

Visibility Meets Versatility – Your Next Business Address Here!

| 124 EAST OAK KNOLL DRIVE | HAMPSHIRE, IL

Exclusively Listed by

Alissa Roy | (630) 615-8267 | alissaroy@kw.com

Keller Williams Inspire

407 S 3rd St # 114

Geneva, IL 60134

Each Office is Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

www.kwcommercial.com

Executive Summary



Price:	\$325,000
Building SF:	1,289 + 1,200 lower
Price / SF:	\$252
Occupancy:	100%
Floors:	1
Available SF:	1,289 Main Floor, 420 Sq Ft attached Garage, 1,184 Basement
Lot Size:	0.58 Acres
Year Built:	1960
Renovated:	2024
Parking:	

Property Overview

A turnkey commercial property ideally situated along Illinois Route 72 in the growing Village of Hampshire, Illinois. This 1,184 SF remodeled building sits on a 0.48-acre lot with direct curb cut access and excellent 12,000 vehicles-per-day (VPD) exposure — delivering maximum visibility for your business or investment.

The property features a modern, open-concept layout with high-quality finishes, abundant natural light, and flexible configuration options suited for office, retail, medical, or service-based businesses. A full unfinished basement offers an additional 1,184 SF of functional storage or expansion potential, while the attached two-car garage provides secure space for deliveries, vehicles, or equipment — a rare advantage for properties of this size.

Zoned B-2 (Community Business District), the site allows for a broad range of uses including professional offices, boutique retail, medical/dental, wellness, or QSR (Quick Service Restaurant) concepts. With strong demographics — a \$90,000+ median household income and over \$270 million in annual retail expenditures within five miles — this location is positioned for long-term success and sustained growth.

Offered at \$325,000 (\$252/SF), 124 E Oak Knoll Drive presents an outstanding opportunity for owner-users, investors, or developers seeking a well-maintained commercial property in an expanding corridor. Its combination of high-traffic frontage, flexible zoning, and updated condition make it a standout in the Hampshire marketplace.

