



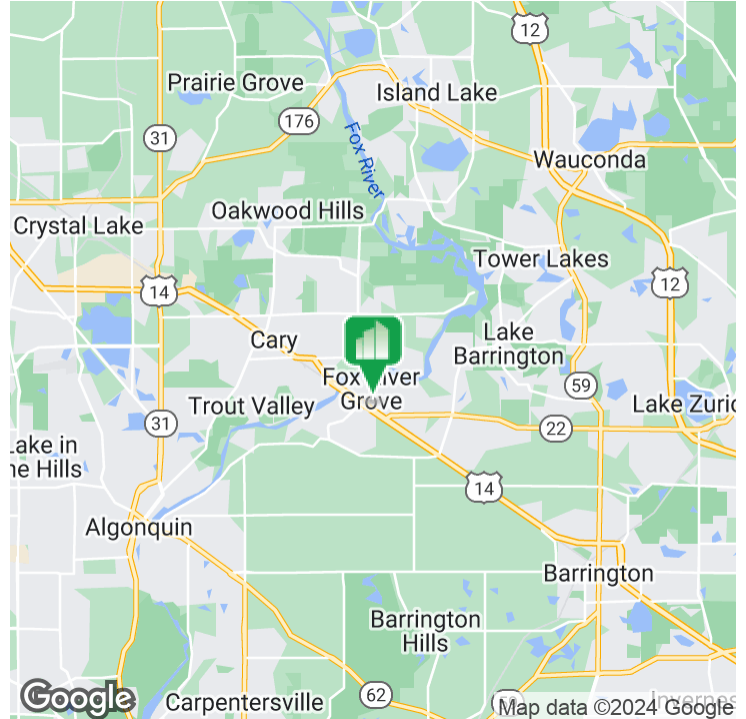
Medical Building For Sale/Lease



FULLY BUILT-OUT MEDICAL

712 NORTHWEST HWY, FOX RIVER GROVE, IL 60021

FULLY BUILT-OUT MEDICAL



OFFERING SUMMARY

Sale Price:	Contact Broker
Available SF:	3,864 SF
Lease Rate:	Contact Broker
Lot Size:	0.66 Acres
Year Built:	2004
Listing Brokers:	

Tom Liabo
312-497-3843
gt3dev@gmail.com

Steve Caton
Steve@CatonCommercial.com
815-954-5300

PROPERTY HIGHLIGHTS

- Freestanding, fully built-out medical office anchored by Jewel-Osco
- Easy access via signalized entrance
- Frontage on heavily traveled Northwest Hwy with 25,400 vpd
- Ample parking
- Broker owned

LOCATION OVERVIEW

Area retailers include Jewel-Osco, McDonald's, Panera Bread, Ace Hardware, Shell Gas Station, Walgreens, Dunkin, and more.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,958	10,907	31,547
Total Population	5,006	28,738	82,587
Average HH Income	\$124,203	\$139,159	\$126,834

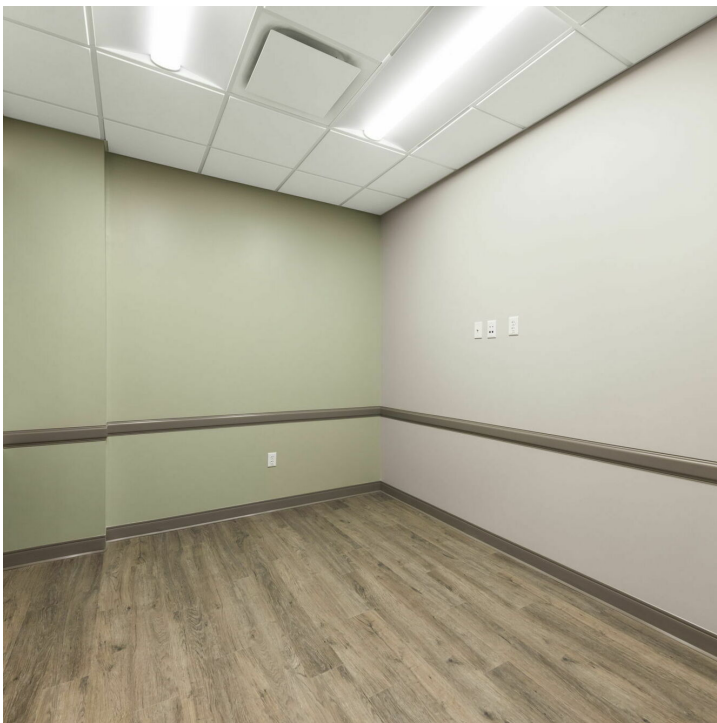
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