

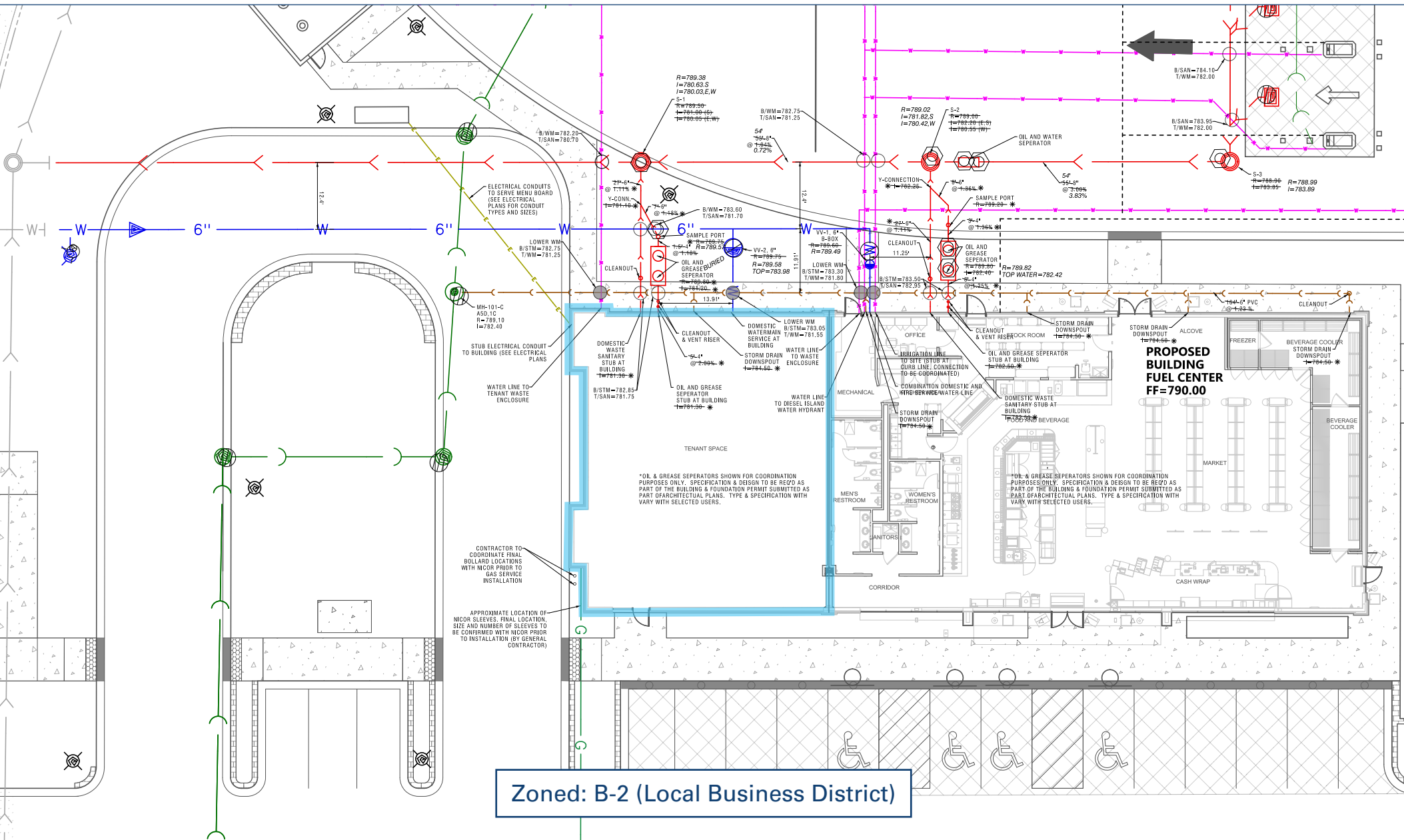
**THORNTONS END CAP
2,600 SF
WITH DRIVE THRU**

**832 WEST LAKE ST.
HANOVER PARK, IL**



NEWMARK

SITE PLAN



AREA AMENITIES

TRANSPORTATION

- The site is at the intersection of US-20 (Lake Street) and IL 390, capturing both high local traffic and highway traffic flows.
- The property is situated between two major expressway links: I-355 to the west and the IL 390 Tollway to the east.
- Rail access via Metra's MD-West Line gives a commuter base and connection into Chicago.
- Bus and feeder service via Pace 554 help link the property to surrounding neighborhoods and nodes.

EDUCATION

- Hanover Park lies within 4 school districts, which enrolls approximately 7,800 students in K-8 across Elgin, Schaumburg, Lake & Keely school districts.
- Elgin Community College has a satellite campus serving part of their 9,600-student body, offering ESL, GED prep, and workforce training programs in partnership with Harper College.
- New Lake College is a Hanover Park vocational school specializing in allied health certifications such as nursing assistant, medical assisting, phlebotomy, and EKG technician training.

RECREATION

- The Hanover Park District manages 21 parks and facilities, serving approximately 38,000 resident with over 1,400 programs.
- Facilities include Seafari Springs Aquatic Center, Community Center, Ahlstrand Fieldhouse, Longmeadow Activity Center, and Hollywood Activity Center.
- The Village maintains 15 outdoor tennis courts, 4 racquetball courts, 3 football fields, 13 softball fields, 6 soccer fields, 18 basketball courts, 4 outdoor ice rinks, and 21 picnic areas across 186 acres of park land.



ACCESS + VPD



DEMOGRAPHICS

POPULATION				
	1-MILE	3-MILE	5-MILE	15-MILE
2025	10,722	97,935	279,464	1,838,318
2030	10,501	96,027	273,412	1,807,286
HOUSEHOLDS				
	1-MILE	3-MILE	5-MILE	15-MILE
2025	3,993	36,043	102,727	709,481
2030	3,993	36,031	102,404	711,591
DAYTIME POPULATION				
	1-MILE	3-MILE	5-MILE	15-MILE
2025	8,987	87,123	236,274	2,062,302
HOUSEHOLD INCOME				
	1-MILE	3-MILE	5-MILE	15-MILE
2025 MEDIAN	\$112,504	\$106,029	\$105,634	\$106,034
2030 MEDIAN	\$126,547	\$117,730	\$117,143	\$117,690



RETAIL MAP



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