

Executive Summary



SALE OVERVIEW

SALE PRICE: \$25.00 / SF

LOT SIZE: 45,519 SF

PRICE/SF: \$25.00

APN #: 18-25-301-059

ZONING: B2-PUD

MARKET: Chicago

SUB MARKET: Chicago - Far Northwest

CROSS STREETS: Square Barn Rd

TRAFFIC COUNT: 24,000

PROPERTY DESCRIPTION

Situated between Walgreens and Algonquin Bank & Trust, site offers 265' of frontage on Algonquin Rd. Excellent access via signaled intersection of Algonquin Rd & Square Barn Rd. All utilities are to the site, and off site detention is in place.

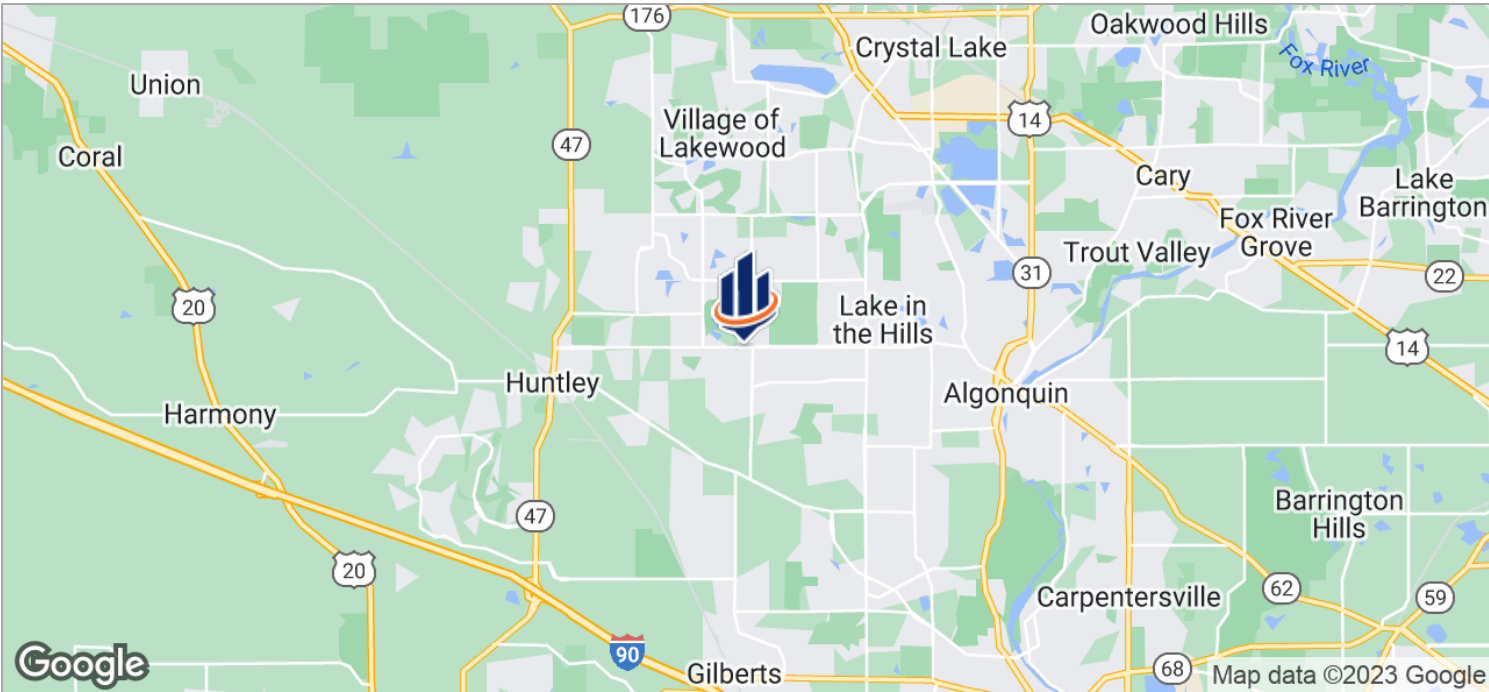
Excellent location for Restaurant, convenience retail, or other uses serving nearby residential populations.

Located just two miles west of Randall Rd at the corner of Algonquin Rd & Square Barn Rd. Strong residential population in the immediate area. Ten public schools and three golf courses within 2.5 miles.

