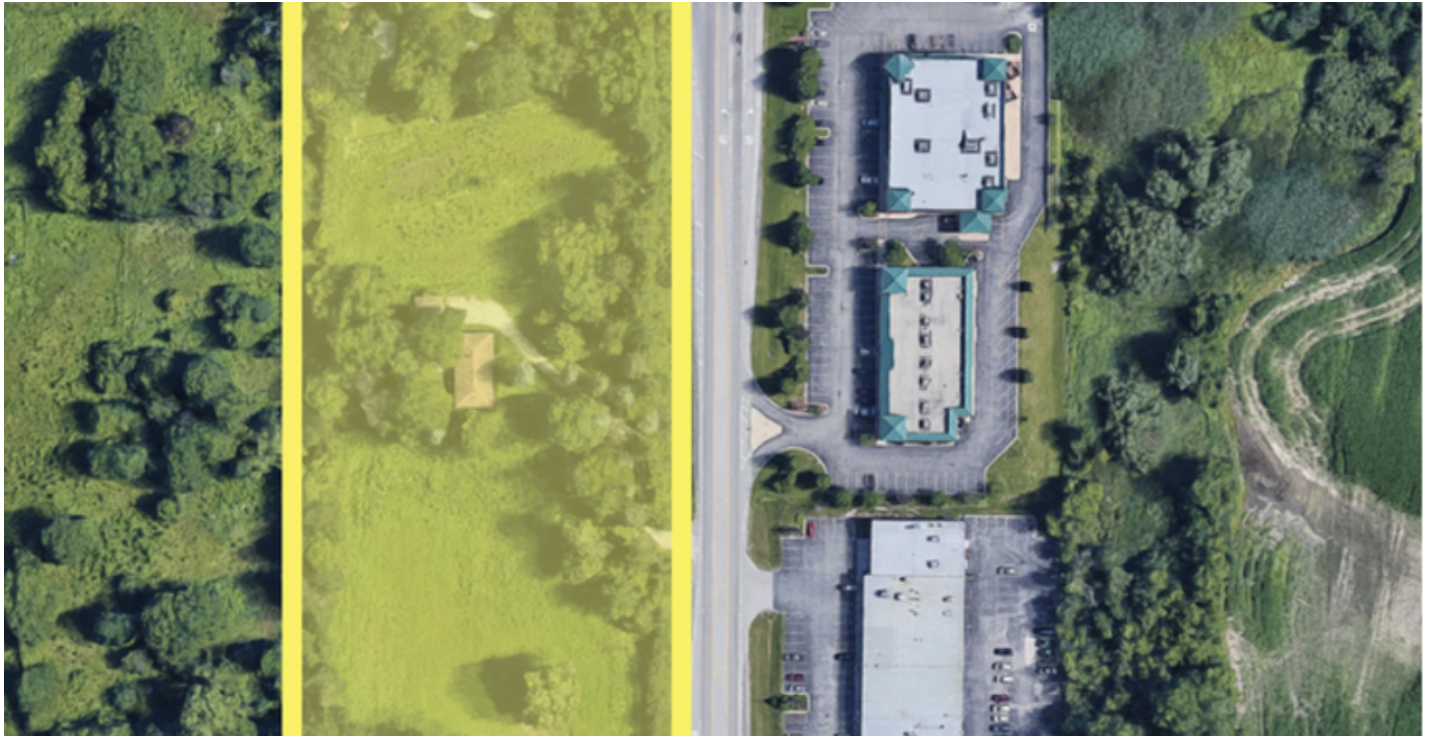


RETAIL FOR SALE

37430 N US HWY 45

U.S. 45, LINDENHURST, IL 60046



Highlights

Sale Price: \$1,100,000

Units: 1

Lot Size: 6.6 Acres

Price Per SF \$3.83

Type: Investment

Zoning: AG

Property Description

Hard corner of U.S. Hwy 45 and Sand Lake Rd kitty corner to Walgreens. Commercial vacant land.

