



**McCOLLY BENNETT**  
**COMMERCIAL *advantage***



**7365**  
**East Chiniquy Street**

*7365 East Chiniquy Street  
St. Anne, IL 60964*

Contact:

**Buck Tamblyn**

**CCIM**

Phone : (815)549-4301


License : 475.131086

Email : [bucktamblyn@mccolly.com](mailto:bucktamblyn@mccolly.com)



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## PROPERTY INFO:

- ◆ **PURCHASE PRICE:**  
*\$499,000.00*
- ◆ **PROPERTY ADDRESS:**  
*7365 EAST CHINIQUY STREET  
ST. ANNE, IL 60964*
- ◆ **PROPERTY SIZE:**  
*10,500 SQ. FT.*
- ◆ **LAND SIZE:**  
*59,657.00 SQ. FT.*

**7365  
EAST  
CHINIQUY  
STREET**

### COMPANY DISCLAIMER

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# PROPERTY OVERVIEW

ST. ANNE - FOR SALE - 2 BUILDINGS TOTALING 10,500 SF OF COMMERCIAL SHOP/WAREHOUSE SPACE sitting on 1.4 acres of land!

Building 1 is a 4,100 SF shop and Building 2 is a clear span 6,400 SF Pole Barn Building with concrete floors and floor drains.

This is an excellent property to operate your business, or lease the buildings out as an investment income producing property!

The shop has three overhead doors, and the pole barn has two drive in doors.

There is plenty of space for outdoor parking with the large gravel parking lot. Call today!

**7365**  
**East Chiniquy Street**  
*St. Anne IL 60964*



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



7365 E Chiniquy St, St. Anne, IL 60964

\$499,000



NEW	Other Zoning	R-1 Actual Zoning	10500 Approx. SqFt	Built 1950
-----	--------------	-------------------	--------------------	------------

Industrial		Orig. List Price:	\$499,000
MLS #:	12621199	List Date:	04/22/2026
Township:	St. Anne	Listing Market Time:	2
Ownership:	Land Trust	Total Market Time:	2
Subtype:	Manufacturing / Warehousing	Lease SqFt Yearly:	10500
# Stories:	1	List Price Per SF:	\$47.52
# Units:	1	Sold Price Per SF:	\$0
# Tenants:		Monthly Rent Price:	
# Parking Spaces:	40	Est. Ann. Passthr. \$/SF:	
Unit SqFt:	10500	Total Taxes:	\$2,513 - 2024
Units:	Square Feet		

ST. ANNE - FOR SALE - 2 BUILDINGS TOTALING 10,500 SF OF COMMERCIAL SHOP/WAREHOUSE SPACE sitting on 1.4 acres of land! Building #1 is a 4,100 SF shop and Building #2 is a clear span 6,400 SF Pole Barn Building with concrete floors and floor drains. This is an excellent property to operate your business, or lease the buildings out as an investment income producing property! The shop has three overhead doors, and the pole barn has two drive in doors. There is plenty of space for outdoor parking with the large gravel parking lot. Call today!

**General**

Area:	4510	Gross Rentable Area:	10500
City, State, Zip:	St. Anne, IL 60964	Net Rentable Area:	10500
County:	Kankakee	Investment (Y/N):	
Township:	St. Anne	User (Y/N):	
Unincorporated (Y/N):	Yes	Approximate Age:	Older
Zoning Type:	Other	Ownership Type:	Land Trust
Actual Zoning:	R-1	Frontage/Access:	City Street
Approx Year Built:	1950	Current Use:	Garage, Warehouse
Built Before 1978 (Y/N):	Yes	Potential Use:	Commercial, Industrial/Mfg, Divisible, Warehouse
Lease Type:		Known Encumbrances:	None Known
Estimated Cam/Sf:		Client Needs:	
Estimated Tax/Sf:		Client Will:	
Min Avail Sq Ft (Rentable):	10500	Geographic Locale:	Out of Area
Max Avail Sq Ft (Rentable):	10500	Location:	
Directions: Take I-57, Take exit 312 for IL-17 toward Kankakee/Momence, Turn left onto IL-17 E/E Court St, Continue to follow IL-17 E, Turn right onto IL-1 S/S 7500E Rd, Turn right onto E Chiniquy St, Destination will be on the right.		PIN:	11260430102000
Relist (Y/N):		Multiple Pin Numbers:	Yes
Mobility Score:	-		

**Exterior Features**

Lot Dimensions:	310 x 150 x 89.98 X 150	Bay Size:	
Lot Sq Ft:	59657	Construction:	
Lot Size Source:		Exterior Building Type:	
Approx Total Bldg Sq Ft:	10500	Foundation:	Concrete
# Of Stories:	1	Roof Structure:	
Approx Office Sq Ft:		Roof Coverings:	

Door Dimension:	
# Of Freight Elevators:	
Ceiling Hgt Max Ft:	16
Ceiling Hgt Max In:	16
Ceiling Hgt Min Ft:	16
Ceiling Hgt Min In:	16
Clear Span (Y/N):	Yes

**Interior Info**

# Of Units:	1
# Of Tenants:	
Extra Storage Spaces Available (Y/N):	Yes

**Utilities/Green**

Air Conditioning:	None
Electrical Service:	Circuit Breakers, 201-600 Amps
Heat/Ventilation:	Forced Air, Gas
Fire Protection:	Other
Water Drainage:	
Utilities To Site:	Electric to Site, Well-Shared, Shared Septic
Tenant Pays:	