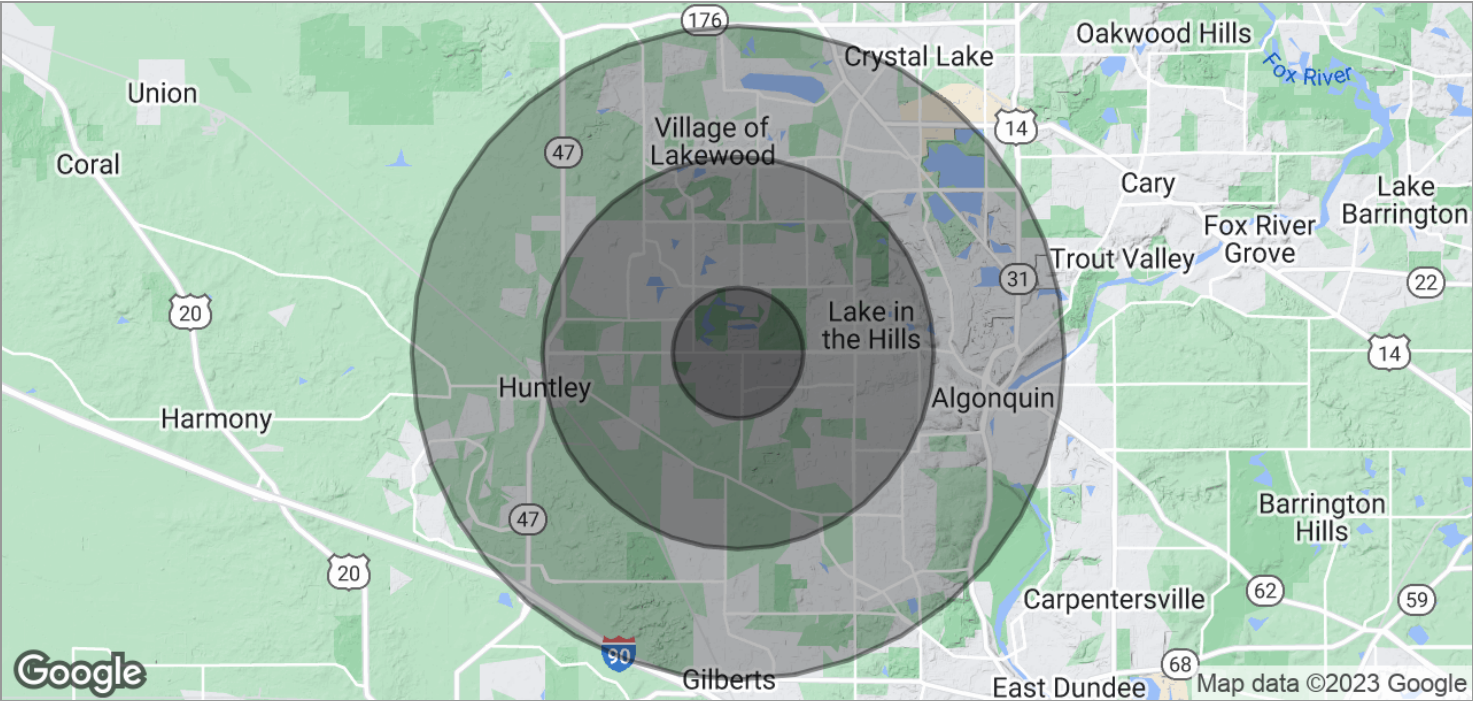
PROPERTY HIGHLIGHTS

- Adjacent to Dunkin, Walgreens & Algonquin Bank & Trust
- 24,000 VPD on Algonquin Rd
- All Utilities to Site.
- Excellent Demographics.
- Drive Thru Opportunity

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,047	64,554	136,525
MEDIAN AGE	35.7	35.0	35.4
MEDIAN AGE (MALE)	34.1	33.6	34.3
MEDIAN AGE (FEMALE)	36.3	35.8	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,168	20,571	45,335
# OF PERSONS PER HH	3.3	3.1	3.0
AVERAGE HH INCOME	\$110,610	\$103,294	\$100,105
AVERAGE HOUSE VALUE	\$382,909	\$314,060	\$301,736