KELLER WILLIAMS NORTH SHORE WEST

350 N Milwaukee Ave Suite 200
Libertyville, IL 60048



Each Office Independently Owned and Operated

PRESENTED BY:

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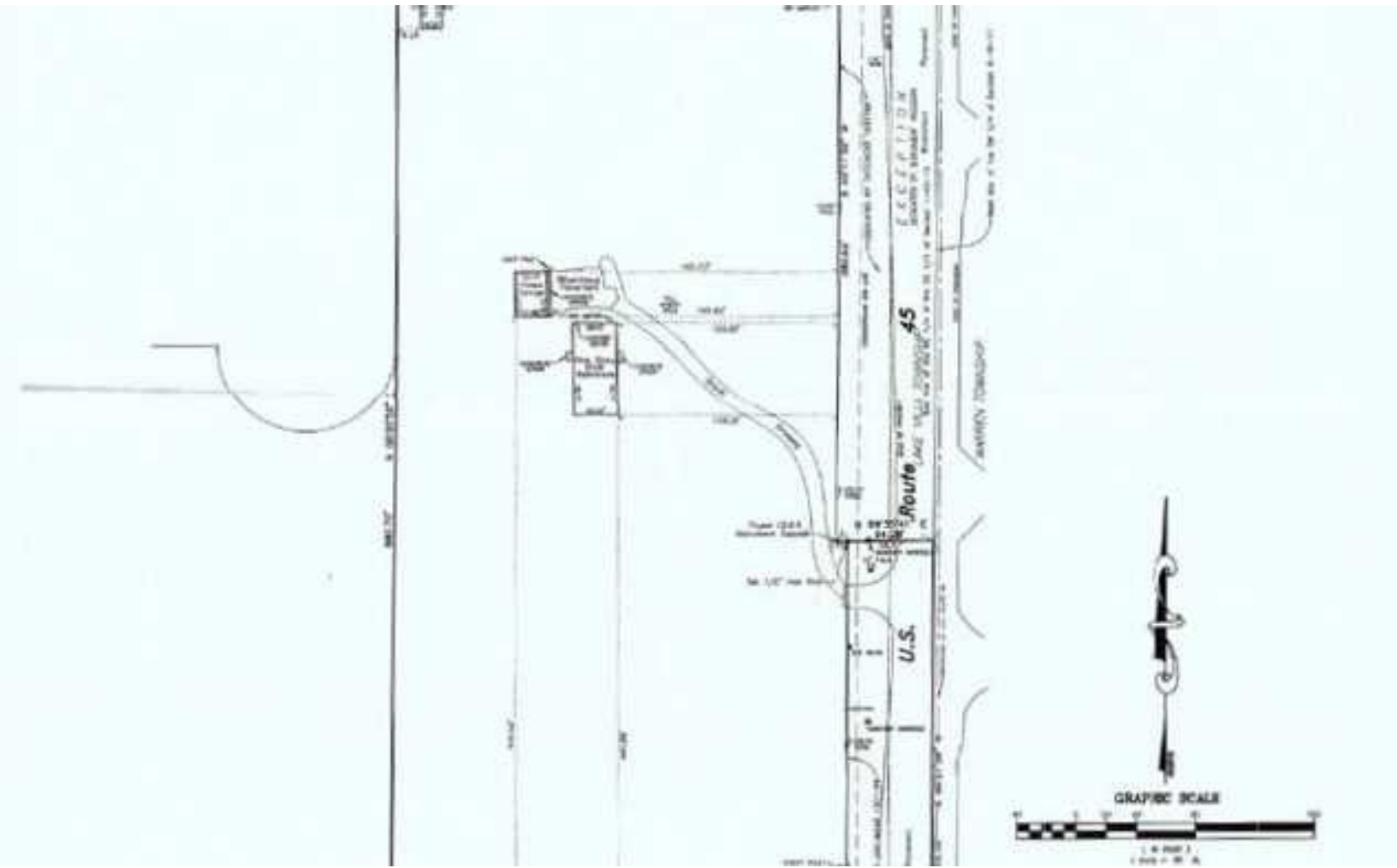
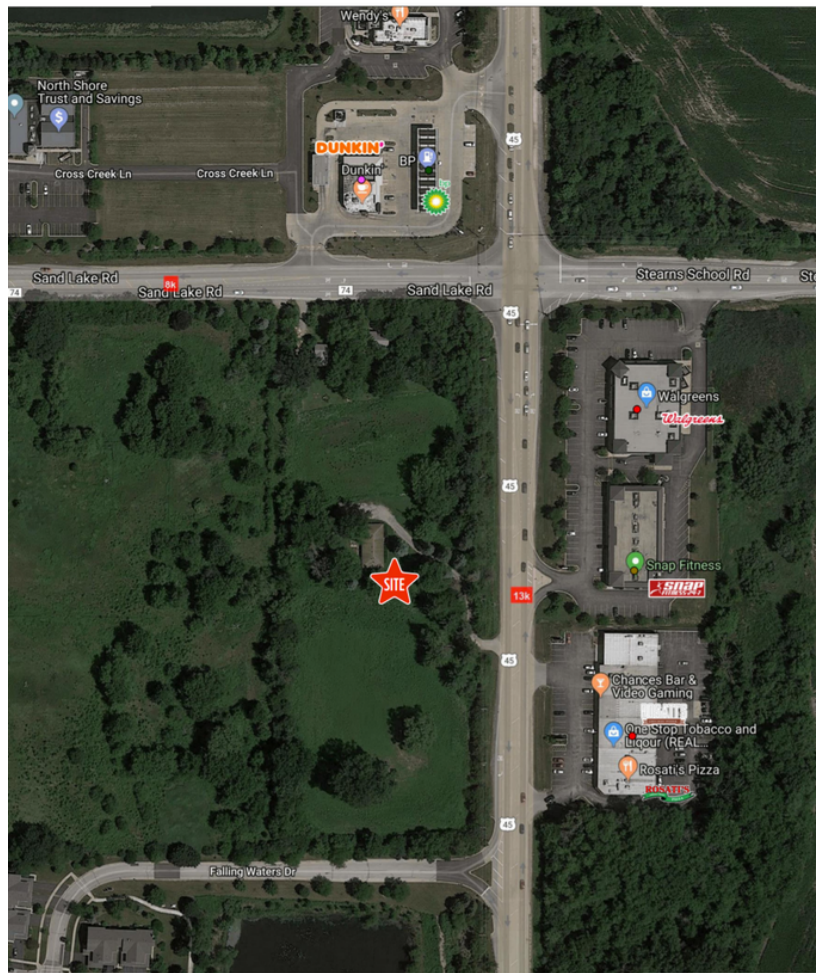
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