**Financial**

Gross Rental Income \$:	\$0
Total Monthly Income:	\$0
Total Annual Income:	\$0
Net Oper Income \$:	\$0 - 2025
Operating Expense Includes:	

**Listing Info**

Property Offered:	For Sale Only
Original List Price:	\$499,000
Original Rent Price:	
List Price:	\$499,000
Rental Price (\$ per SF/Year):	
List Date:	04/22/2026
List Date Rcvd:	04/22/2026
List Mkt Time:	2
Closed Date:	
Rented Date:	
Contract Date:	

**Office/Sales**

Broker to Broker Remarks: Note: Shared Well and Septic.

Broker: McColly Bennett Real Estate (94050) / (815) 929-9381 (tel:(815) 929-9381)

Docks:	
Misc Outside:	Security Lighting
# Of Parking Spaces:	40
Indoor Parking:	19-30 Spaces
Outdoor Parking:	31-50 Spaces
Parking Ratio:	

Misc Inside:	Heavy Floor Load, Overhead Door/s
Floor Finish:	Concrete

HERS Index Score:	
Green Supporting Documents:	
Energy/Green Building Rating Source:	
Green Features:	

Cap Rate:	
Taxes:	\$2,513 - 2024
Total Annual Expense:	\$2,513 - 2025
Loss Factor :	

Off Market Date:	
Contingency:	
Financing:	
Concessions:	
Sales Terms:	
Possession:	Closing
Broker Owned/Interested:	No

Information:	None
Cont. to Show?:	

List Broker: Jay Tamblyn (940284) / (815) 549-4301 (tel:(815) 549-4301) /  
bucktamblyn@mccolly.com (mailto:bucktamblyn@mccolly.com)

CoList Broker: / (tel:)/

More Agent Contact Info:

Addl. Sales Info.:

Lock Box: Sentrilock

Lock Box Location:

Showing Instructions: Contact listing agent to schedule or use ShowingTime Assist.

Display of 3rd Party Advert. on Listing Detail Page:

Does your seller agree to allow automated valuation models for their listing on Virtual Office Websites?: Yes

Does your seller agree to allow comments on their listing on Virtual Office Websites?: Yes

Does your seller agree to allow display of price history on IDX?:

Does your seller agree to allow display of market time on IDX?:

Does your seller agree to allow display of automated valuation models on IDX?:

Does your seller agree to their listing remarks being displayed on Virtual Office Websites?:

Does your seller agree to allow their listing address being displayed on Virtual Office Websites?:

Does your seller agree to their listing being displayed online?: Yes

Does your seller agree to listing comments being displayed on public consumer sites?:

Expiration Date: 04/15/2027

Does your seller agree to their listing address being displayed online?: Yes

Call for Rent Roll Info:

Does your seller agree to their listing being displayed on Virtual Office Websites?: Yes

Does your seller agree to listing remarks being displayed online?: Yes

Listing Type: Exclusive Right to Sell

Holds Earnest Money:

Auct. Avail. Show:

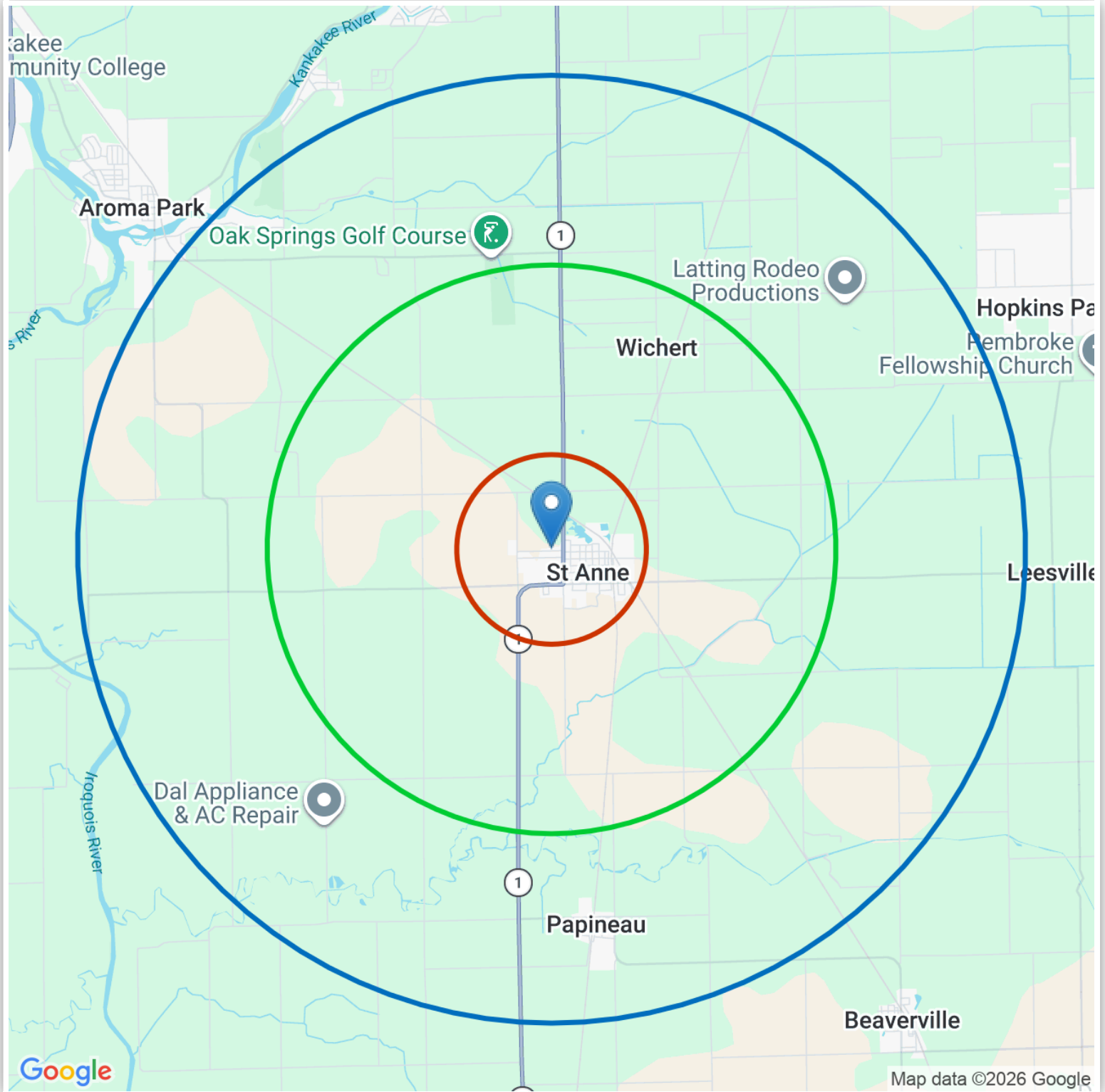
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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 04/23/2026 12:05 PM

