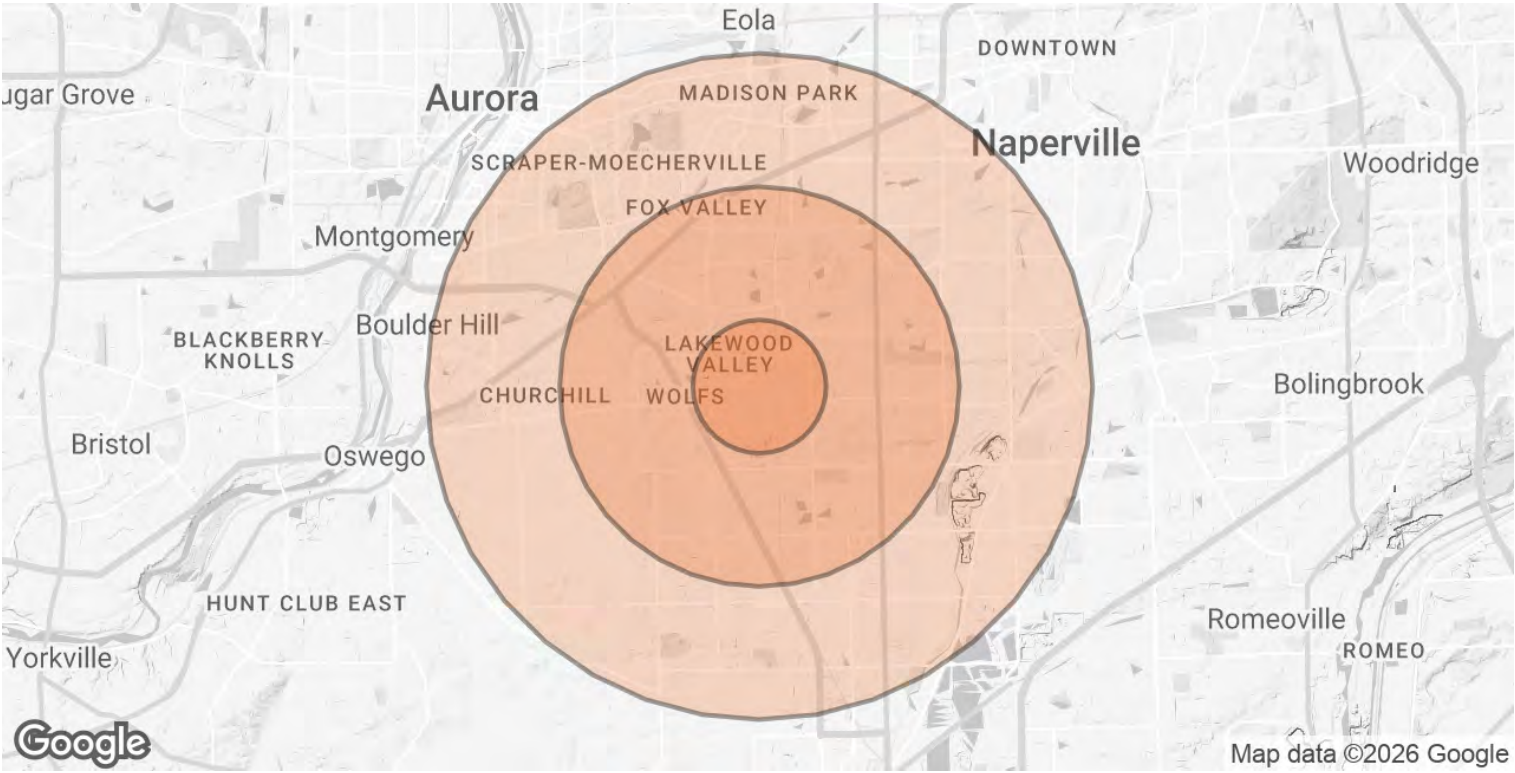
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,590	74,947	202,786
AVERAGE AGE	36.5	38.1	37.0
AVERAGE AGE (MALE)	37.4	37.9	37.1
AVERAGE AGE (FEMALE)	36.8	38.8	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,184	24,461	66,168
# OF PERSONS PER HH	3.5	3.1	3.1
AVERAGE HH INCOME	\$228,673	\$179,237	\$159,252
AVERAGE HOUSE VALUE	\$503,938	\$424,401	\$394,687

2023 American Community Survey (ACS)

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