



CRE ADVISING
ANY PROPERTY ON EARTH



420 PENNSYLVANIA, GLEN ELLYN

OFFICE BUILDING FOR SALE

WESTERN CHICAGO SUBURBS

PROPERTY DETAILS

SIZE

- ▶ Building: 6,185 square feet
- ▶ Lot: 19,602 square feet

PRICE

- ▶ Subject to Offer

PROPERTY HIGHLIGHTS

- ▶ Fantastic office building located in Glen Ellyn, an affluent western suburb of Chicago
- ▶ Prime opportunity for businesses seeking a well-connected, established community setting
- ▶ 2025 Taxes: \$33,946.54
- ▶ Zoning: C5B - Central Business District Service
- ▶ Building has functional layout suited to a variety of office uses, including medical and ideal for investment or owner-user

AREA HIGHLIGHTS

- ▶ Building is situated in a prime Glen Ellyn CBD location, near all the popular retail and restaurants the town has to offer
- ▶ Within walking distance to all town amenities including the UP-W Metra station, Lake Ellyn, Glenbard West High School, USPS Post Office, Glen Art Movie Theater, Glen Ellyn Civic Center, Fire Department, and Public Library
- ▶ Popular nearby restaurant/bar tenants include A Toda Madre, The Parlour at Park & Oak, Koze Wine Room, Fire + Wine, Maize + Mash, Barones, Common Good Cocktail House, Main Street Pub, Tutto Bene, Thipi Thai, Chocolaterie Stam
- ▶ Nearby national tenants include Starbucks, Einstein Bros. Bagels, BMO Harris Bank, and US Bank

DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	5,532	44,819
MEDIAN HH INCOME	\$146,114	\$100,638
TOTAL POPULATION	15,265	120,703
DAYTIME EMPLOYEES	5,117	54,821

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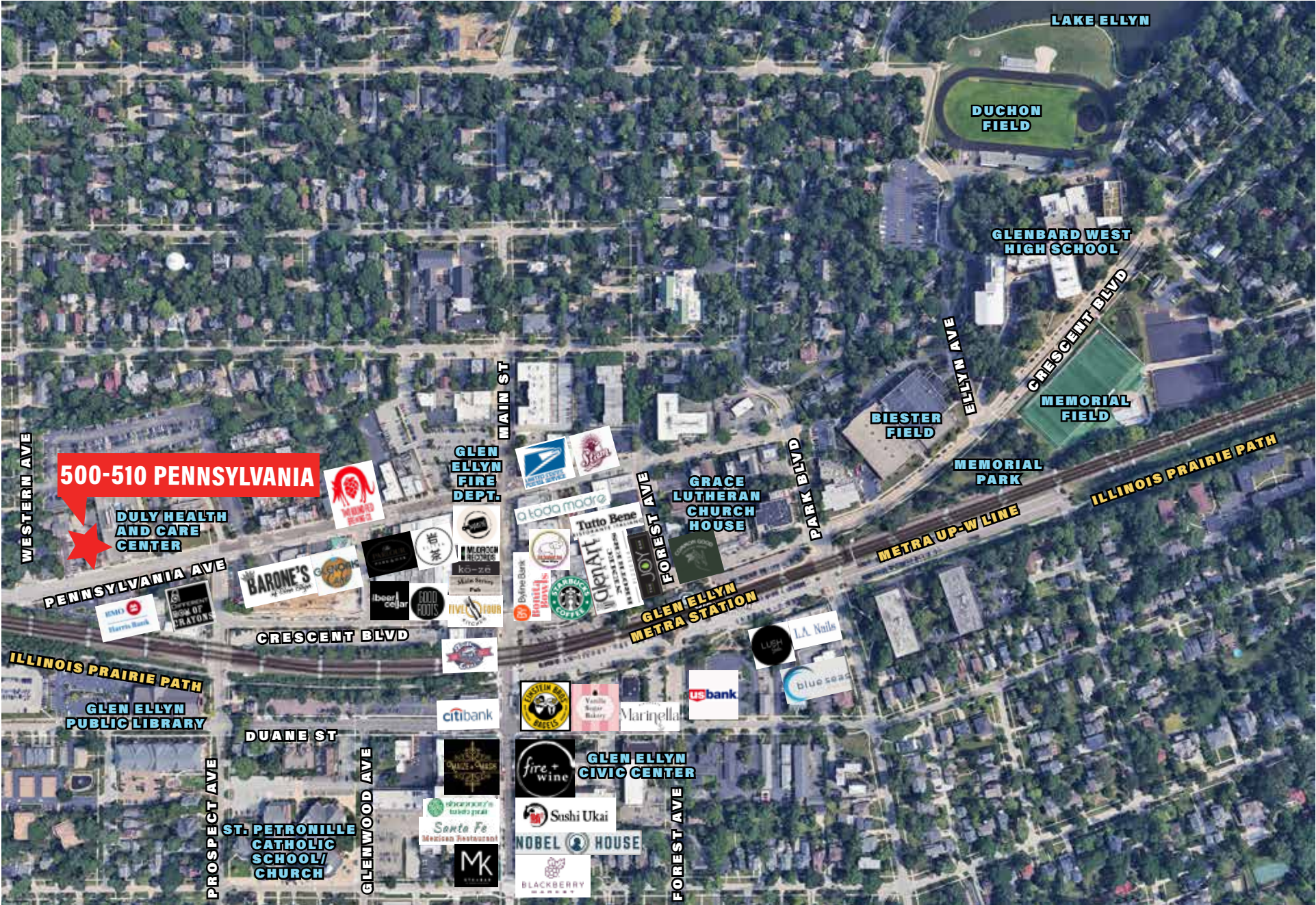