**7365 East Chiniquy Street**

7365 East Chiniquy Street, St. Anne, IL, 60964

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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**KEY FACTS**

**1,250**  
Population

**40.4** Median Age

**2.35**  
Average Household Size

**520**  
Total Households

**EDUCATION**

**5.03%**  
No High School Diploma

**4%**  
High School Graduate

**21.83%**  
Some College

**9.26%**  
Bachelor's/ Grad

**BUSINESS**

**49**  
Total Businesses

**426**  
Total Employees

**EMPLOYMENT**

**15**  
Manufacturing Employees

**53**  
Retail Trade Employees

**17**  
Eating & Drinking Employees

**19**  
Finance/Ins/Real Estate Emp

**7.1%** Unemployment Rate

**\$77,441**  
Median Household Income

**INCOME**

**\$41,838**  
Per Capita Income

**\$199,536**  
Median Net Worth

**Households by Income**

The largest group : \$100,000 - \$149,999 (24.48%) ■

The smallest group : \$15,000 - \$24,999 (5.65%) ■

Indicator	Value(%)	
< \$15,000	10.36	■
\$15,000 - \$24,999	5.65	■
\$25,000 - \$34,999	5.65	■
\$35,000 - \$49,999	7.16	■
\$50,000 - \$74,999	19.59	■
\$75,000 - \$99,999	12.05	■
\$100,000 - \$149,999	24.48	■
\$150,000 - \$199,999	6.97	■
\$200,000+	7.91	■



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KEY FACTS

**1,845**  
Population

**43.1** Median Age

**2.39**  
Average Household Size

**767**  
Total Households

EDUCATION

4.43%  
No High School Diploma

3.83%  
High School Graduate

23.89%  
Some College

9.84%  
Bachelor's/ Grad

BUSINESS

**61**  
Total Businesses

**516**  
Total Employees

EMPLOYMENT

**16**  
Manufacturing Employees

**65**  
Retail Trade Employees

**18**  
Eating & Drinking Employees

**20**  
Finance/Ins/Real Estate Emp

**5.2%** Unemployment Rate

INCOME

**\$80,865**  
Median Household Income

**\$41,097**  
Per Capita Income

**\$246,413**  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (27.85%) ■  
The smallest group : \$15,000 - \$24,999 (4.66%) ■

Indicator	Value(%)	
< \$15,000	9.07	■
\$15,000 - \$24,999	4.66	■
\$25,000 - \$34,999	8.81	■
\$35,000 - \$49,999	6.87	■
\$50,000 - \$74,999	17.36	■
\$75,000 - \$99,999	11.14	■
\$100,000 - \$149,999	27.85	■
\$150,000 - \$199,999	7.77	■
\$200,000+	6.35	■



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**KEY FACTS**

**3,007**  
Population

**45.3** Median Age

**2.38**  
Average Household Size

**1,260**  
Total Households

**EDUCATION**

4.27%  
No High School Diploma

4.72%  
High School Graduate

22.21%  
Some College

11.17%  
Bachelor's/ Grad

**BUSINESS**

**83**  
Total Businesses

**659**  
Total Employees

**EMPLOYMENT**

**16** Manufacturing Employees  
**80** Retail Trade Employees

**32** Eating & Drinking Employees  
**23** Finance/Ins/Real Estate Emp

**4.3%** Unemployment Rate

**INCOME**

**\$81,461**  
Median Household Income

**\$40,653**  
Per Capita Income

**\$271,934**  
Median Net Worth

**Households by Income**

The largest group : \$100,000 - \$149,999 (26.85%) ■  
The smallest group : \$15,000 - \$24,999 (4.45%) ■

