

FOR  
SALE

# COMMERCIAL DEVELOPMENT OPPORTUNITY

## NWC OF ROOSEVELT ROAD (RT. 38) AND ILLINOIS ROUTE 59

### WEST CHICAGO, ILLINOIS



#### PROPERTY HIGHLIGHTS

- :: ±3 Acres
- :: Future commercial development opportunity
- :: Zoned B-2 General Business District
- :: On the corner of a highly traveled intersection
- :: *High Traffic Counts:*  
21,000 vehicles per day on Roosevelt Road  
36,800 vehicles per day on Route 59
- :: Asking: \$1,400,000
- :: *Demographics*  
*2012 Estimated Population:*  
3 miles: 47,294  
5 miles: 124,302  
7 miles: 352,332  
*2012 Est. Average Household Income:*  
3 miles: \$84,507  
5 miles: \$100,668  
7 miles: \$96,417  
*2012 Estimated Average Age:*  
3 miles: 35.94  
5 miles: 36.38  
7 miles: 36.12
- :: Please visit [www.loopnet.com](http://www.loopnet.com), listing number 16206984 for additional information

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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**CBRE**



