



**SALE**

# 28W651 Roosevelt Rd

**28W651 ROOSEVELT RD**

Winfield, IL 60190

**PRESENTED BY:**

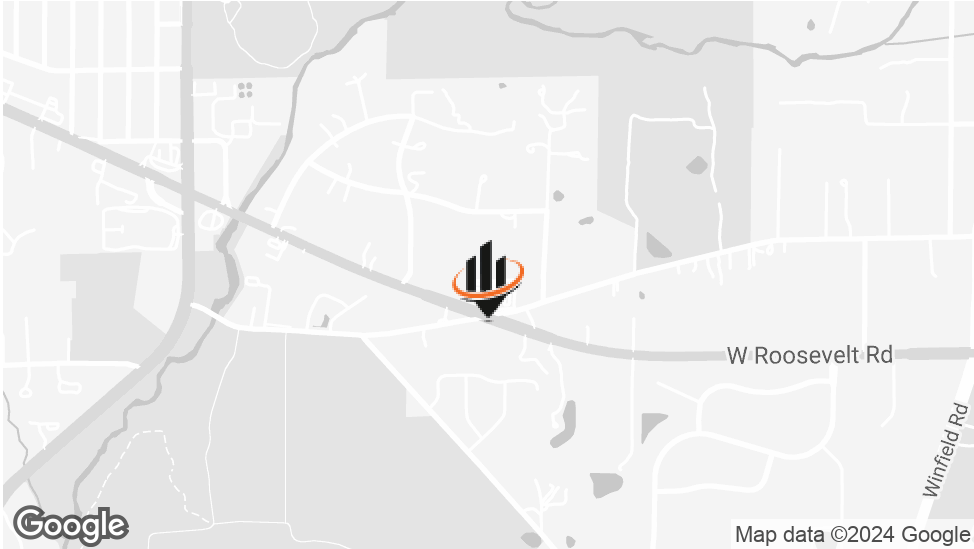
**RONALD WEISSENHOFER**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$995,000
LOT SIZE:	74,052 SF
PRICE / ACRE:	\$585,294
YEAR BUILT:	1954
ZONING:	C
MARKET:	Commercial Land
SUBMARKET:	Industrial
TRAFFIC COUNT:	31,700

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PROPERTY OVERVIEW

Redevelopment or owner-user opportunity in Winfield. Best use for Industrial, storage, landscaping, and/or automobile dealer.

PROPERTY HIGHLIGHTS

- Potential Outside Storage
- Landscaping
- Redevelopment Opportunity
- Existing Retention Pond
- Tree Line Border in the rear of the property separating the parcel from the residential neighborhood



