

Downtown Glen Ellyn Investment / Redevelopment site
Located at the Southwest corner of Forest Ave and Duane Street



424 Forest Avenue
Glen Ellyn, Illinois

Shepherd Group  LLC

Frank Sakelaris, Broker 630-247-3683

fsakelaris@shepherd-grp.com

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Offering \$2,000,000

Opportunity to acquire a portion of 424 Forest Ave in Glen Ellyn, Illinois. The Property is being offered to Developers in this well located, versatile and dynamic area.

Zoning C-S5

Potential to build up to a maximum building height of 45'.

Neighborhood

The Property is located in the heart of downtown Glen Ellyn. This location offers many nearby amenities including upscale restaurants, parks and a quick walk to the Metra train station. It's also adjacent to the new Glen Ellyn municipal parking lot.



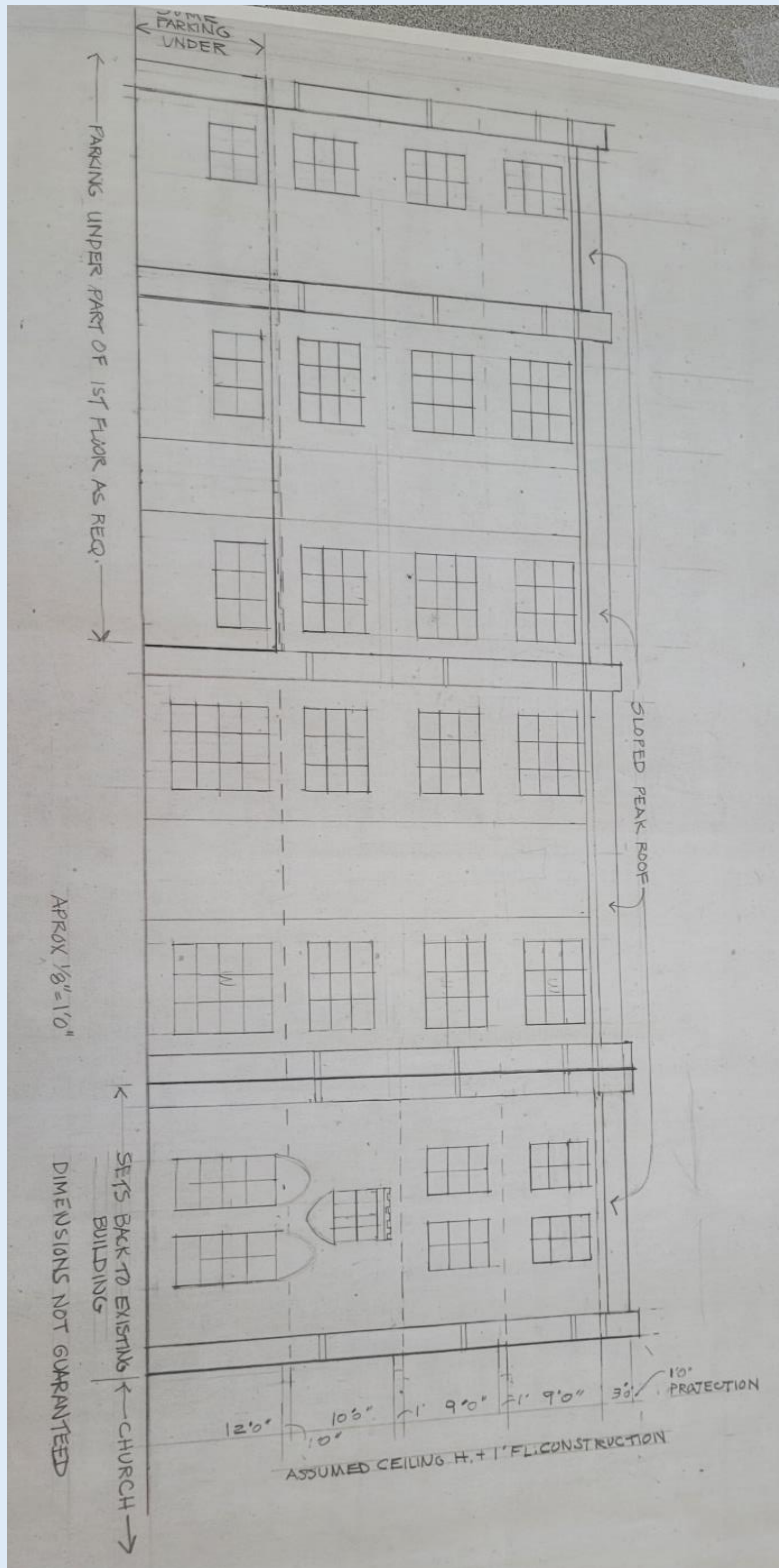
Property Highlights

- Developable site includes building and parking lot totalling 11,600 SF
- Building can be torn down or modified
- Potential to build 30-35 residential units
- Existing parking lot has 30-35 parking spots

