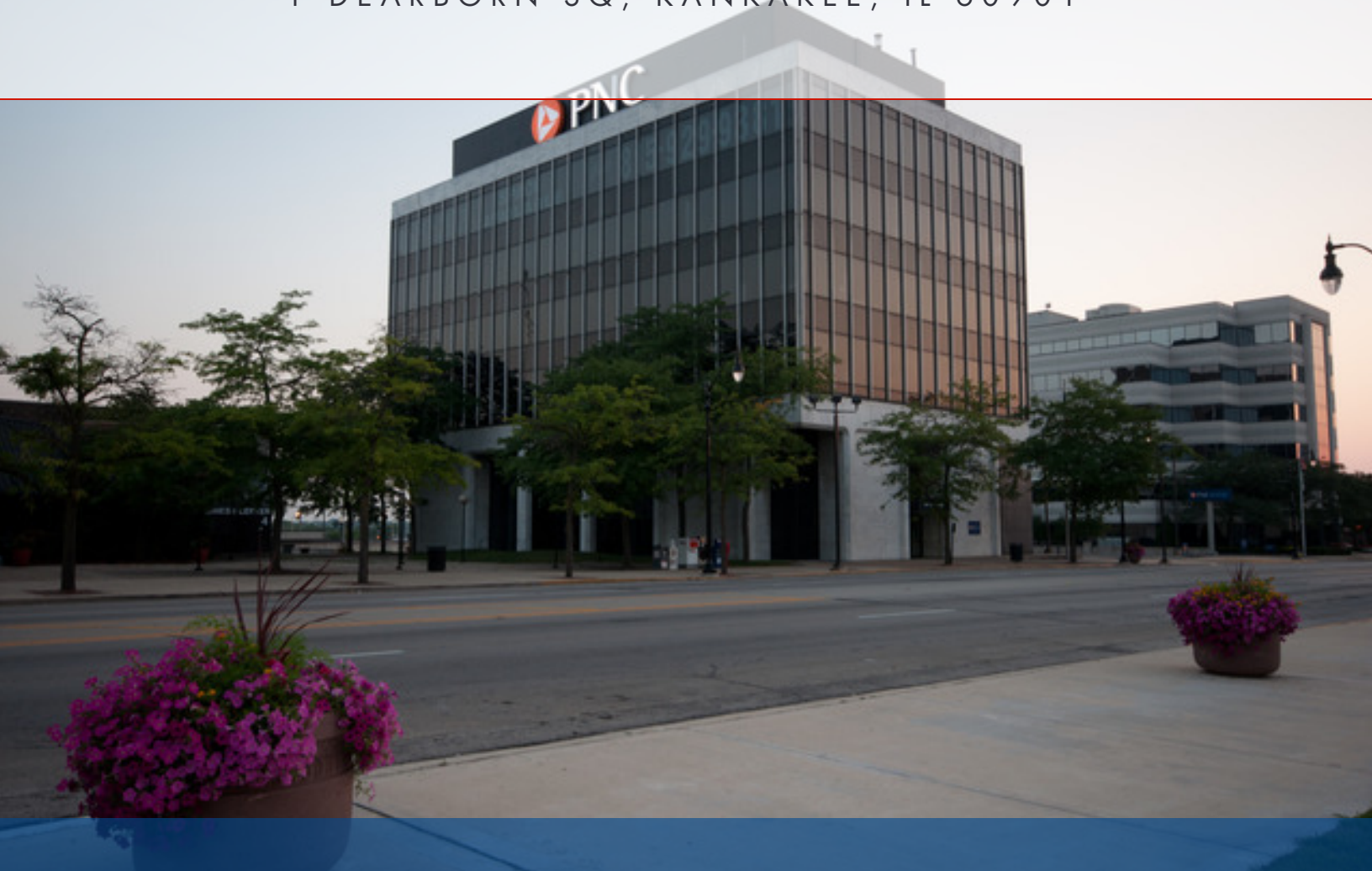


KANKAKEE - PRIME OFFICE SPACE FOR LEASE

1 DEARBORN SQ, KANKAKEE, IL 60901



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com



FOR LEASE

KANKAKEE - PRIME OFFICE SPACE FOR LEASE

1 Dearborn Sq, Kankakee, IL 60901



OFFERING SUMMARY

Lease Rate SF/yr:	\$10.18 (MG)
Mthly. Rnt. Price:	\$6,011
Available SF:	7,086 SF

PROPERTY OVERVIEW

7,086 Square foot unit located in the PNC Bank Building.