## ADDITIONAL PHOTOS



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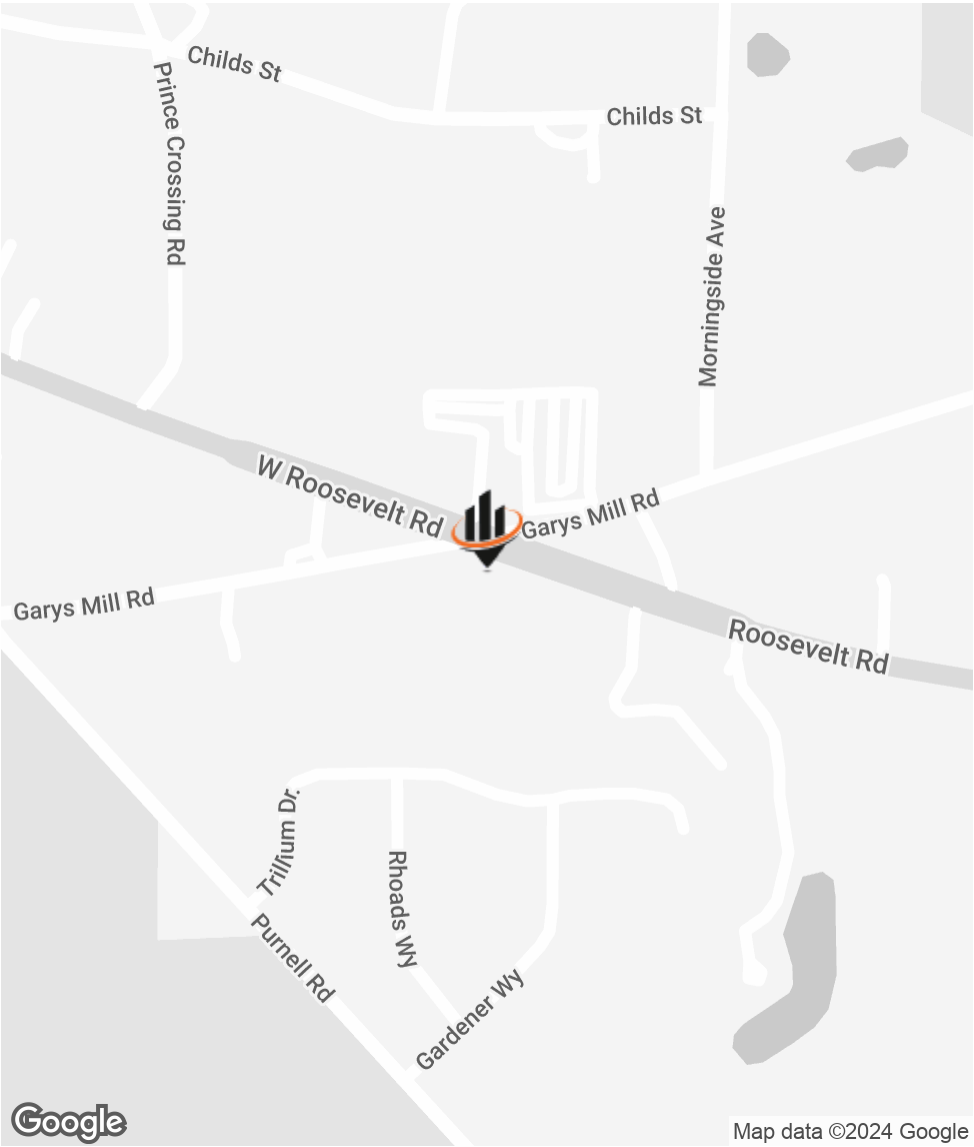
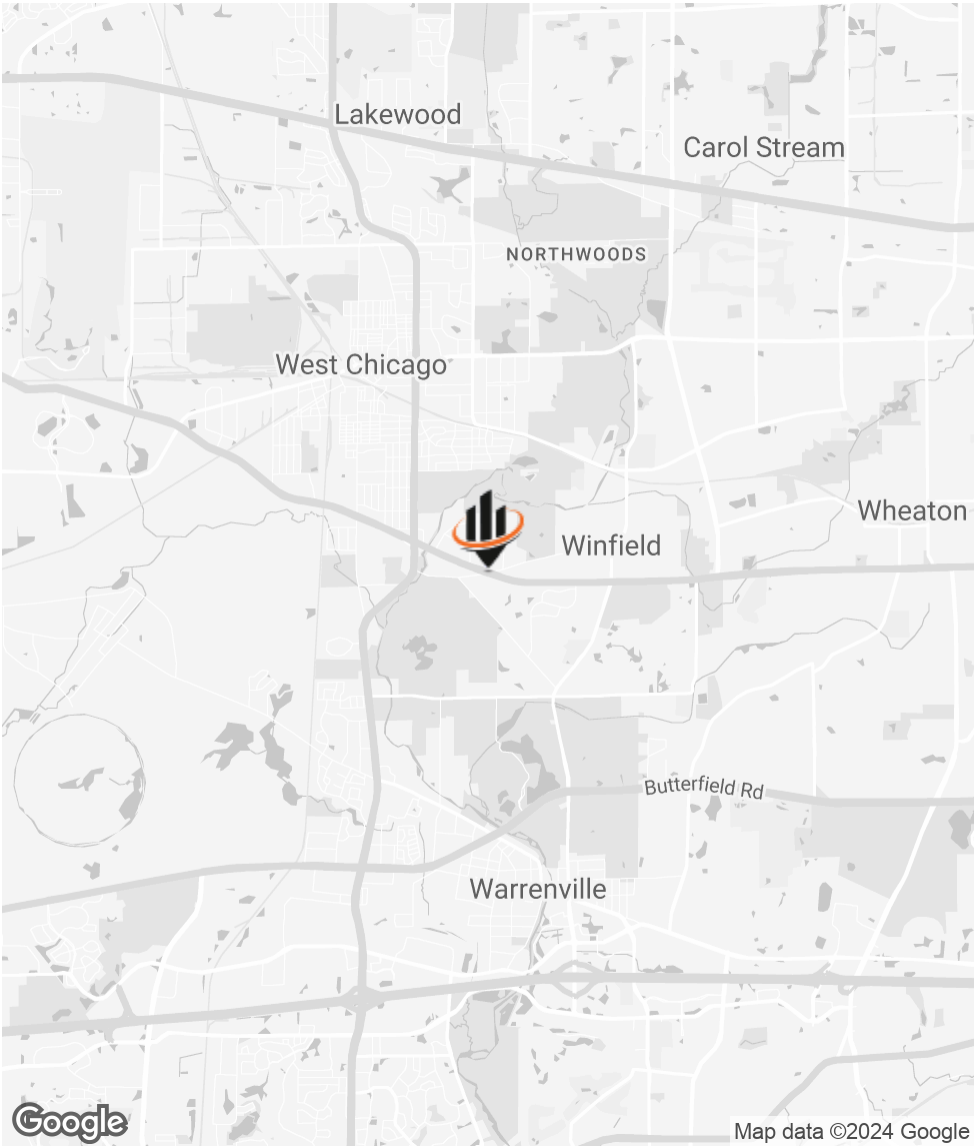
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**SVN | CHICAGO COMMERCIAL** 3



