



FOR SALE
MULTI-TENANT INVESTMENT



207 E Church Street

Sandwich, Illinois 60548 · U.S. Route 34 · DeKalb County

PRICE	CAP RATE	NOI	BUILDING	LEASED
\$1,499,950	8.25%	\$123,687	17,846 SF	100%

PROPERTY HIGHLIGHTS

- **100% leased** to five established tenants with no current vacancy
- **17,846 SF** two-story building on 0.57 acres, built 2006
- **Recent capital:** 2020 roof, newer HVAC, new windows, renovated entry
- **Walkable** to downtown Sandwich and City Hall
- **Staggered lease expirations** running through 2031
- **Route 34 frontage** with monument and façade signage
- **36 on-site parking spaces** with dedicated tenant entrances
- **Professional tenant mix** across office, medical and retail uses

Sergio Lopez

SENIOR COMMERCIAL BROKER · KW COMMERCIAL MEMBER

630-776-9082

ertcommercial@gmail.com



PROPERTY SNAPSHOT

Building Size	17,846 SF
Land Area	0.57 acres
Stories	2 + finished lower level
Year Built	2006
Construction	Masonry, stone & stucco
Roof	Replaced 2020
Parking	36 spaces (2.02 / 1,000 SF)
Signage	Monument + façade panels
County	DeKalb

TENANT ROSTER

Chic Boutique	7,939 SF
RETAIL / EVENT	
Centennial Counseling Center	2,382 SF
BEHAVIORAL HEALTH	
Family Focused Financial	1,675 SF
FINANCIAL SERVICES	
VMR Consulting	1,140 SF
PROFESSIONAL OFFICE	
Edward Jones	1,050 SF
FINANCIAL SERVICES	
Five Tenants · 100% Leased	14,186 SF

LOCATION & TRADE AREA

Sandwich sits on U.S. Route 34 in DeKalb County at the western edge of the Chicago metro. Route 34 is the city's primary commercial corridor and its main east-west connection through Plano and Yorkville toward Aurora. The property fronts that corridor directly, a short walk from City Hall and downtown.

CITY POPULATION	POP · 5 MILE	MEDIAN HHI	HHI · 5 MILE	ROUTE 34 VPD
7,219	20,937	\$80,768	\$88,121	11,400–11,700

NEARBY DEMAND DRIVERS

Downtown Sandwich & Main Street	Adjacent
Sandwich City Hall	± 2 blocks
Art's Food Market (grocery)	± 0.3 mi
NM Valley West Hospital	± 1 mi
Sandwich High School	± 1 mi
Sandwich Fairgrounds	± 2 mi

RECENT AREA INVESTMENT

Sandwich completed a \$5.9 million reconstruction of Main Street in 2025 and is building a \$14 million water treatment facility. Ryan Homes has been approved for 130 homes in Phase Four of the Fairwind subdivision, and the City has cited a planned 55-and-older apartment development on Route 34 at the east edge of town. The Sandwich Fair, the largest county fair in Illinois, draws over 100,000 visitors each September.

Sergio Lopez

SENIOR COMMERCIAL BROKER · KW COMMERCIAL MEMBER

630-776-9082

ertcommercial@gmail.com

Full financial detail, rent roll and lease documentation available to qualified parties upon execution of a confidentiality agreement. Information herein is from ownership and sources believed reliable; ERT Commercial makes no representation or warranty as to its accuracy or completeness. Square footages, lease terms and income figures are supplied by ownership and have not been independently verified. Traffic is 2025 IDOT AADT for Church Street / U.S. Route 34 in Sandwich; the specific segment fronting the property should be confirmed. Zoning and permitted uses should be verified with the City of Sandwich. Demographics per 2020–2024 ACS. Subject to change, prior sale or withdrawal without notice. Please do not contact tenants or visit without prior arrangement through the listing broker.