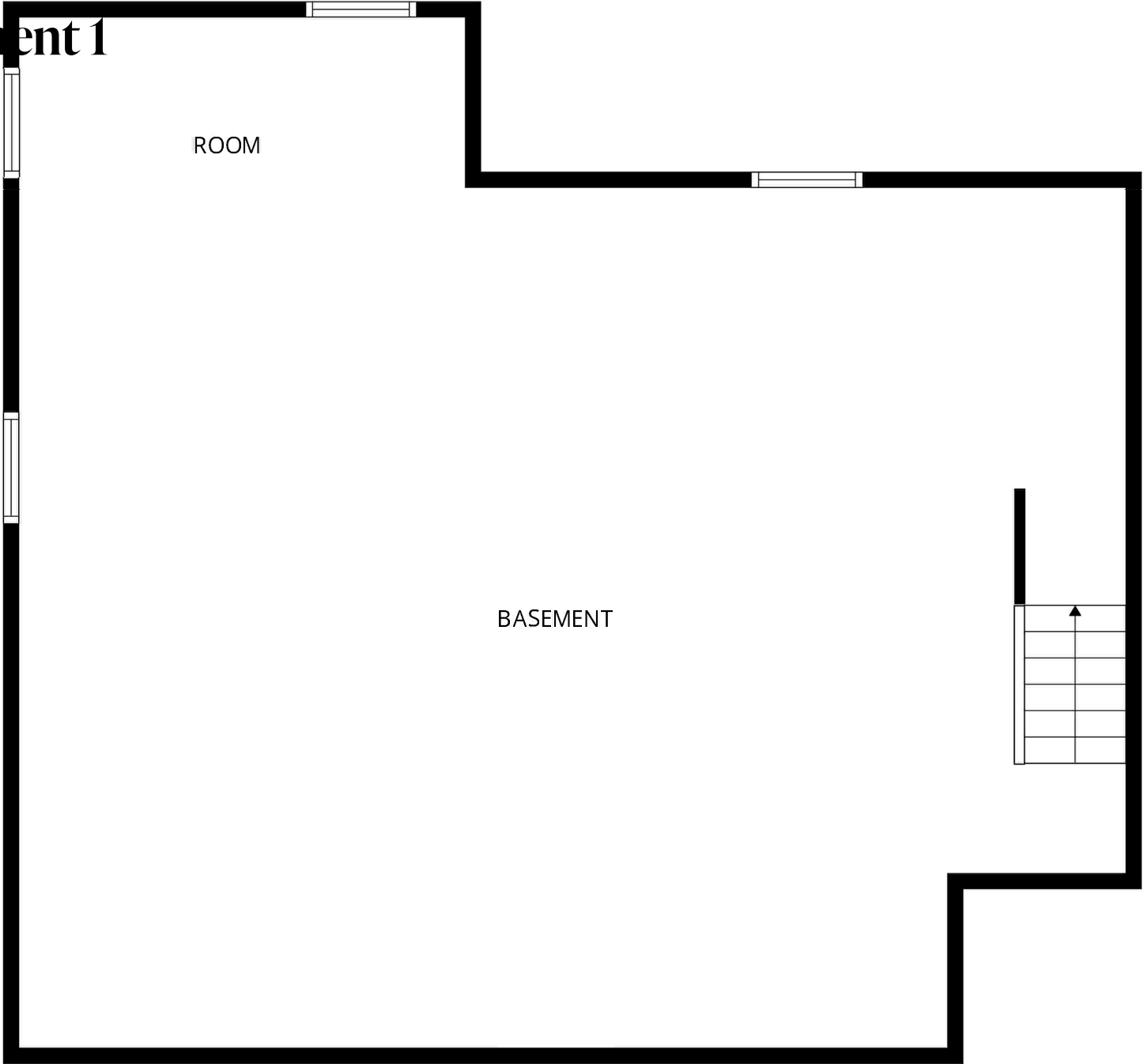
Property Highlights

- Municipality: Village of Hampshire (Kane County) Low Taxes
- Zoning: B-2 Community Business District
- Lot Size: ±0.48 Acres
- Existing Structure: ±1,289 SF main level + full 1,200 SF basement + attached 2-car garage
- Traffic: ±12,000 VPD on Route 72
- Utilities: Municipal water/sewer, natural gas, electric in place
- Access: Existing curb cut on Route 72
- Parking: On-site with room for re-striping & circulation improvements
- 2 Private Offices
- Conference Room



