

122 - 124 Depot St

Gardner, IL 60424

RETAIL - STREET RETAIL FOR SALE



john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$99,000
Lot Size:	0.16 Acres
Year Built:	1920
Building Size:	3,600± SF
Zoning:	B-1
County:	Grundy
2025 Taxes:	\$2,229

PROPERTY OVERVIEW

Vacant retail storefront along the historic Route 66 in Gardner. Strong owner-user appeal, 46' frontage on Depot St., rear driveway access, on-site parking, and basement storage with shelving included. Great fit for a growing small business. Sold as-is.

PROPERTY HIGHLIGHTS

- Located along historic Route 66
- Flexible layout
- Basement storage with shelving included
- 46' frontage on Depot St

Shawn LaBrasseur

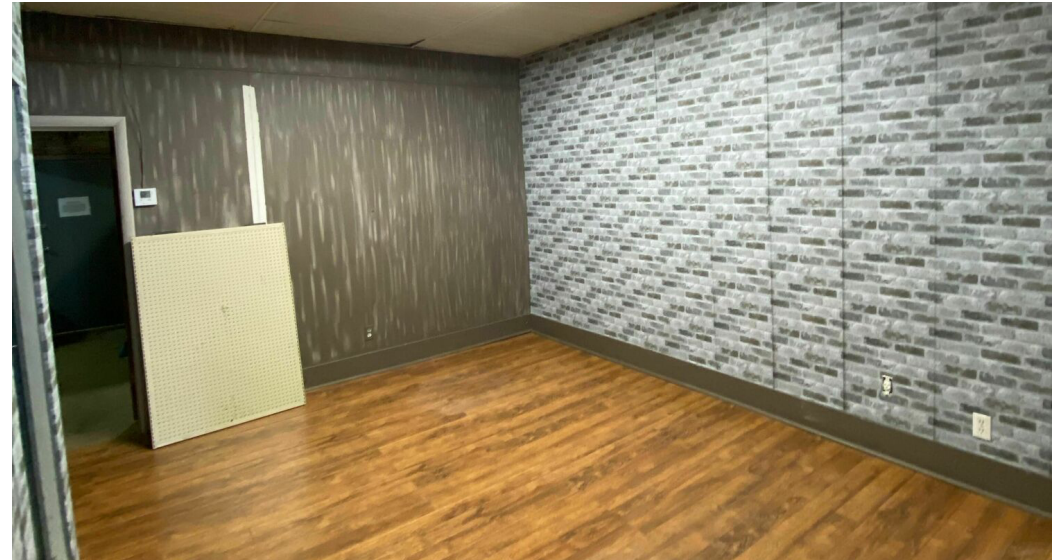
ShawnLaBrasseur@johngreenecommercial.com
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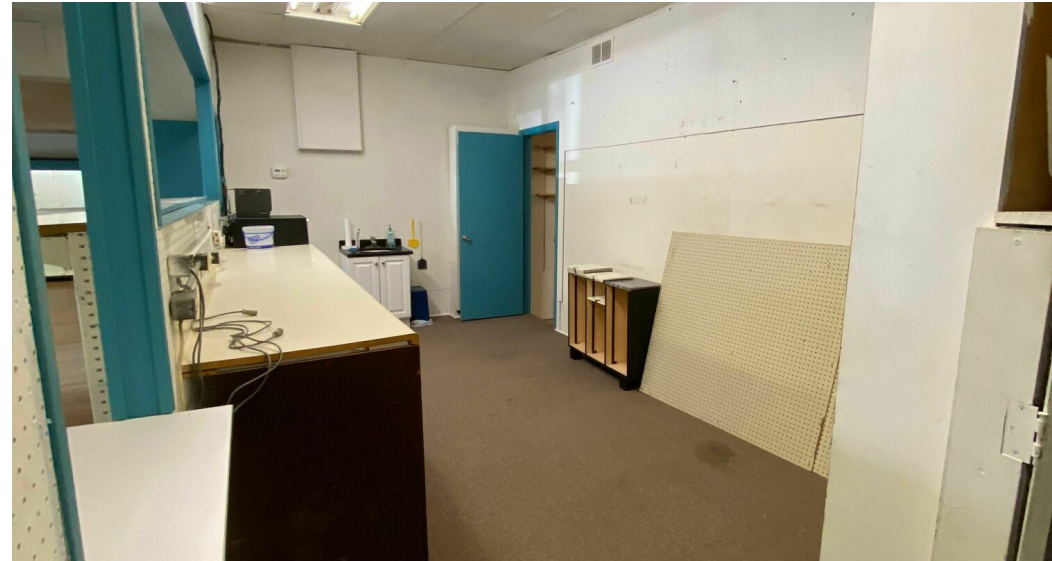
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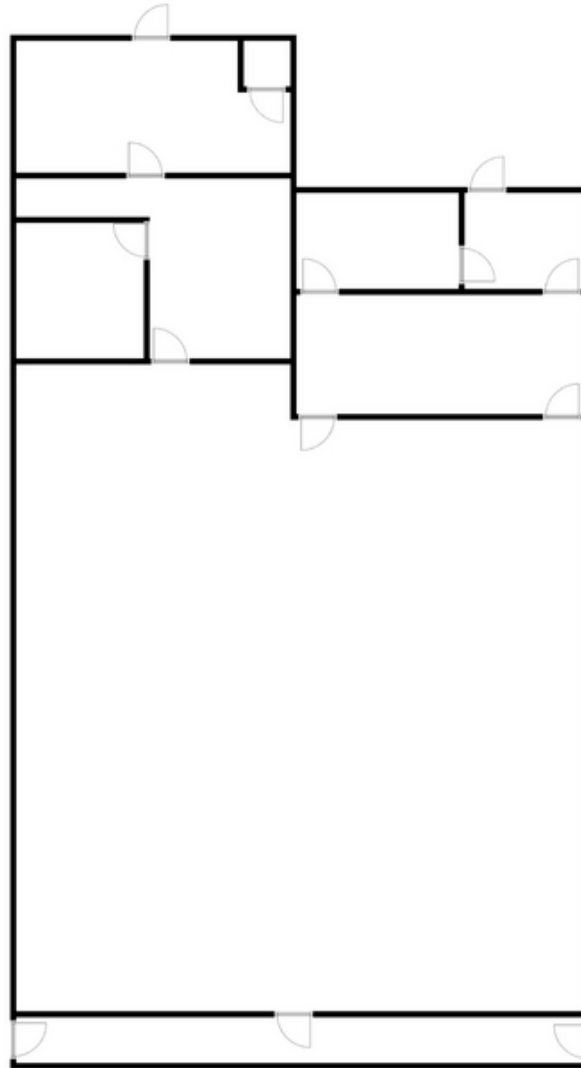
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Floor Plan