Indicator	Value(%)	
< \$15,000	8.58	■
\$15,000 - \$24,999	4.45	■
\$25,000 - \$34,999	9.05	■
\$35,000 - \$49,999	6.99	■
\$50,000 - \$74,999	17.24	■
\$75,000 - \$99,999	11.91	■
\$100,000 - \$149,999	26.85	■
\$150,000 - \$199,999	9.85	■
\$200,000+	5.16	■



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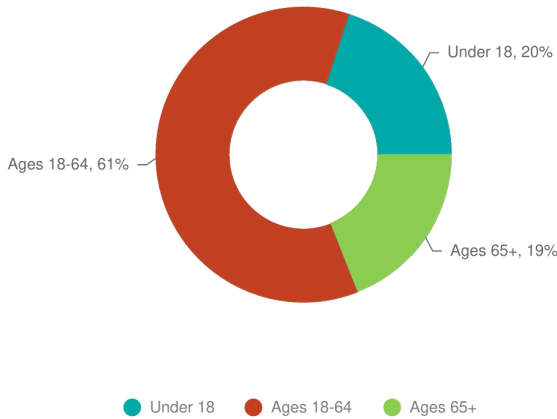
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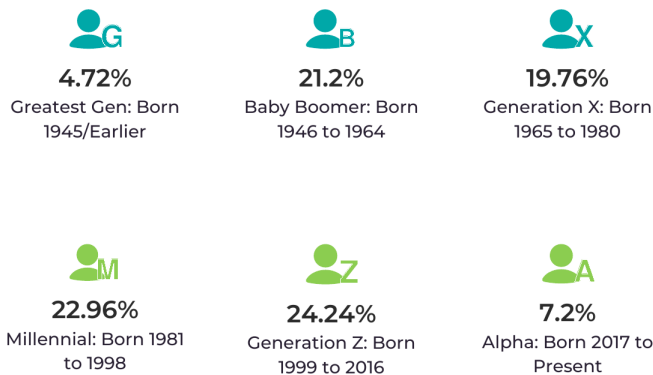
**POPULATION TRENDS AND KEY INDICATORS**  
 1 Miles Ring

<b>1,250</b> Population	<b>531</b> Households	<b>40.4</b> Median Age
<b>2.35</b> Avg Size Household	<b>\$77,441</b> Median Household Income	<b>\$158,333</b> Median Home Value
<b>90</b> Wealth Index	<b>164</b> Housing Affordability	<b>62.6</b> Diversity Index

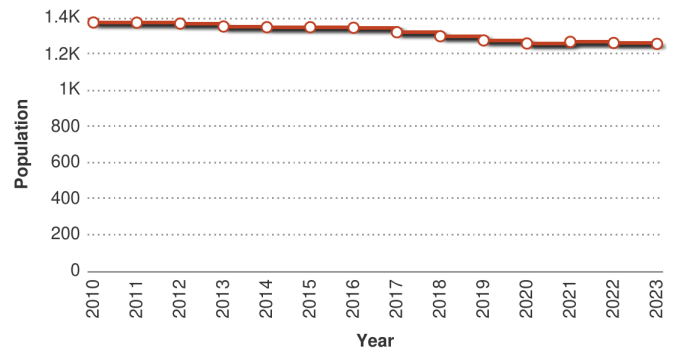
**POPULATION BY AGE**



**POPULATION BY GENERATION**



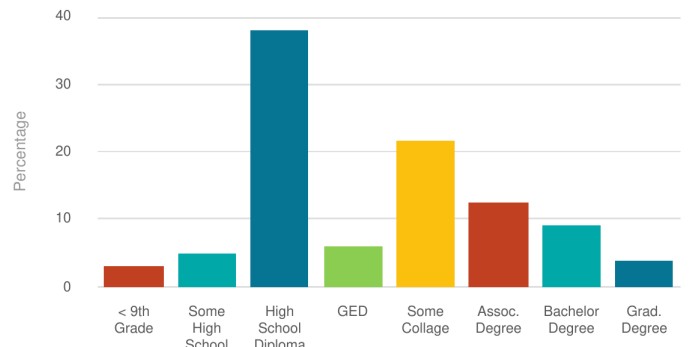
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



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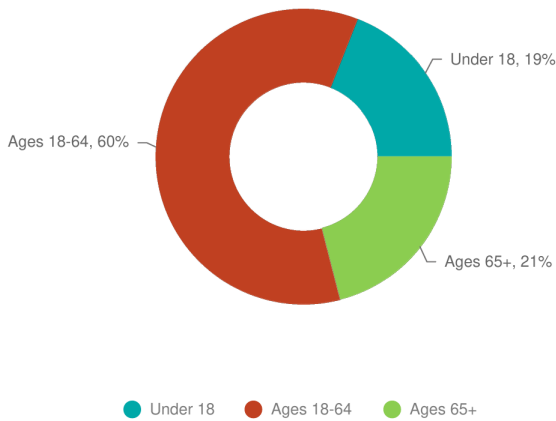
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**POPULATION TRENDS AND KEY INDICATORS**  
3 Miles Ring

