



WESTCHESTER OFFICE CENTER REDEVELOPMENT OPPORTUNITY 1107 S MANNHEIM RD, WESTCHESTER, IL 60154 LAND - COMMERCIAL

OFFERING SUMMARY

Price	\$2,500,000
Down Payment	All Cash
Price/SF	\$16.93
Lot Size(Acres)	3.39 acre(s)
Price/Acre	\$737,465

PROPERTY SUMMARY

PUBLIC UTILITIES



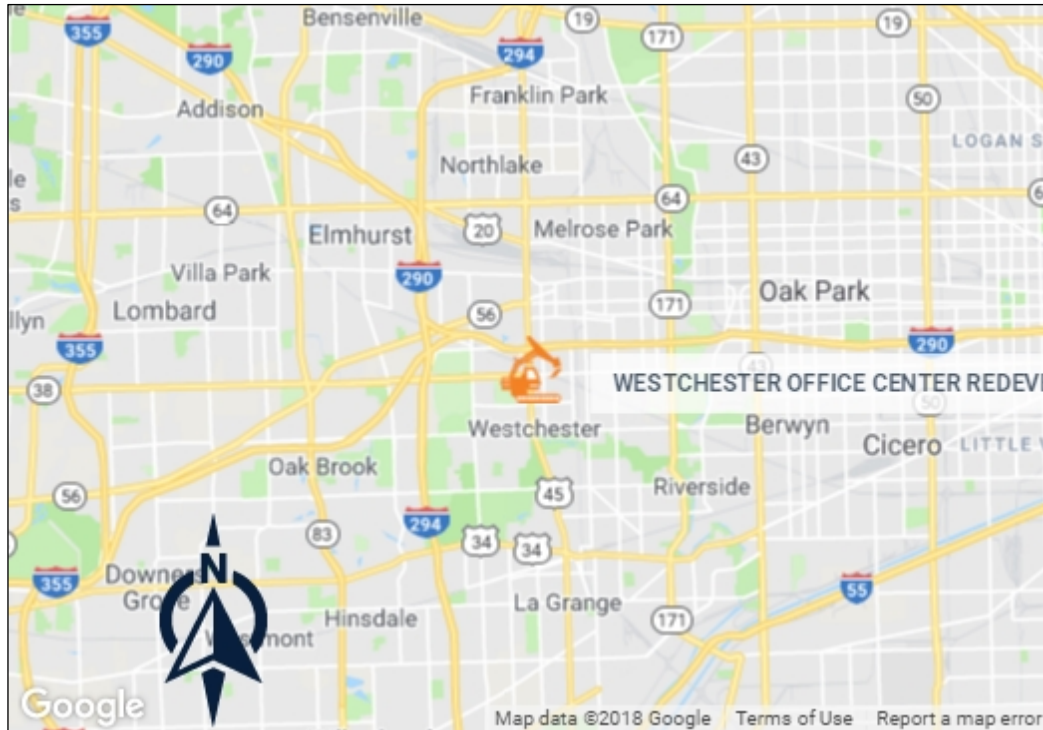
EXCLUSIVELY LISTED BY:

Tammy A. Saia
First Vice President Investments
Tel: (630) 570-2226
License: IL 475.146070
tammy.saia@marcusmillichap.com
www.marcusmillichap.com/TammyASaia

Tami Andrew
Associate
Tel: (630) 570-2179
License: IL 471.000351
tami.andrew@marcusmillichap.com
www.marcusmillichap.com/TamiAndrew



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INVESTMENT HIGHLIGHTS

- 3.8 Acres of Develop-able Land Near Busy Signalized Corner
- Excellent Visibility from Both Mannheim Road (Route 45) and Roosevelt Road (Route 38)
- Excellent Traffic Counts of Over 66,000 Vehicles per Day
- Half Mile from Interstate 290 / Mannheim Road Interchange
- The Village of Westchester Welcomes New Development
- Due to Size of Property, Potential Uses for Income Producing Development is Vast

PROPERTY SUMMARY

ASSET PERFORMANCE DATA

CURRENT

PROFORMA