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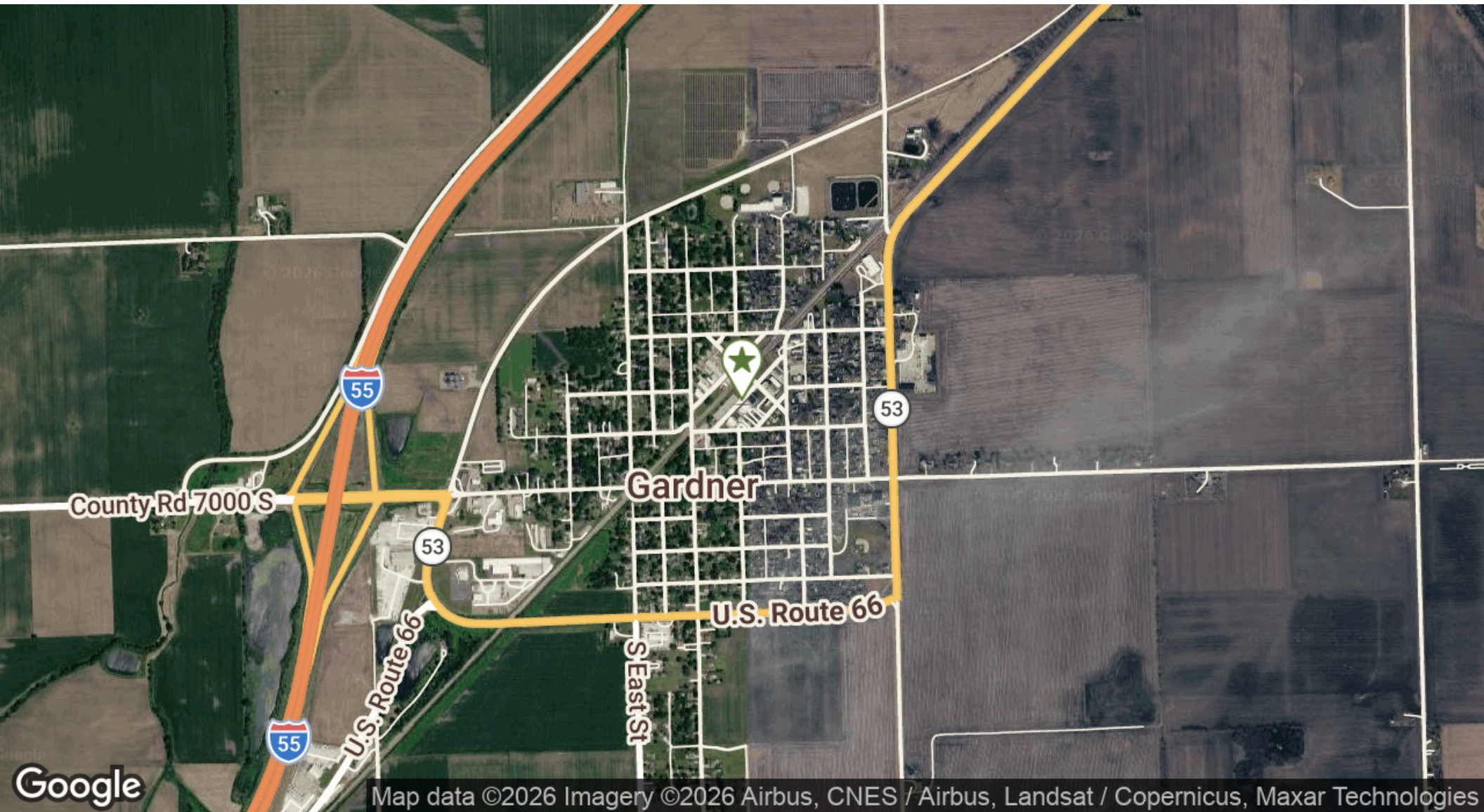
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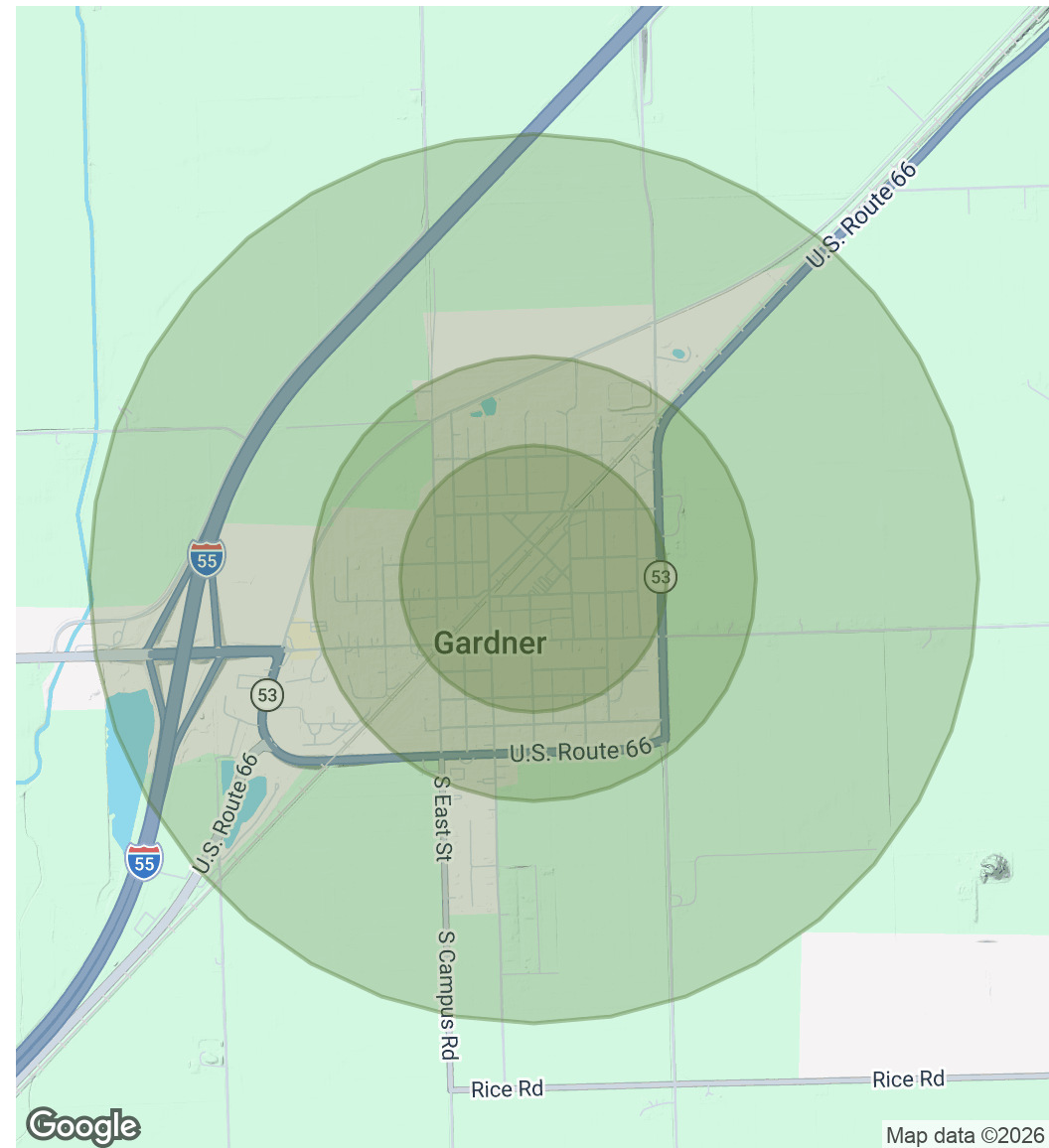
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	586	1,201	1,384
Average Age	43	43	42
Average Age (Male)	43	42	42
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	255	518	599
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$104,663	\$104,436	\$104,347
Average House Value	\$175,651	\$180,902	\$192,425

2020 American Community Survey (ACS)



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