<b>1,845</b> Population	<b>772</b> Households	<b>43.1</b> Median Age
<b>2.39</b> Avg Size Household	<b>\$80,865</b> Median Household Income	<b>\$183,796</b> Median Home Value
<b>87</b> Wealth Index	<b>148</b> Housing Affordability	<b>59.4</b> Diversity Index

**POPULATION BY AGE**



**POPULATION BY GENERATION**

<b>4.99%</b> Greatest Gen: Born 1945/Earlier	<b>24.17%</b> Baby Boomer: Born 1946 to 1964	<b>19.89%</b> Generation X: Born 1965 to 1980
<b>21.79%</b> Millennial: Born 1981 to 1998	<b>21.9%</b> Generation Z: Born 1999 to 2016	<b>7.26%</b> Alpha: Born 2017 to Present

**HISTORICAL & FORECAST POPULATION**

2019-2024  
Historic  
Growth Rate

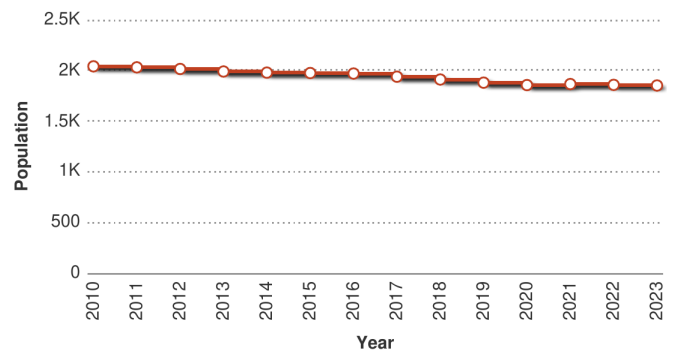
**0%**

2024-2029  
Forecasted  
Growth Rate

**-0.34%**

**1,821**  
Household  
Population

**64**  
Population  
Density



**DAYTIME POPULATION**

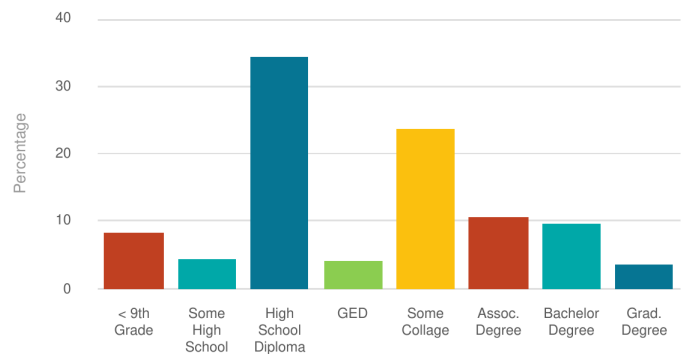
**1,529**  
2024 Total Daytime Population

**985**  
2024 Daytime Pop: Residents

**544**  
2024 Daytime Pop: Workers

**54**  
2024 Daytime Pop Density

**POPULATION BY EDUCATION**



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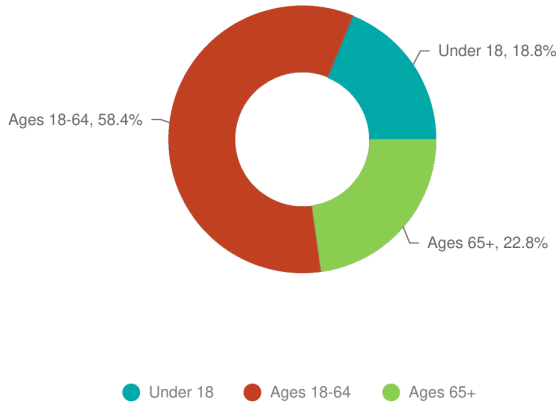
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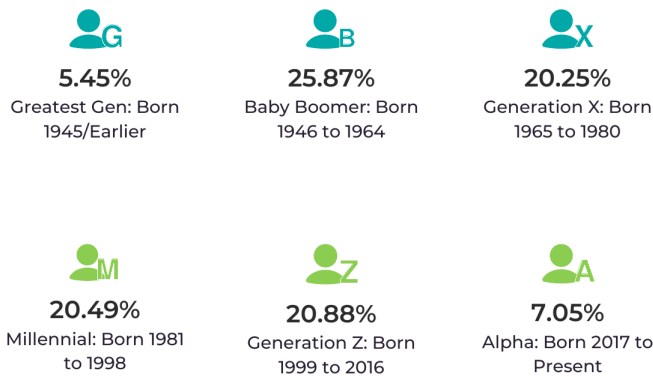
**POPULATION TRENDS AND KEY INDICATORS**  
5 Miles Ring

<b>3,007</b> Population	<b>1,259</b> Households	<b>45.3</b> Median Age
<b>2.38</b> Avg Size Household	<b>\$81,461</b> Median Household Income	<b>\$206,712</b> Median Home Value
<b>87</b> Wealth Index	<b>133</b> Housing Affordability	<b>54.8</b> Diversity Index