LOCATION MAPS



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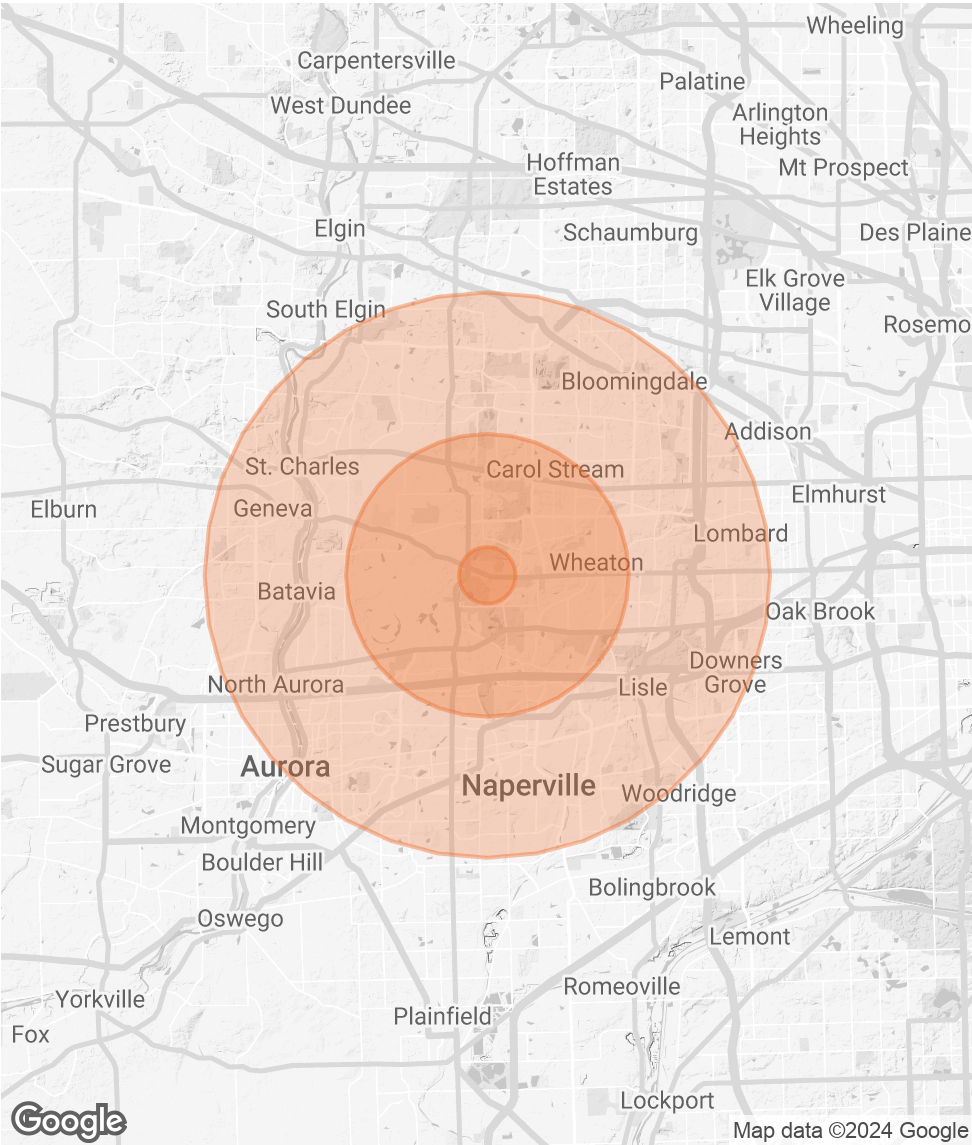


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,431	146,789	826,375
AVERAGE AGE	34.0	39.8	39.3
AVERAGE AGE (MALE)	35.0	38.6	38.2
AVERAGE AGE (FEMALE)	34.2	40.9	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,488	54,772	312,463
# OF PERSONS PER HH	3.0	2.7	2.6
AVERAGE HH INCOME	\$92,470	\$121,765	\$114,923
AVERAGE HOUSE VALUE	\$247,506	\$324,971	\$302,061

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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