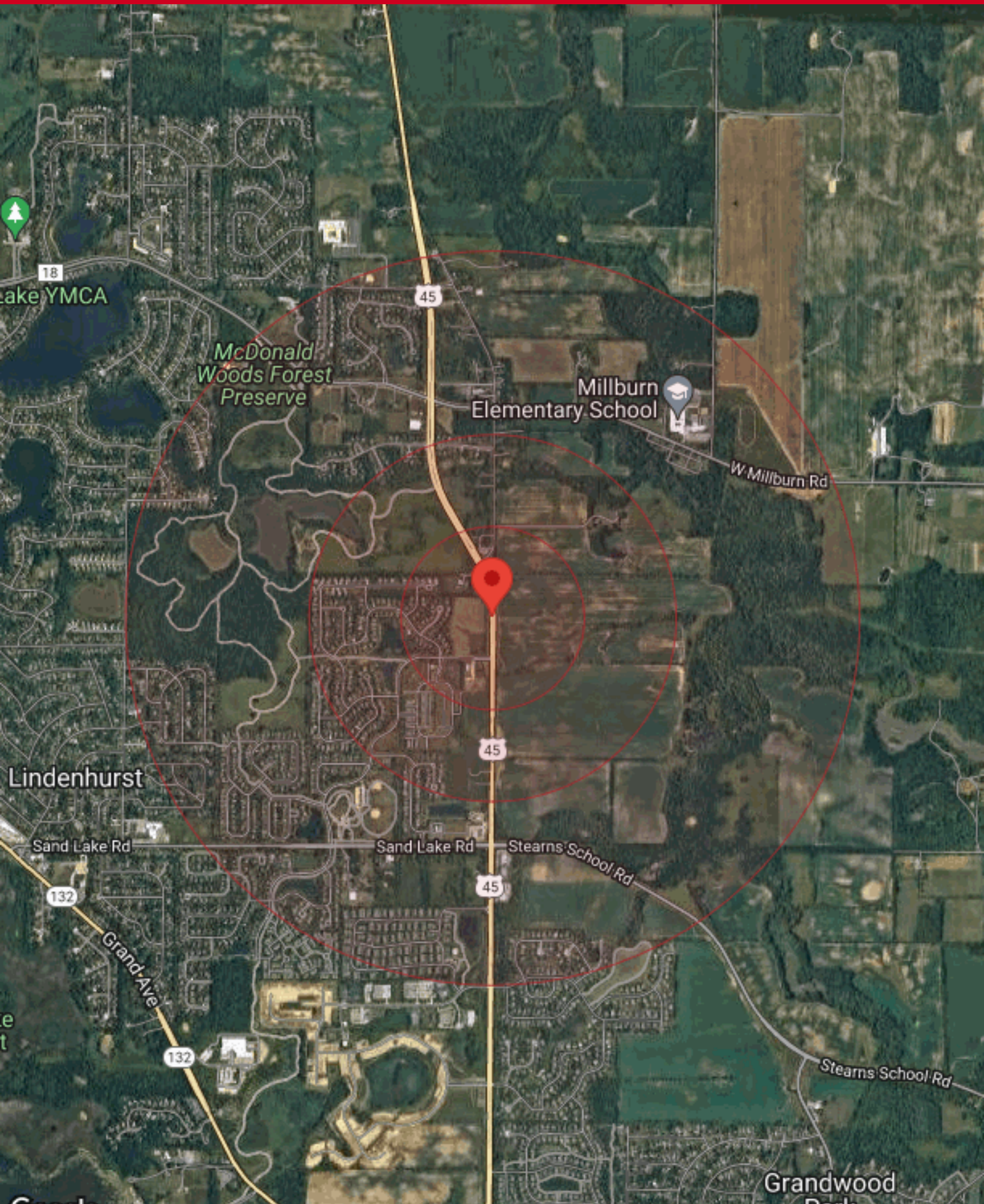
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams North Shore West makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams North Shore West does not serve as a financial advisor to any party regarding any proposed transaction.