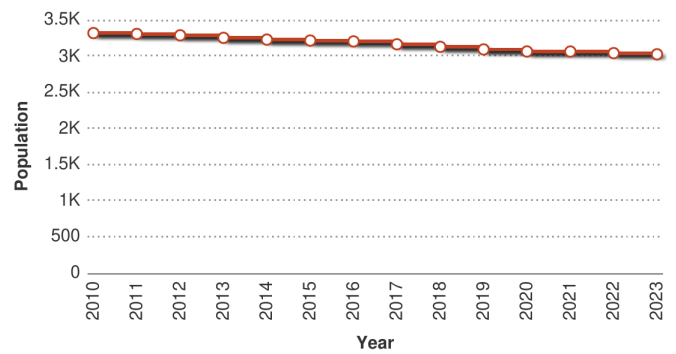
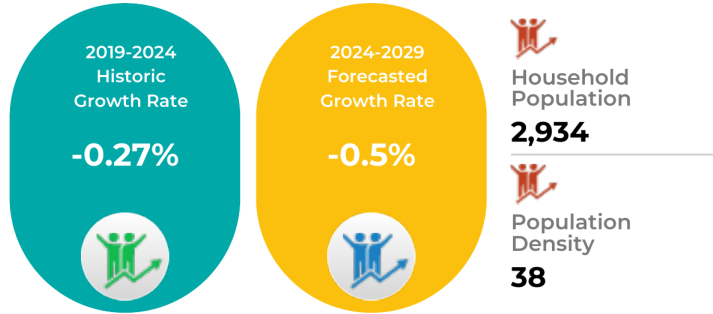
**POPULATION BY AGE**



**POPULATION BY GENERATION**



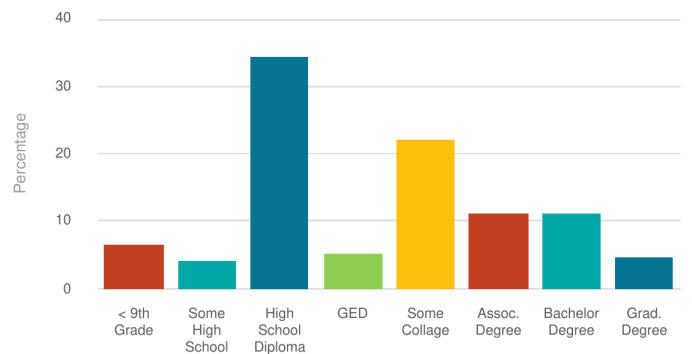
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



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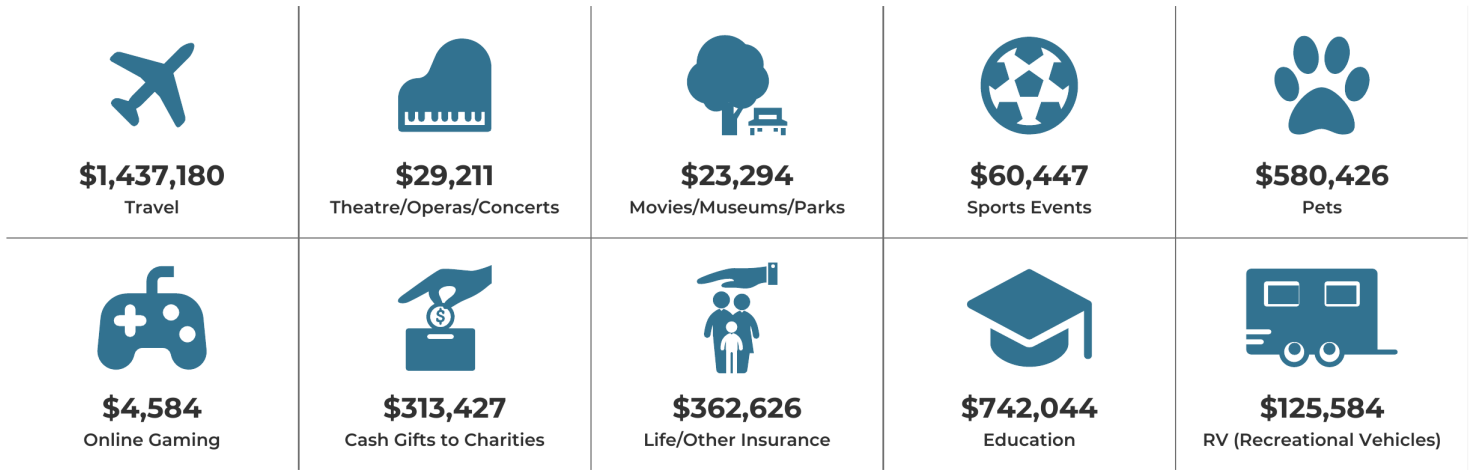


