

FOR
SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY

MENARDS OUTLOT

SOUTH OF NORTH AVENUE, ON THE WEST SIDE OF ROUTE 59

WEST CHICAGO, ILLINOIS



PROPERTY HIGHLIGHTS

- :: ±5 Acres (Divisible)
- :: No Menards restrictions
- :: Ideal location for bank, restaurant, and other commercial/retail uses
- :: Off site detention
- :: Route 59 frontage with multiple access points off of North Avenue
- :: IDOT approved additional right in, right out
- :: Maximum exposure along the heavily trafficked Route 59
- :: High Traffic Counts:
30,500 vehicles per day on North Avenue
25,400 vehicles per day on Route 59
- :: PIN# 01-33-200-053, 01-33-200-055
- :: Taxes: \$34.96 (2012)
- :: Asking: \$2,600,000
- :: Please call for additional information regarding this opportunity

FOR MORE
INFORMATION
PLEASE
CONTACT

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CBRE

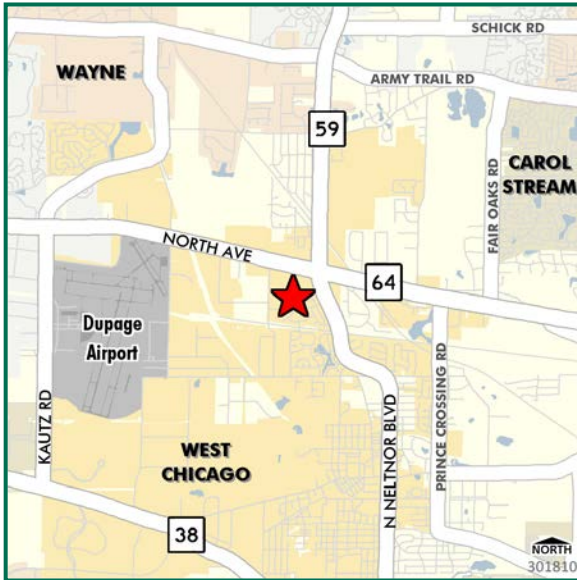
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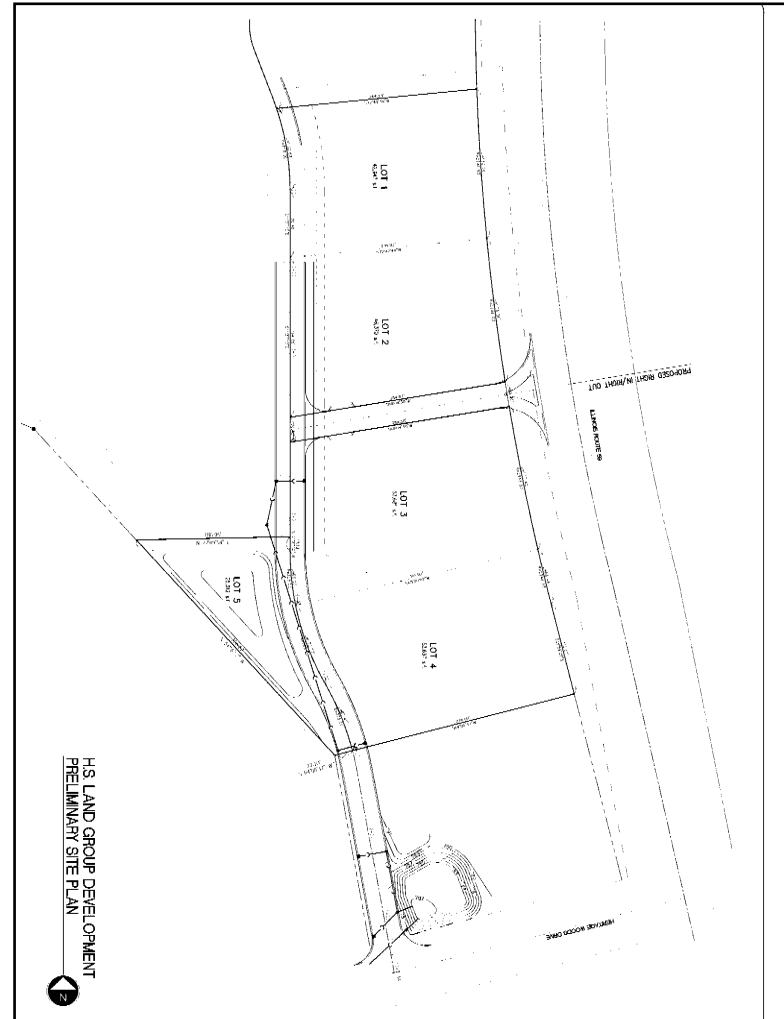
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LOCATION MAP



PRELIMINARY SITE PLAN



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