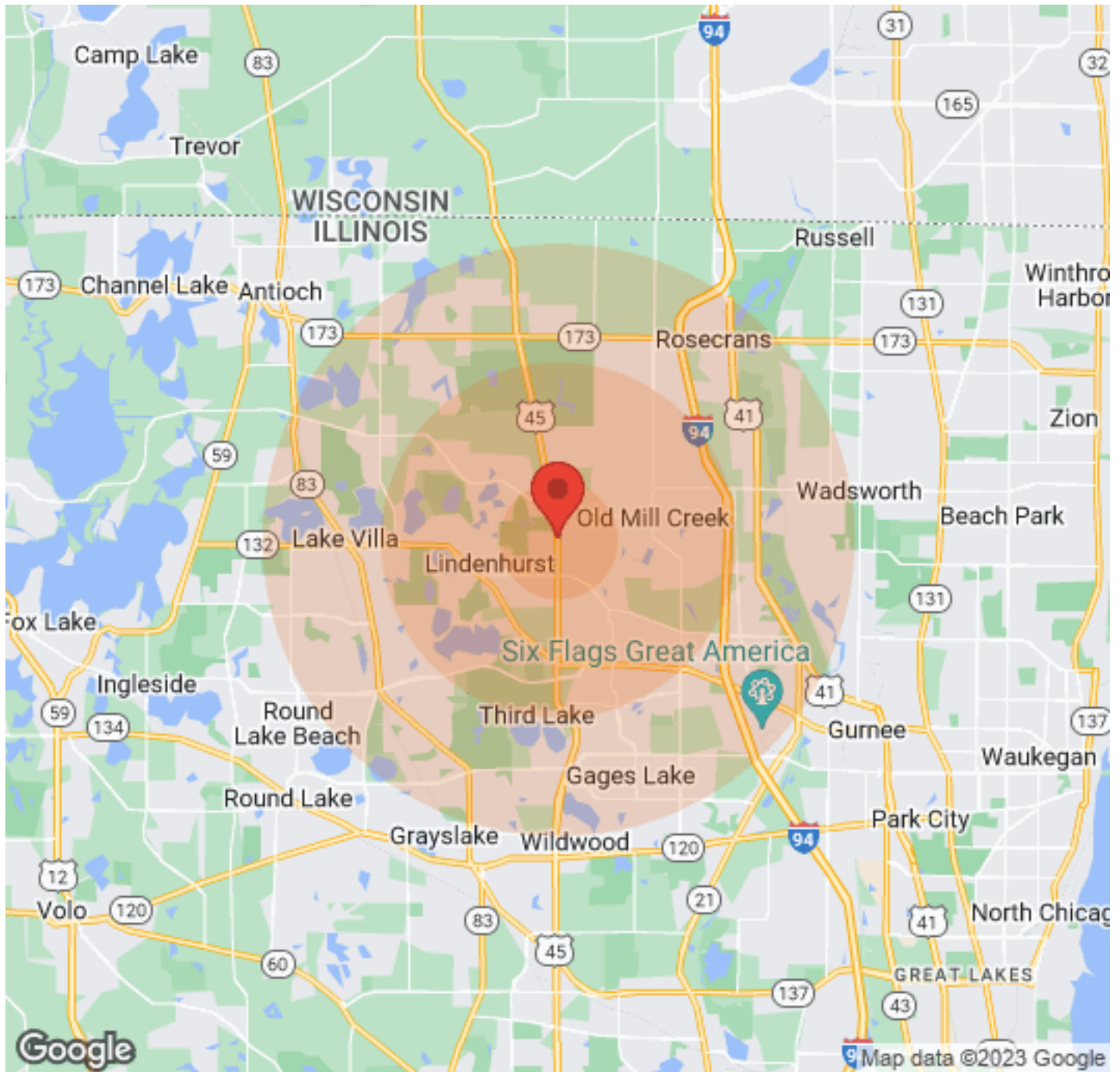
All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Keller Williams North Shore West in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY PHOTOS