Newly remodeled, beautiful open floor plan with private offices, private restrooms, kitchenette, and a conference room.

Located in the heart of downtown near restaurants, shops, the courthouse, and many financial institutions!

Tenant pays electric.

Available Immediately!!

See the floor plan in the pictures.

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

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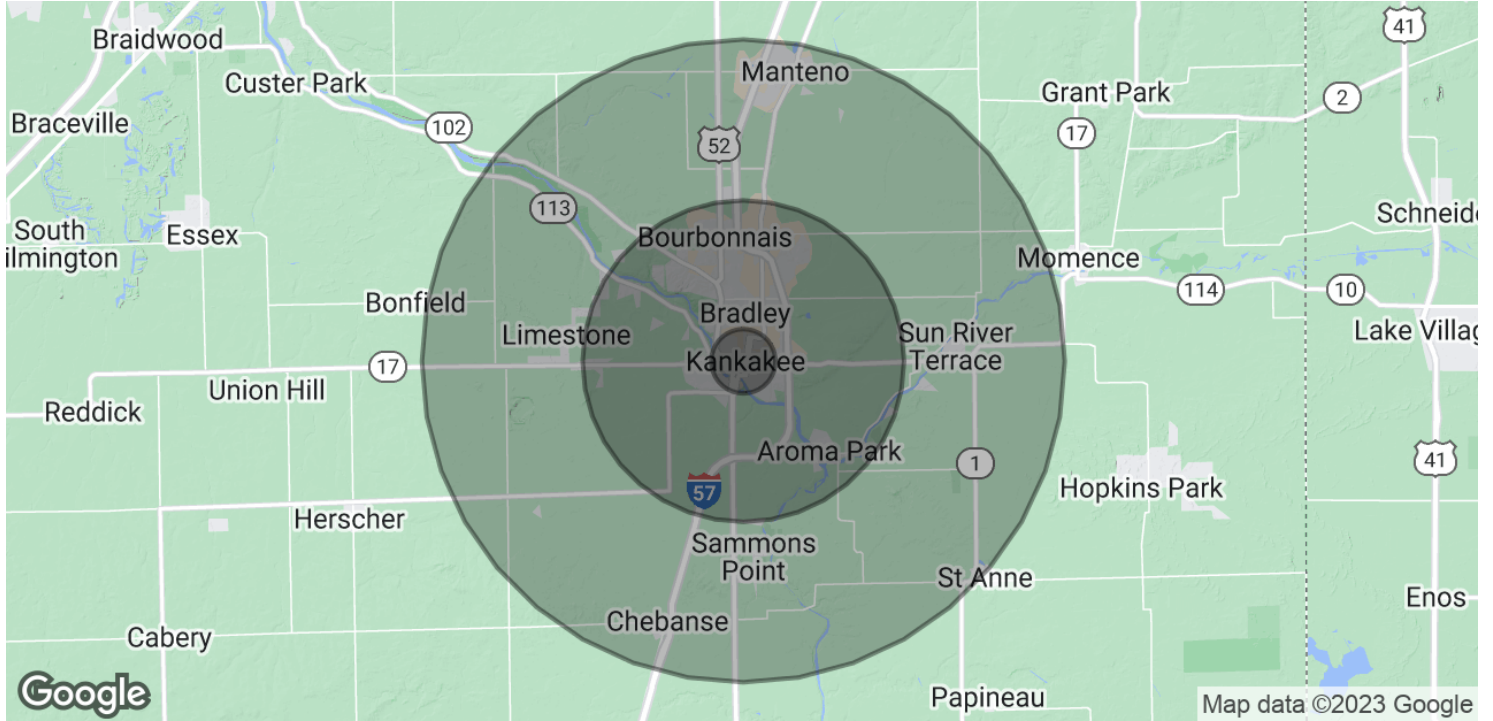
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	12,106	68,079	91,709
Average Age	34.1	37.3	38.0
Average Age (Male)	33.1	36.2	37.2
Average Age (Female)	35.5	38.6	39.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,521	27,851	37,638
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$38,060	\$61,402	\$66,175
Average House Value	\$74,980	\$137,905	\$145,539

