

FOR  
SALE

# DEVELOPMENT OPPORTUNITY NORTH SIDE OF NORTH AVENUE, WEST OF IL ROUTE 59 WEST CHICAGO, ILLINOIS



## PROPERTY HIGHLIGHTS

- Four outlots:
  - Parcel A - \$15.00 psf for the front lots, \$7.25 psf for the back lots
  - Parcel B - ±1.85 acres at \$17.00 psf
  - Parcel C - ±1.90 acres at \$22.00 psf
  - Parcel D - SEC ±1 acre right-in, right-out at \$12.00 psf
- Surrounded by future residential development of 105 townhome units
- Zoned B-3, Regional Shopping District
- Utilities to site
- High Traffic Counts**
  - 40,300 vehicles per day on North Avenue
  - 36,750 vehicles per day on Route 59
- 2010 Demographics**
  - Estimated Population:*
    - 1 mile: 5,065
    - 3 miles: 39,556
    - 5 miles: 148,599
  - Estimated Average Household Income:*
    - 1 mile: \$97,966
    - 3 miles: \$109,224
    - 5 miles: \$107,694
- Please visit [www.loopnet.com](http://www.loopnet.com), listing number 15156828 for additional information

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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**CBRE**

# DEVELOPMENT OPPORTUNITY

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### WEST CHICAGO, ILLINOIS

#### LOCATION MAP



#### CONCEPTUAL PLAN



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