AERIAL PHOTO

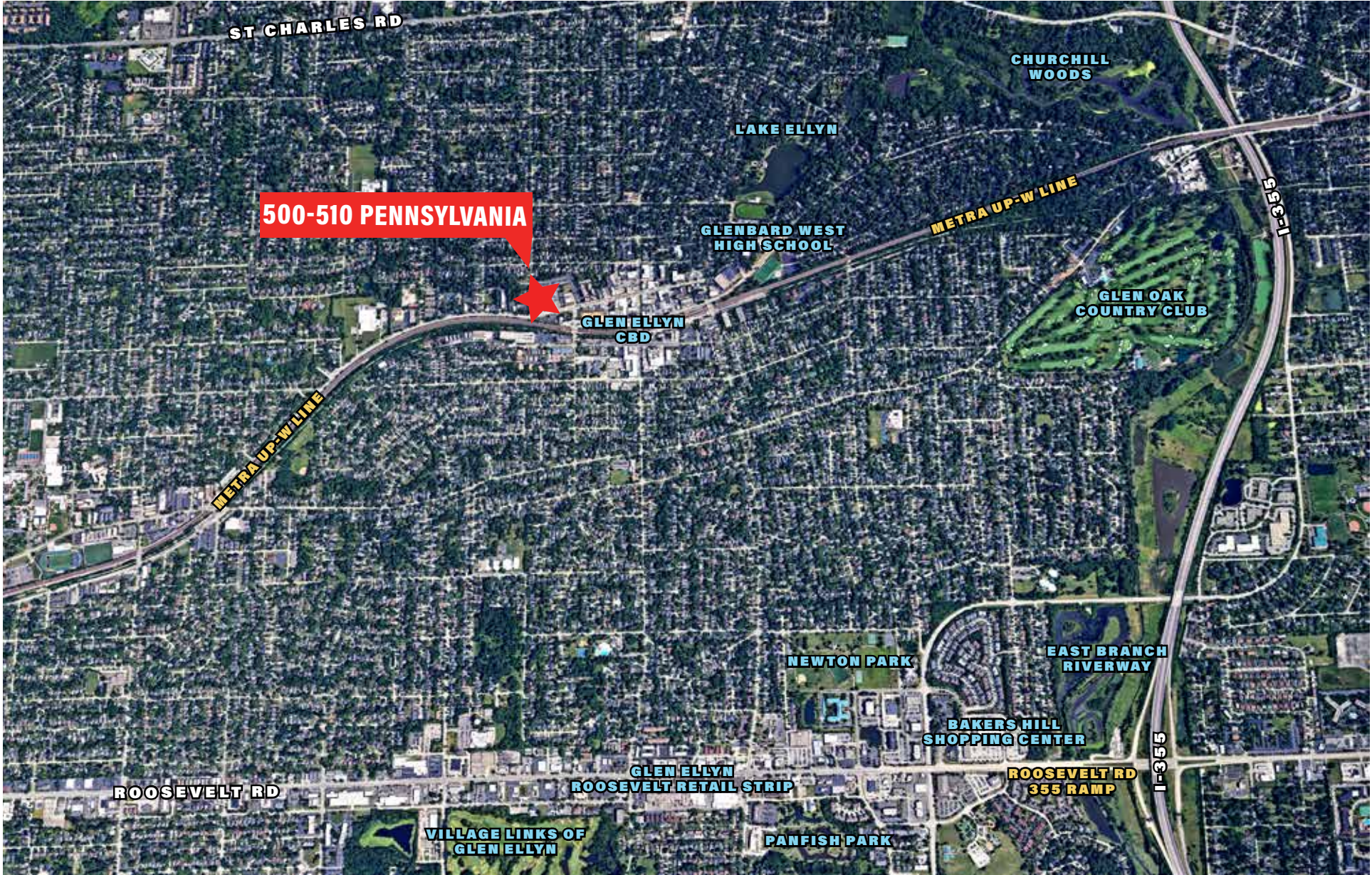


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AREA MAP



AREA MAP





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