

## LOT FOR SALE

- RETAIL
- RESTAURANT
- QRS
- AUTOMOTIVE



## PROPERTY SPECIFICATIONS

**Description:** Commercial Lot

**Land Size:** 1.103 ACRES

**Topography:** Flat

**Environmental Status:** Clean

**Utilities:** To Site

**Sewer/Water:** City of Elgin

**Frontage Dimensions:** 173'

**Zoning:** PAB - Planned area business

**Real Estate Taxes:** TBD - New PIN#

**Sale Price:** \$700,000/\$14.57 PSF

## PROPERTY OVERVIEW

Fully Improved Lot

Restaurant/Retail/QRS/Potential Automotive

- Paved lot with stubbed utilities
- Off-site detention
- Adjacent to new Starbucks
- Great traffic counts of 48,800 VPD on Randall Rd.
- Going to work side - minutes from I-90
- Join Starbucks, Russo Power Equipment, Learning Experience Daycare and ATI Physical Therapy
- Automotive uses will requires a conditional use permit from the City of Elgin
- PIN: 06-09-154-041

### LINDA KOST

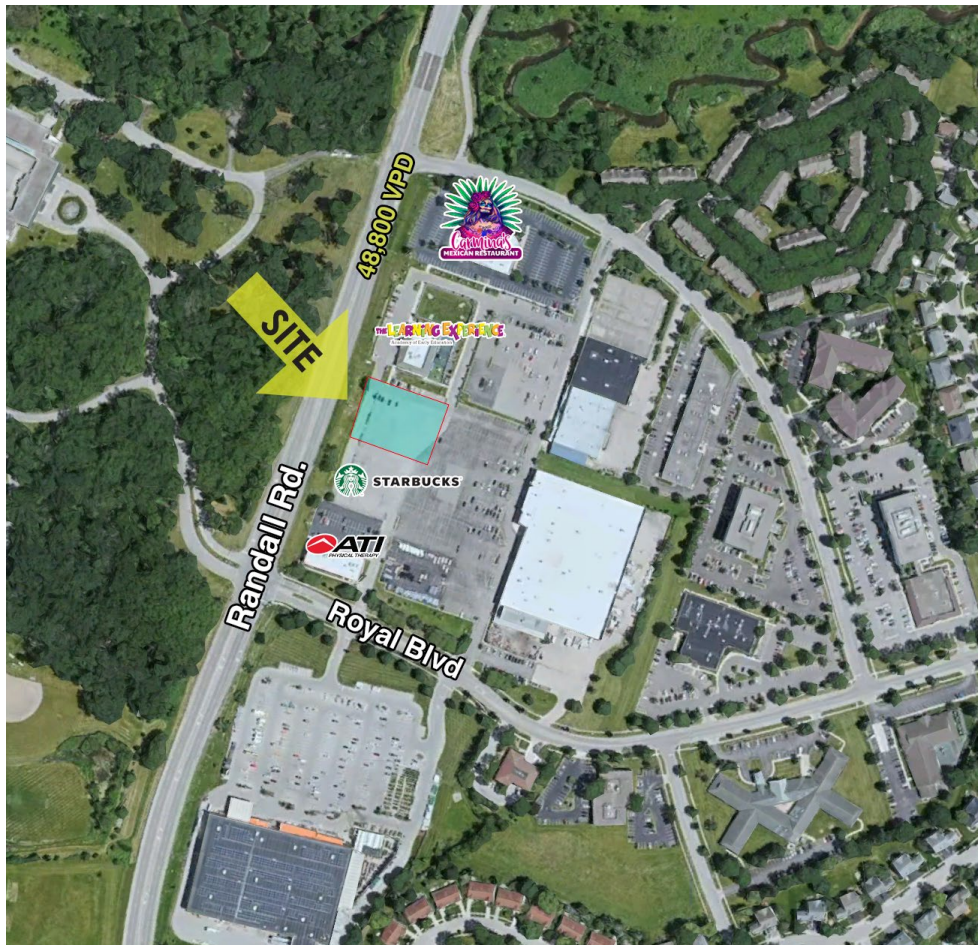
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	7,073	50,305	127,161
ESTIMATED HOUSEHOLDS	2,621	22,315	54,875
DAYTIME POPULATION	6,644	68,382	157,638
AVERAGE INCOME	\$131,181	\$125,287	\$130,736

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