



## **FOR SALE**

**7660 S. COUNTY LINE RD, BURR RIDGE, IL, 60527**

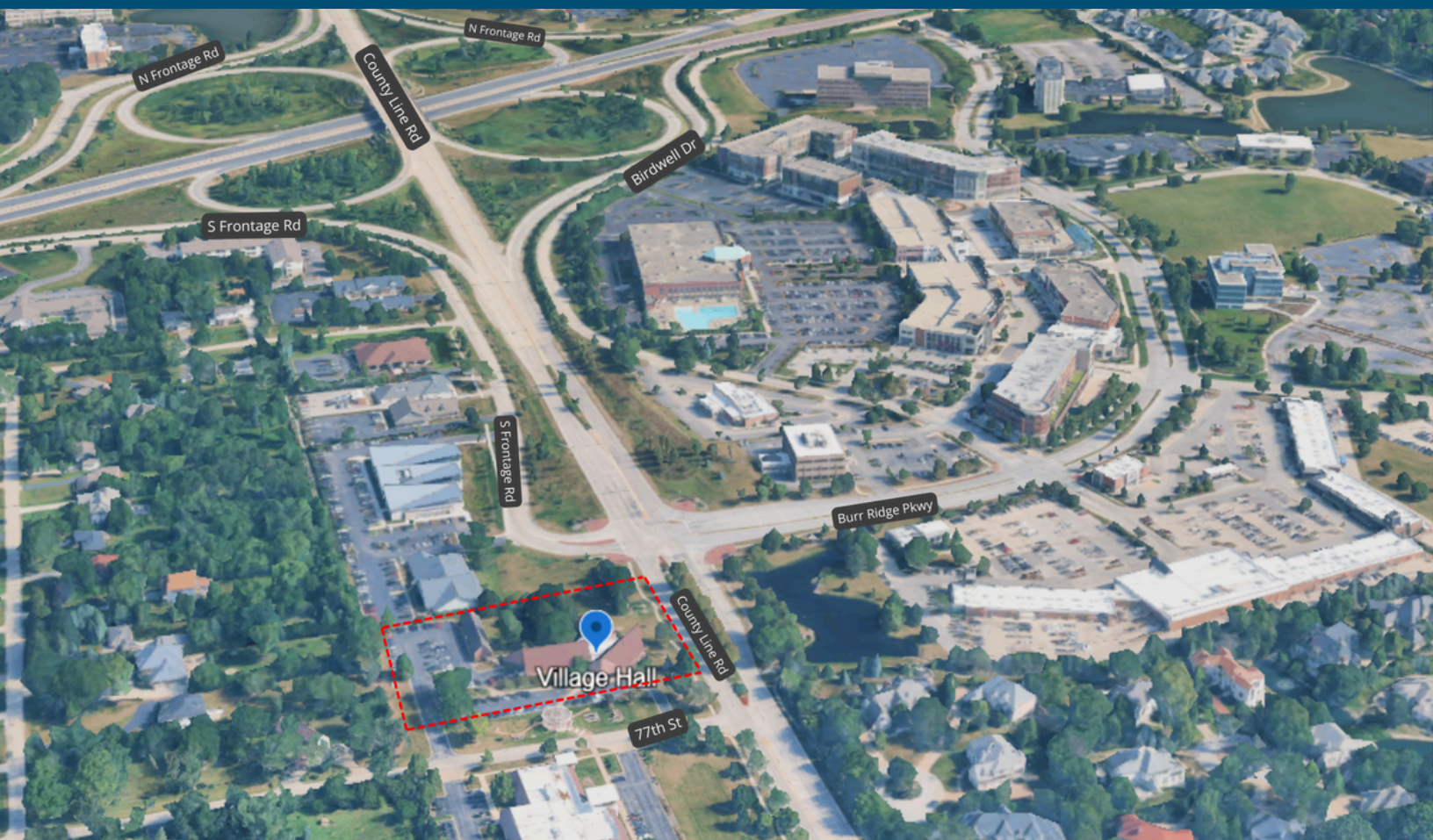
**PRICE: SUBJECT TO OFFER**

### **Highlights:**

- **Primed Connectivity** – Frontage on County Line Road with immediate access to I-55, with seamless connections to I-294
- **Dual County Advantage** – Strategically situated along the Cook / DuPage County line, with DuPage Taxes
- **Shared Parking** – Convenient adjacency to the Burr Ridge Veterans Memorial with opportunity for shared parking
- **Site Size** – 1.87 acre parcel improved with a 15,000 SF municipal office building (can be occupied as-is or demolished for redevelopment)
- **Vibrant Surroundings** – Directly across from Burr Ridge Village Center—retail, dining, offices, and hotel amenities
- **Strong Traffic Exposure** – Positioned on a high-visibility arterial corridor—Daily traffic volumes estimated at 12,100 vehicles/day at County line Rd
- **Zoning Potential** – Located in the **T-1 Transitional District**
- **Building Height** – Maximum permitted height of 30 feet (2 stories)
- **Floor Area Ratio** – Not to exceed 0.24
  - Roughly 19,500 square foot max. building
- **Ideal for Medical or Professional Use** – Strategic location, strong demographics, and accessibility make it well-suited for medical offices, clinics, or professional service facilities
- **Affluent Demographics** – Nearly 183,000 residents and over 70,000 households within a 5-mile radius, with a median household income of \$94,500, an average household income exceeding \$141,000, and a per capita income of \$55,000



## VILLAGE HALL



For offers or inquiries, please contact:

 **Evan Walter**  
Village Administrator  
 ewalter@burr-ridge.gov  
 (630) 654-8181 .ext 2000



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