

OFFICE AND RETAIL OPPORTUNITIES DWIGHT, ILLINOIS



101 Watters Dr., Dwight, IL

MLS# 106211
Lot Size 5 Acres
Type Commercial

- Built as new car dealership in 1993.
- Showroom is 6720 square feet, and the service area is 10,780 square feet.
- Has 46,800 square feet of asphalt parking.
- Has 5 overhead power doors and one overhead manual door.
- Has 1500 square feet of office space.
- Located 1/4 mile off of Interstate 55 on Illinois Route 17.



316 W. Waupansie St., Dwight, IL

MLS# 08741094
Lot Size 26,216 Square Feet
Type Retail/Stores

- 7,000 square feet of retail space includes 2 pole buildings used for a retail furniture store.
- Second lot has a three bedroom, 2 bath house.
- New windows in 2012



Front of Second Pole Building



Back of Property



Inside Store Area



Front of House



119 W. Main Street
Dwight, IL 60420
(815) 584-1830

www.DwightAlliance.org

WHY DWIGHT IS RIGHT

Location



Union Pacific / Norfolk Southern
INTERSECTION

Location

**IDEAL FOR E-COMMERCE
WAREHOUSING AND LOGISTICS**



Location

TRAFFIC COUNT
> 23,100 Vehicles Per Day



ANNUALLY
Several Thousand
Unique
Domestic Tourists

Several Thousand
Unique
Foreign Tourists

Neighbors

RR DONNELLEY



IN GOOD COMPANY

Aldi Distribution Center
R.R. Donnelley Publishing
Love's Travel Stop
McDonalds, Subway
Dairy Queen

Updated 9/4/2015

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111 E. Chippewa St., Dwight, IL

MLS# 08986883

Lot Size N/A

Type Retail/Stores

- Large open storefront.
- 2,458 square feet.
- The back half of the building has seven 12' x 20' storage units with concrete floors and overhead doors.
- Fenced-in lot.
- Roof was coated in 2015.
- Central downtown location.



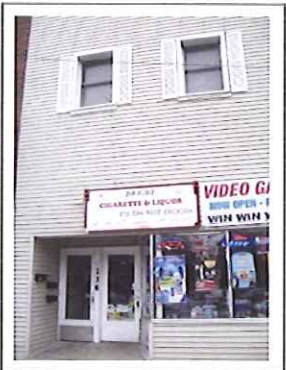
116 E. Main, Dwight, IL

MLS# 0898697

Lot Size N/A

Type Retail/Stores

- Storefront on Main Street
- 3,000 square feet (20' x 150')
- Open area in front half. Back half is partitioned into offices and storage.
- GFA heat and central air conditioning.
- Roof was coated with a second layer in 2014



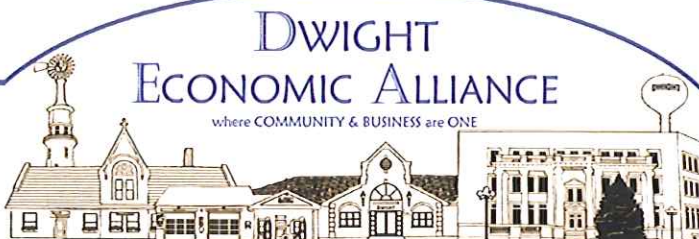
136 E. Main St., Dwight, IL

MLS# 08602077

Lot Size N/A

Type Mixed Use (Commercial/Retail + Residential)

- Commercial space on first floor has additional storage, security panel, updated electric panel, and updated bath.
- Blown-in insulation in 2010.
- New roof in 2007.
- A 1-bedroom and a 2-bedroom apartment upstairs are fully rented.



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