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Sample renderings to the Property to envision how space could potentially look

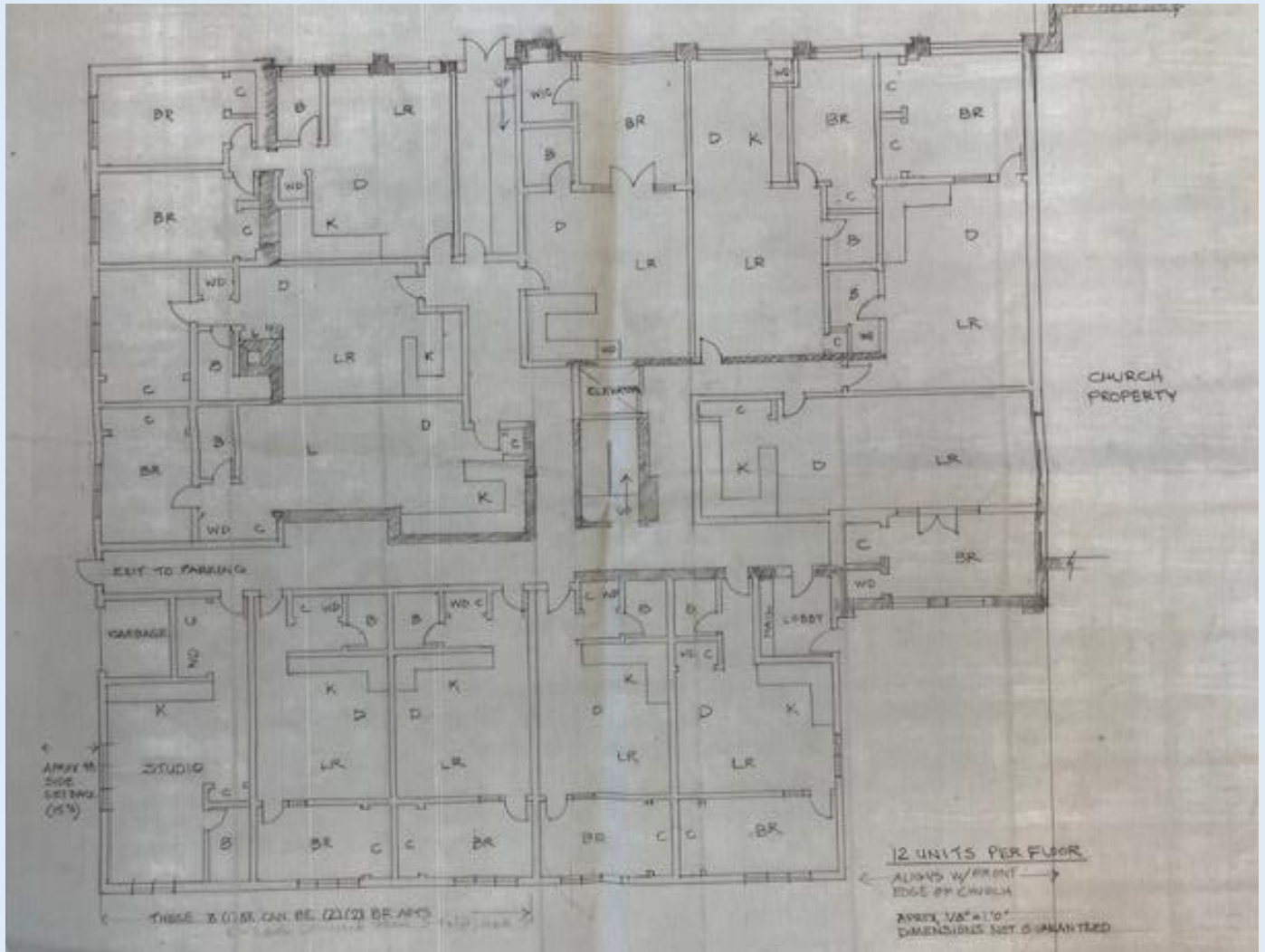
Front view elevation



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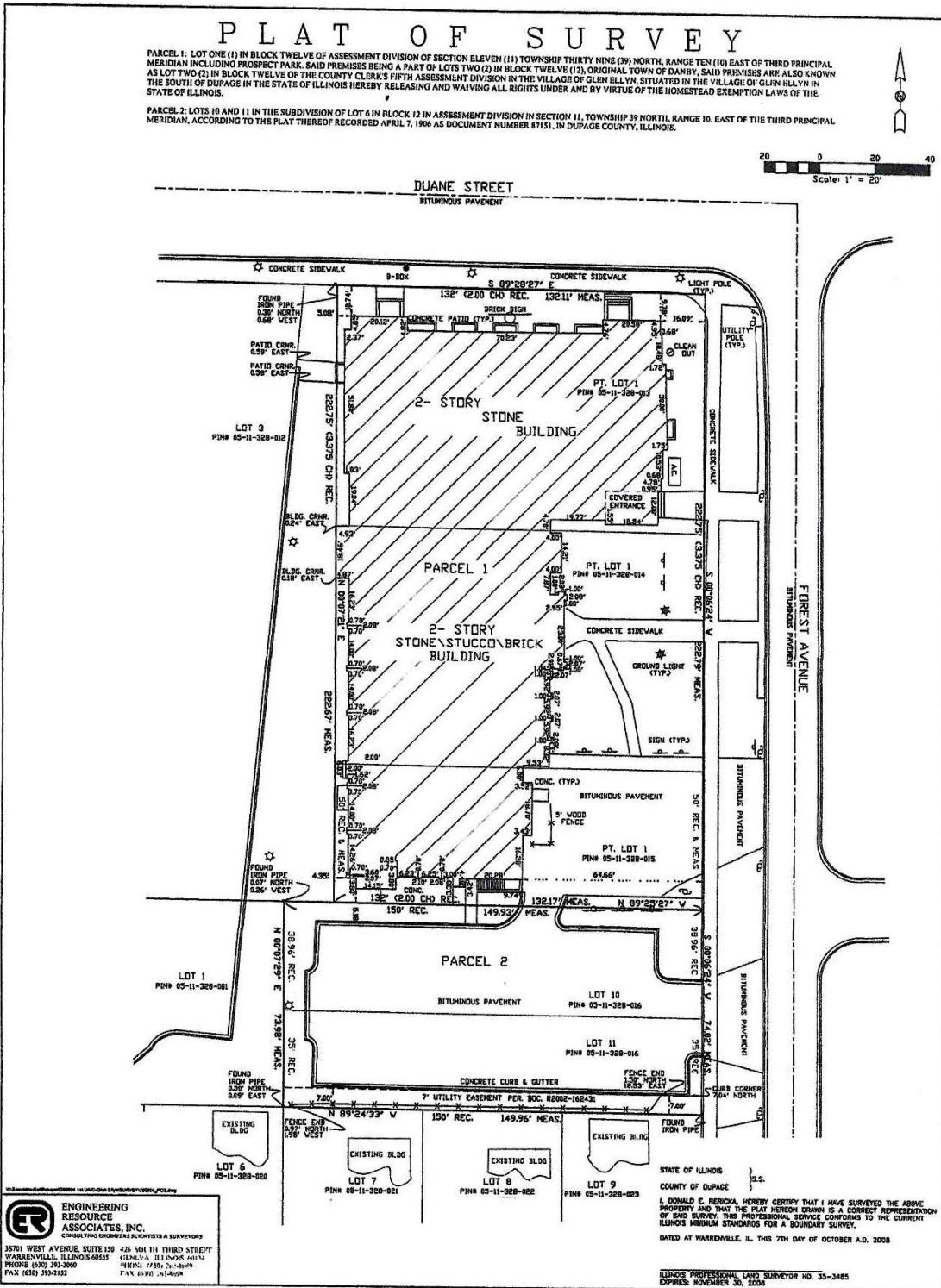
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Potential Floor Plan



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Plat of Survey



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OFFER GUIDELINES

Please reach out to Frank Sakelaris at Shepherd Group LLC for any questions or interest as it relates to this offering. If interested acquiring the property, please submit an LOI to fsakelaris@shepherd-grp.com



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Demographics

Population			
	2 mile	5 mile	10 mile
2010 Population	51,686	277,721	968,561
2023 Population	50,282	270,802	950,890
2028 Population Projection	49,298	265,720	933,736
Annual Growth 2010-2023	-0.2%	-0.2%	-0.1%
Annual Growth 2023-2028	-0.4%	-0.4%	-0.4%
Median Age	38.4	40.4	41.4
Bachelor's Degree or Hig...	59%	46%	45%
U.S. Armed Forces	11	99	397

Households			
	2 mile	5 mile	10 mile
2010 Households	18,292	103,639	360,066
2023 Households	17,729	101,254	352,793
2028 Household Projection	17,354	99,394	346,095
Annual Growth 2010-2023	-0.2%	0%	0.1%
Annual Growth 2023-2028	-0.4%	-0.4%	-0.4%
Owner Occupied Households	12,473	68,495	247,774
Renter Occupied Households	4,881	30,898	98,321
Avg Household Size	2.7	2.6	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Sp...	\$704.5M	\$3.7B	\$12.9B



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