Population	1 Mile	3 Miles	5 Miles
Male	1,554	15,758	49,930
Female	1,593	16,527	51,079
Total Population	3,147	32,285	101,009

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	799	6,955	21,680
Ages 15-24	539	5,184	16,048
Ages 55-64	341	3,916	12,220
Ages 65+	249	3,893	11,402

Race	1 Mile	3 Miles	5 Miles
White	2,857	27,455	82,707
Black	17	911	3,979
Am In/AK Nat	N/A	6	93
Hawaiian	N/A	N/A	1
Hispanic	151	2,080	13,373
Multi-Racial	174	2,268	14,370

Income	1 Mile	3 Miles	5 Miles
Median	\$110,509	\$101,275	\$97,021
< \$15,000	N/A	420	1,587
\$15,000-\$24,999	28	538	1,851
\$25,000-\$34,999	N/A	427	1,825
\$35,000-\$49,999	89	946	3,276
\$50,000-\$74,999	159	1,640	5,901
\$75,000-\$99,999	155	1,967	5,904
\$100,000-\$149,999	284	2,742	8,400
\$150,000-\$199,999	95	1,519	4,019
> \$200,000	160	1,061	2,688

Housing	1 Mile	3 Miles	5 Miles
Total Units	901	11,858	37,559
Occupied	877	11,296	35,667
Owner Occupied	834	9,643	28,847
Renter Occupied	43	1,653	6,820
Vacant	24	562	1,892