

1488-90 Miner St., Des Plaines, IL

Sale: \$1,050,000
Lease: \$22-\$24/SF MG



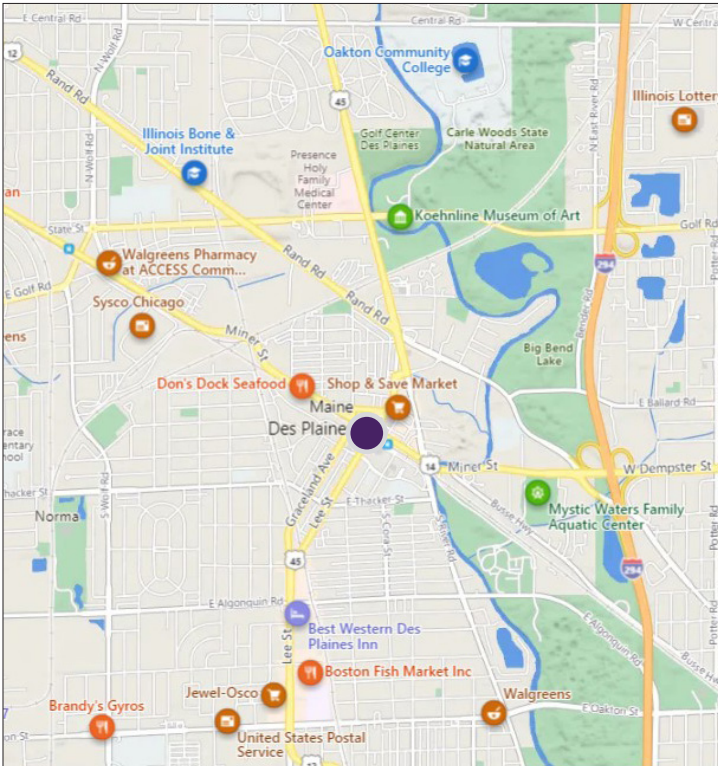
Property Highlights

- Multi-tenant mixed-use building
 - 2,500 SF unit (former Americash)
 - 1,300 SF unit (former bank)
 - Two-bedroom, one bath apartment
- Monthly apartment rent: \$1,450
- On-site parking in rear
- Just steps away from the newly renovated Des Plaines Historic Theatre and from the Des Plaines Metra Station
- Perfect user/investor opportunity
- Significant upside potential
- Land Area: 7,500 SF
- Zoning: C-5 Central Business District
- Traffic count: 15,928 vehicles daily
- Taxes (2021): \$11,530.04

Property Overview

Available for sale or lease is a mixed-use building, situated on a 7,500 square foot site in Des Plaines, Illinois. This offering is the perfect opportunity for a tenant to lease prime retail/office space or for an investor/user to purchase a property in a prime location. The property features two retail/office spaces on the ground floor and an updated two-bedroom, one bath unit on the second floor. Situated in the heart of the Des Plaines Central Business District, this location benefits from a vibrant downtown area which features numerous local and national retailers including Walgreens, Starbucks, Dunkin', The Des Plaines Theater, Anytime Fitness, Panera Bread, Giordano's, Shop & Save Market, Sugar Bowl, Miner Street Tavern, Bourbon and Brass Speakeasy, Dotombori, WingStop, Tap House Grill, numerous bars, taverns, restaurants and boutiques.

Downtown Des Plaines is a growing residential community that is experiencing significant growth in both residential and commercial development. The subject is across the street from a new luxury apartment building with 212 units.. This site benefits from easy access to public transportation, I-294 and O'Hare International Airport.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 17,052 | 125,388 | 310,480 |
| Households | 8,072 | 48,118 | 119,785 |
| Median Income | \$64,455 | \$73,878 | \$82,769 |

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