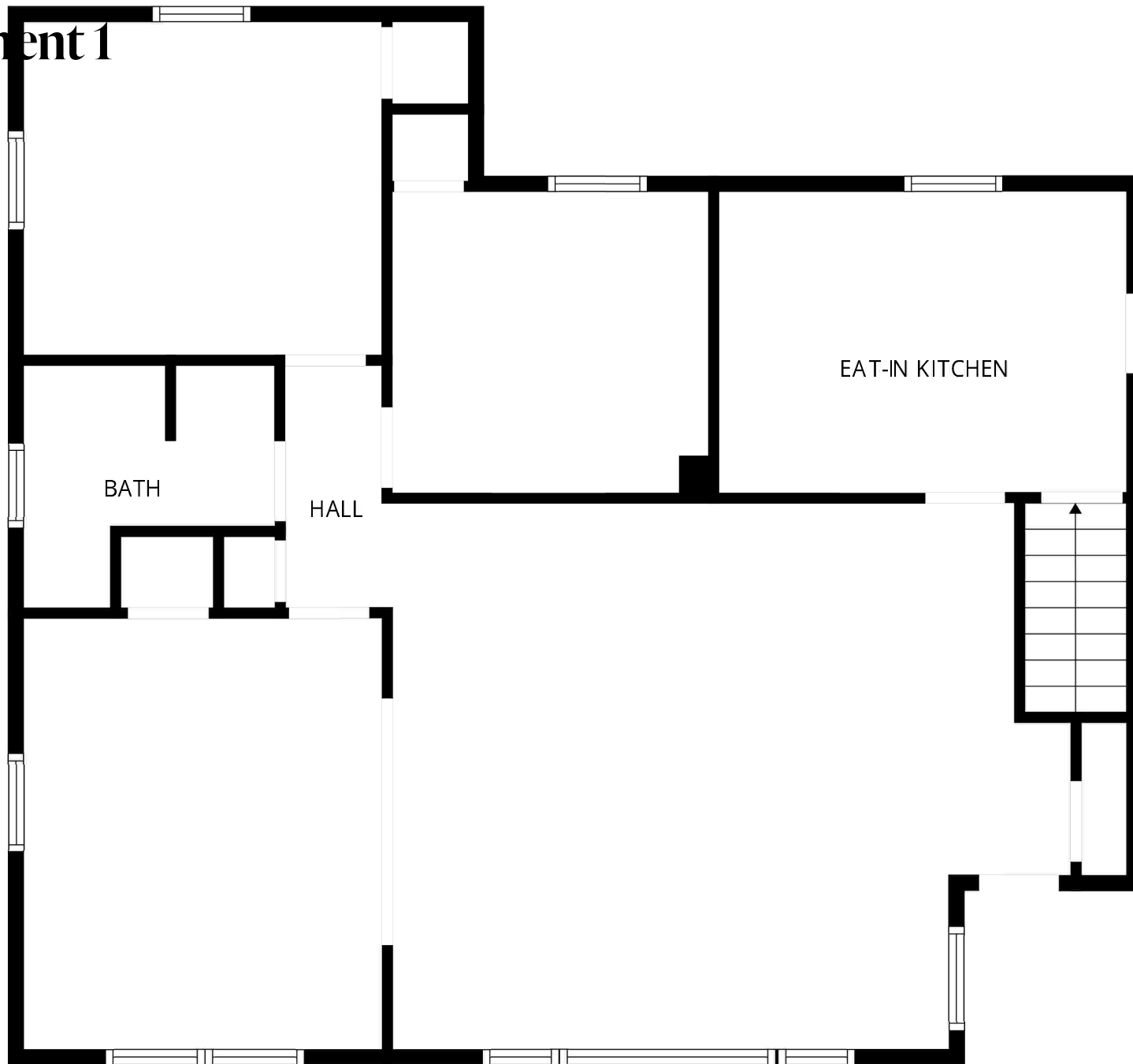
Property Photos





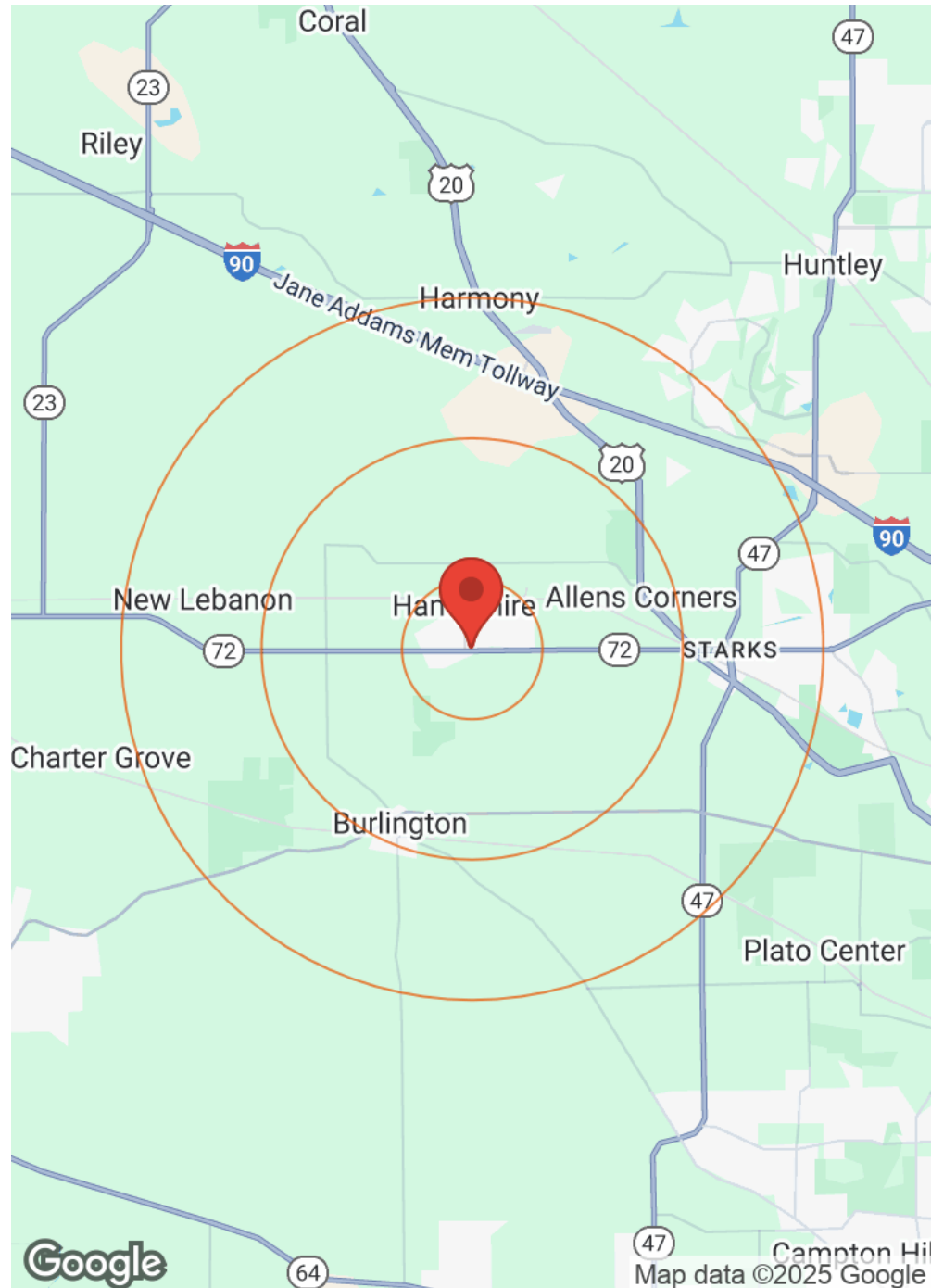
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Attachment 1



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,590	3,878	9,823
	Female	2,624	3,963	10,243
	Total Population	5,214	7,841	20,066
Age	Ages 0-14	1,036	1,464	3,772
	Ages 15-24	621	893	2,033
	Ages 25-54	2,032	2,892	7,345
	Ages 55-64	690	1,074	2,477
	Ages 65+	835	1,520	4,440
Race	White	3,600	5,515	13,587
	Black	180	245	752
	Am In/AK Nat	2	3	6
	Hawaiian	1	2	2
	Hispanic	1,175	1,712	4,475
	Asian	165	232	899
	Multi-Racial	91	133	335
	Other	N/A	1	8
Income	Median	\$101,994	\$101,418	\$109,168
	< \$15,000	8	37	226
	\$15,000-\$24,999	26	49	163
	\$25,000-\$34,999	146	191	353
	\$35,000-\$49,999	147	224	454
	\$50,000-\$74,999	166	319	929
	\$75,000-\$99,999	430	641	1,323
	\$100,000-\$149,999	534	779	2,201
	\$150,000-\$199,999	124	242	897
	> \$200,000	315	494	1,199
Housing	Total Units	1,966	3,090	8,042
	Occupied	1,895	2,975	7,744
	Owner Occupied	1,593	2,535	6,814
	Renter Occupied	302	440	930
	Vacant	71	115	298