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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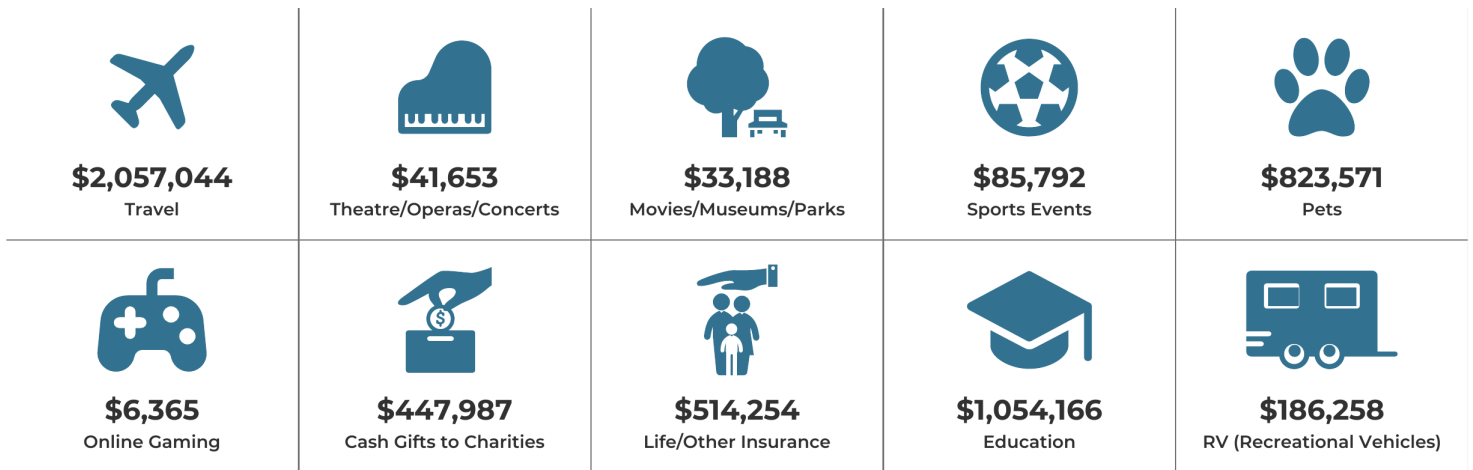


## Lifestyle and Tapestry Segmentation Infographic

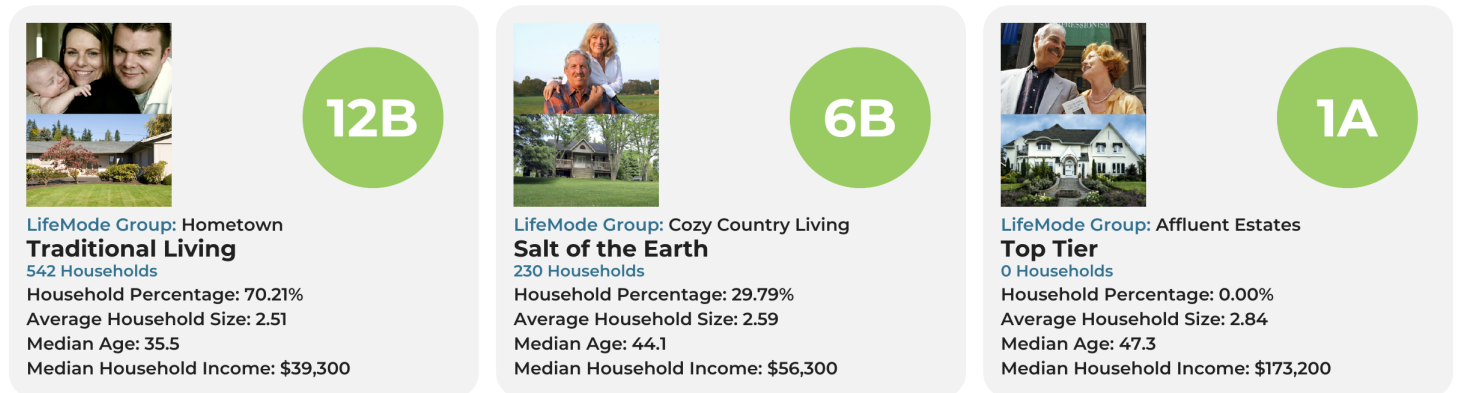
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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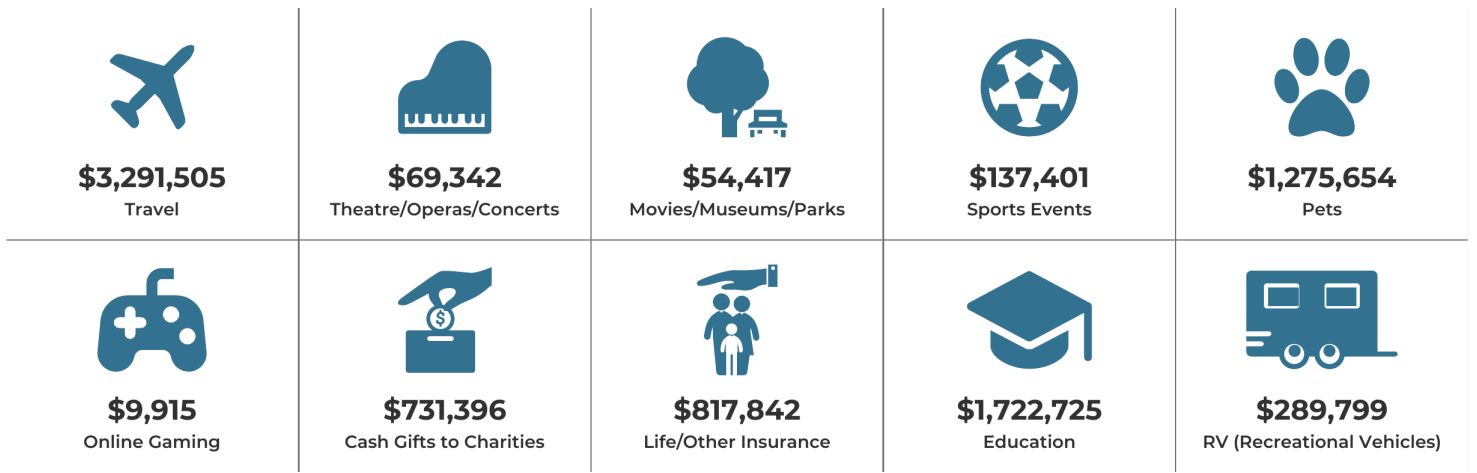


