

A photograph of a Marathon gas station in Joliet, Illinois. The station features a large canopy with the Marathon logo and several gas pumps. A building is visible in the background under a clear blue sky.

# MARATHON LARKIN GAS STATION IN JOLIET

324 S. LARKIN AVENUE  
JOLIET, IL 60436

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# Property Summary



## OFFERING SUMMARY

|                |  |
|----------------|--|
| Asking Price:  | \$1,199,000                                    |
| Lot Size:      | Aprox. 41,347 SF                               |
| Building Size: | Approx. 1,655 SF                               |
| Zoning:        | B-1 & B-3                                      |
| 2017 Taxes:    | \$15,924.38                                    |
| Traffic Count: | 28,600 VPD                                     |
| PIN Numbers:   | 300718201028,<br>300718201026,<br>300718201033 |

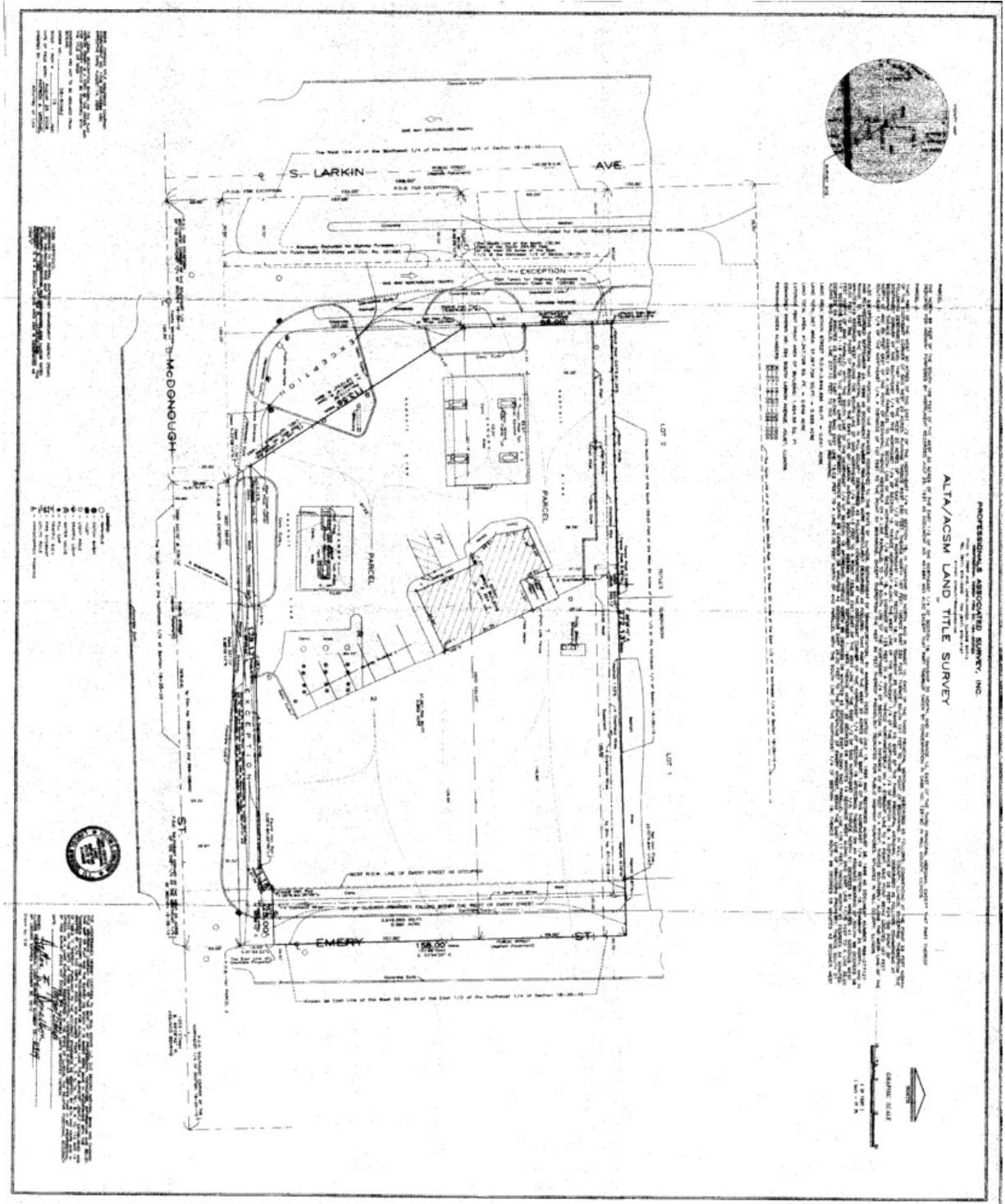
## PROPERTY OVERVIEW

This is an operating gas station and convenience store. Please do not disturb the tenant or employees. The tenant is on a short term lease and will vacate prior to closing. Only the real estate is for sale; as such, no sales data will be provided.

