

MARATHON MCLEAN GAS STATION & CONVENIENCE STORE

285 N MCLEAN BLVD
ELGIN, IL 60123

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Property Summary



OFFERING SUMMARY

Minimum Bid:	\$350,000
Lot Size:	Approx. 0.279 Acres
Building Size:	Approx. 1,000 SF
Zoning:	RB - Residence Business District
Traffic Count:	19,000 VPD

PROPERTY OVERVIEW

Great starter store on addition to multi-site operator. Well maintained facility with newer roof, newer tuck pointing, newer mechanicals in walk in cooler, newer MPD's, and newer POS system. Canopy and building have newer LED lighting. Station has single wall fiber glass tanks. Same owner for over the past 13 years. Please do not talk with employees or disturb business operations.

PROPERTY HIGHLIGHTS

- Online Auction Bidding Starts at 11 AM CST Wednesday, January 22, 2020 and ends Friday, January 24, 2020, 11 AM CST
- Minimum Bid/Published Reserve Price: \$350,000
- Buyer's Premium: 6% (\$20,000 minimum applies)
- Cooperating Broker's Commission: 2%
- Pre-Auction Bids Highly Encouraged!

Additional Photos



Additional Photos



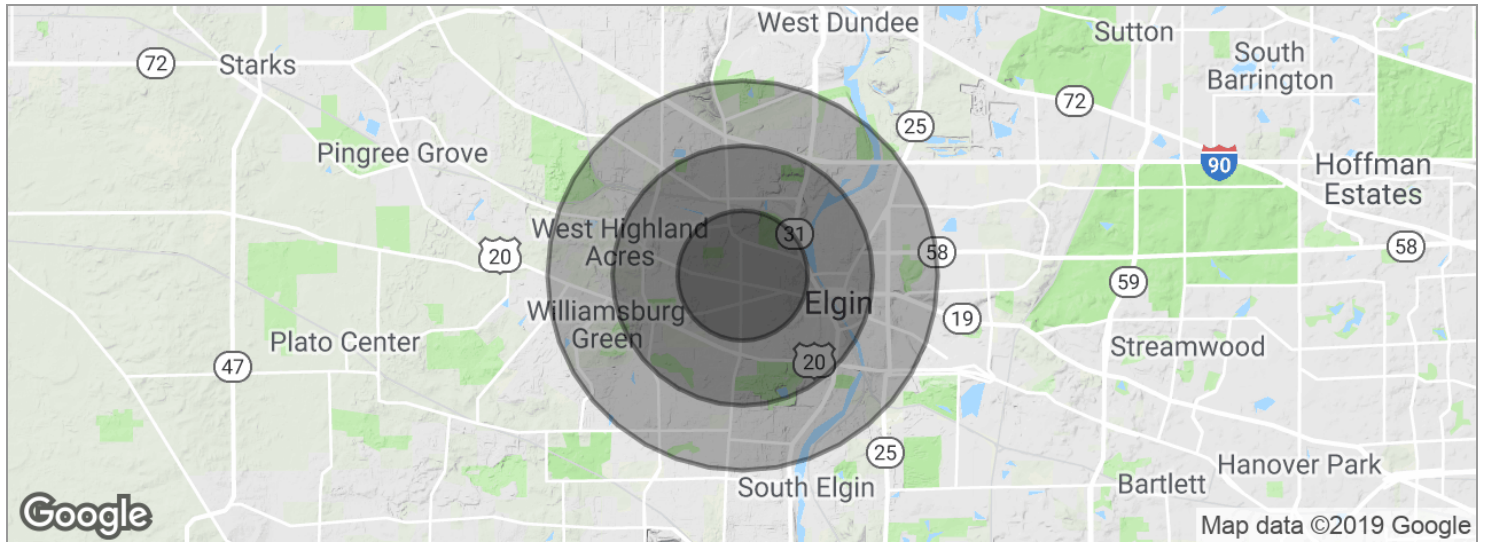
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,903	45,347	90,030
Median age	34.6	33.5	32.7
Median age (Male)	31.2	31.7	31.5
Median age (Female)	38.5	35.8	34.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,014	16,373	30,950
# of persons per HH	2.8	2.8	2.9
Average HH income	\$68,596	\$63,249	\$65,059
Average house value	\$206,142	\$208,363	\$234,009

* Demographic data derived from 2010 US Census

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