# Lifestyle and Tapestry Segmentation Infographic

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               |   |

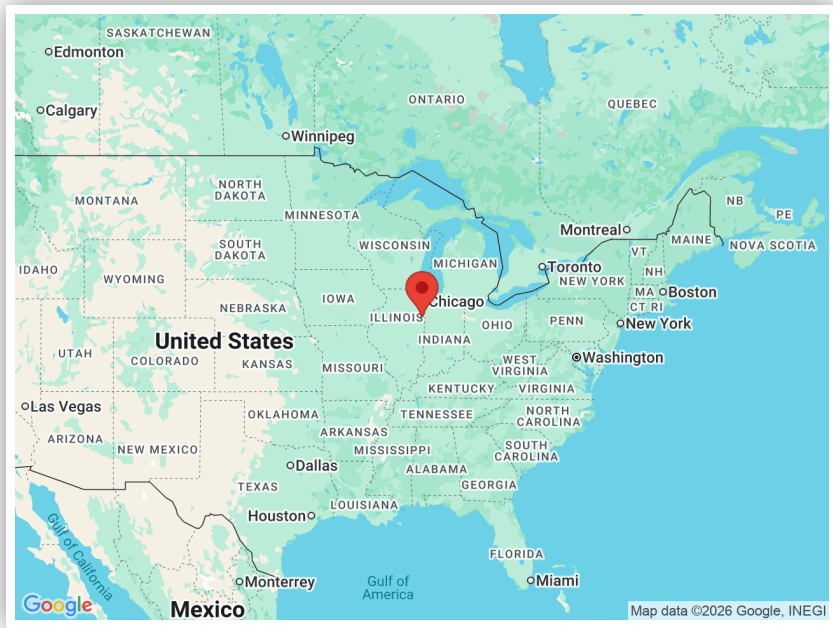
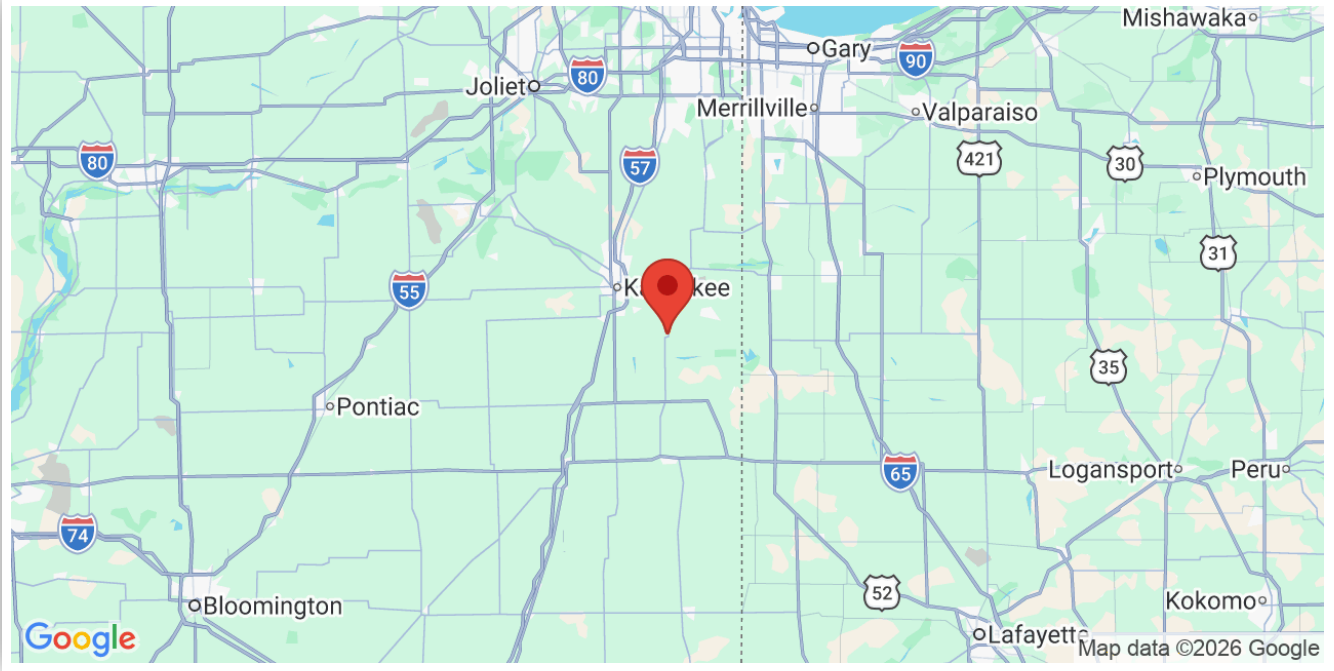


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