This property is situated on nearly a full acre of land and offers an ideal corner for a development opportunity. Being sold as-is.

## PROPERTY HIGHLIGHTS

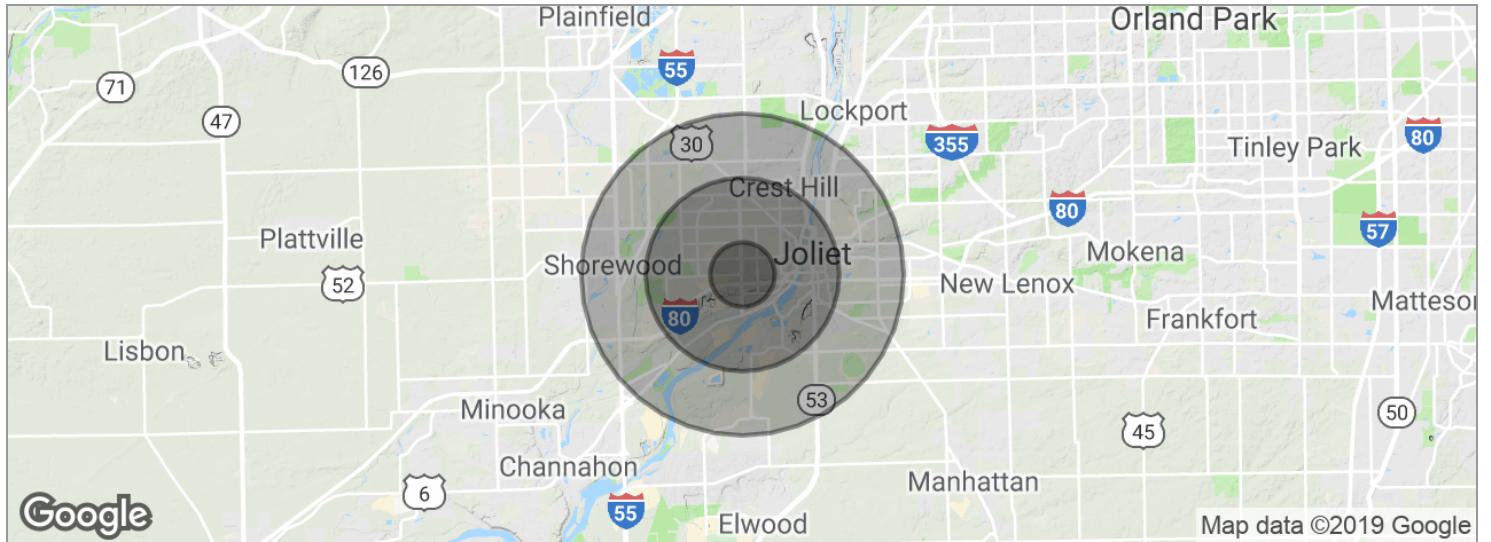
- Almost an acre
- High traffic corner
- Great development site
- Can continue to operate as a gas station



# Location Maps



# Demographics Map



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 9,476         | 81,915         | 161,792        |
| Median age                     | 37.7          | 34.8           | 34.4           |
| Median age (Male)              | 35.3          | 33.6           | 33.2           |
| Median age (Female)            | 40.0          | 35.9           | 35.5           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 3,712         | 31,330         | 56,830         |
| # of persons per HH            | 2.6           | 2.6            | 2.8            |
| Average HH income              | \$48,008      | \$57,593       | \$60,144       |
| Average house value            | \$147,390     | \$159,566      | \$182,817      |

\* Demographic data derived from 2010 US Census

# Disclaimer

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