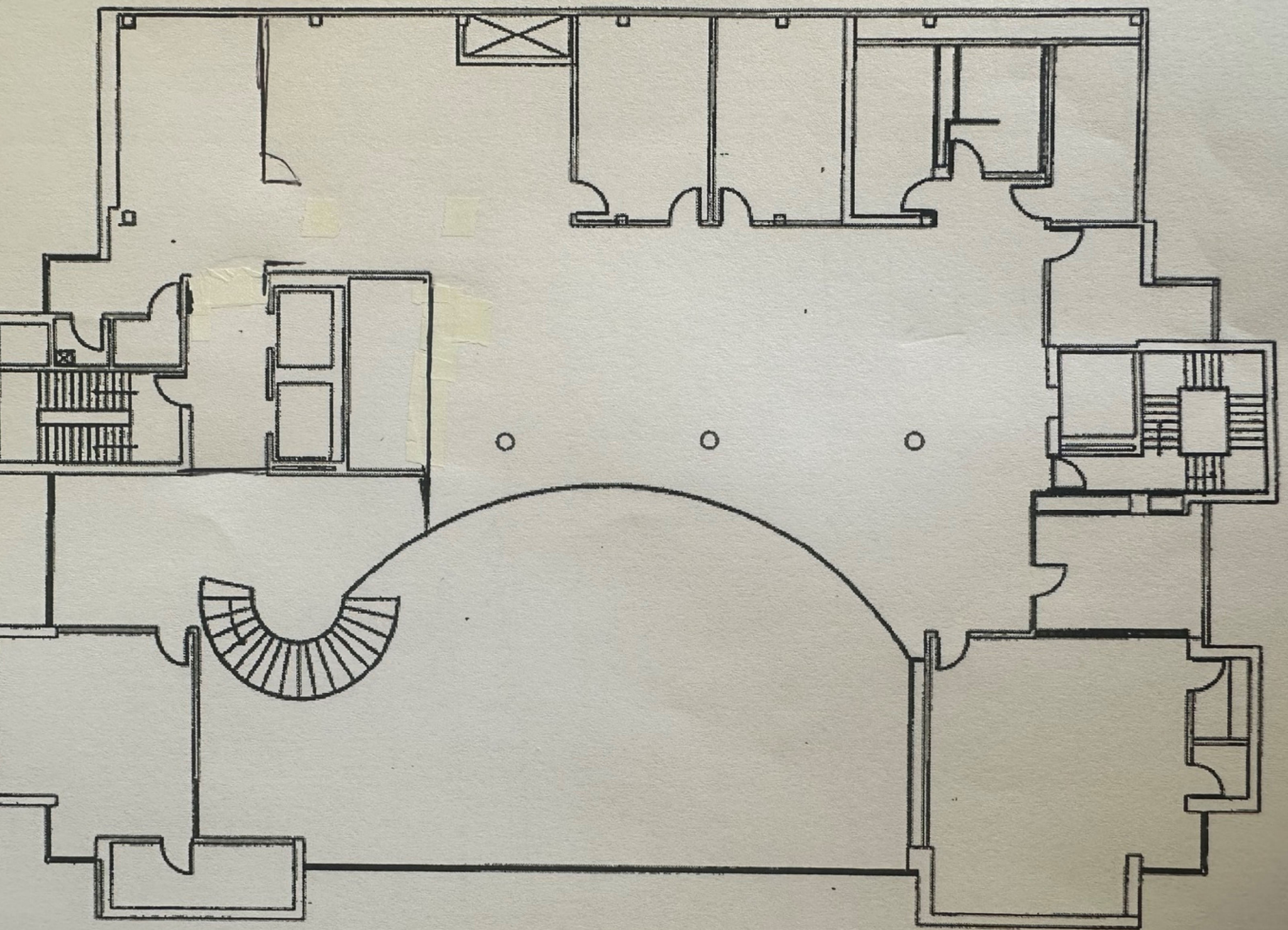
* Demographic data derived from 2020 ACS - US Census

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1 Dearborn Square
2ND Floor (mezzanine level)

