

# Commercial Development Opportunity

FOR SALE | 1.43 Acres

20 Westminster Way  
Lincolnshire, IL 60069



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# Location Overview



## The Village of Lincolnshire

Lincolnshire, Illinois, is an affluent northern suburb of Chicago located in Lake County. Nestled approximately 34 miles from downtown Chicago, Lincolnshire offers a balanced blend of residential comfort and commercial vitality. The village is known for its highly rated public schools, abundant green space, and access to major highways, including I-94, which connects the area to the broader Chicago metro region. Corporate campuses, hotels, and retail centers contribute to a strong local economy, attracting businesses and visitors alike.

Lincolnshire also boasts a vibrant cultural scene anchored by the renowned Marriott Theatre and a variety of restaurants and entertainment options. Residents enjoy recreational amenities such as forest preserves, walking trails, and community parks, all set in a picturesque suburban landscape. The area combines the tranquility of suburban life with proximity to key business districts, making it an attractive location for both families and professionals.



# Property Specs

Address	20 Westminster Way	
City, State Zip	Lincolnshire, Illinois 60069	
County	Lake	
Acres	1.43	
Zoning	B-2	
Traffic Counts	Half Day Road	34,700
	I-94	183,933
APN	15-13-403-016	
Taxes (2024)	\$16,722.10	
Sale Price	Subject to Offer	
Highlights	<ul style="list-style-type: none"><li>• Expressway visibility</li><li>• Proposed but not approved Aloft Hotel<ul style="list-style-type: none"><li>- 112 Rooms</li><li>- 160 Parking Spaces</li><li>- 5 Stories</li><li>- Restaurant &amp; Meeting Rooms</li></ul></li><li>• Potential Multi-Family Development</li><li>• Easy access to full 4-way interchange at I-94 &amp; Route 22/Half Day Road</li><li>• 21 minute drive to O'Hare International Airport</li><li>• 28 miles to Downtown Chicago</li><li>• High end demographics</li></ul>	

Lincolnshire Zoning Map

Current Tax Bill







Aloft Plan

Aloft Traffic Study

Aloft Financials

Site Plan





Site Plan



# Demographics

## 3 Miles

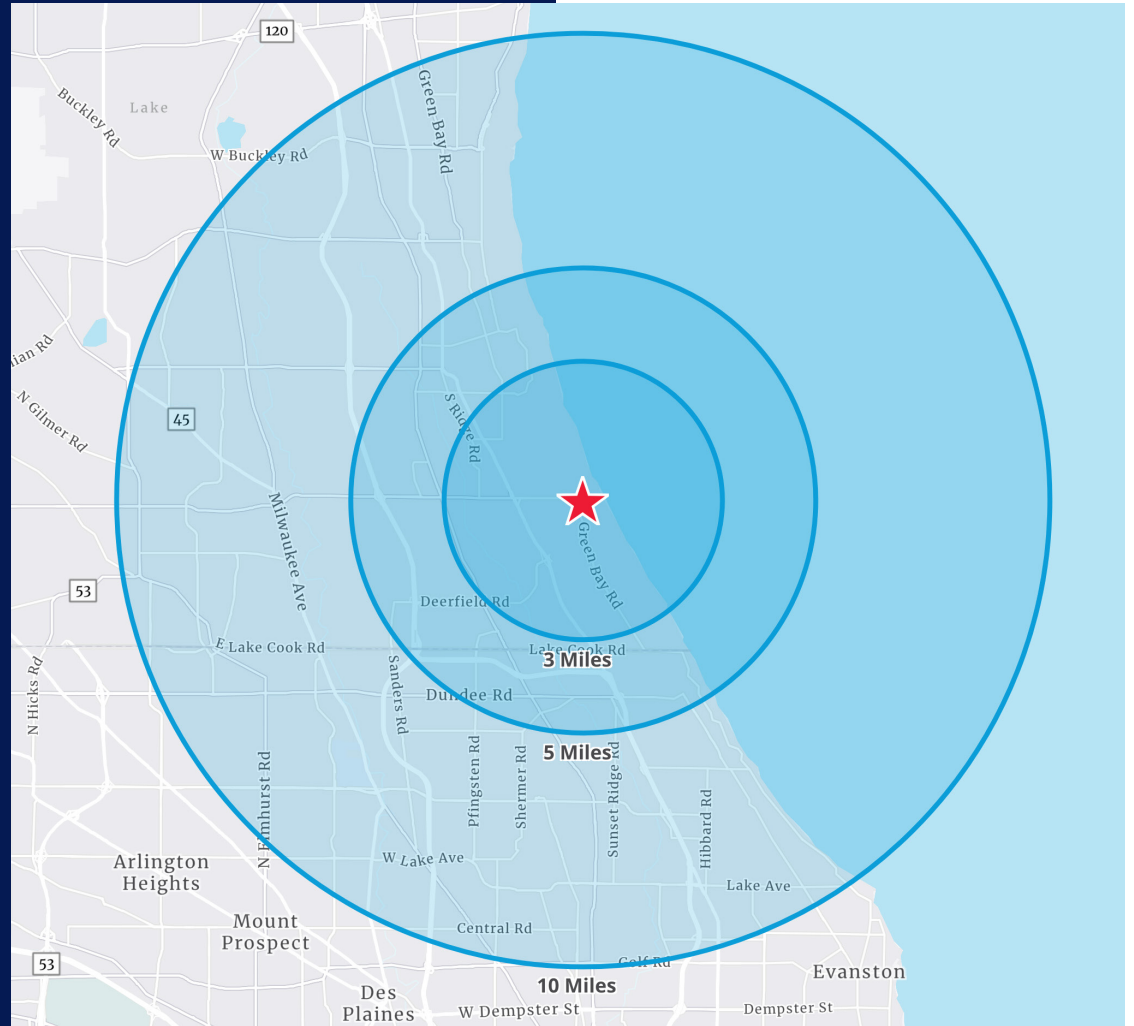
Population	35,004
Median Age	45.8
Avg. Income	\$200,100
Median Home Value	\$694,422

## 5 Miles

Population	155,654
Median Age	44.0
Avg. Income	\$142,101
Median Home Value	\$531,718

## 10 Miles

Population	604,766
Median Age	42.5
Avg. Income	\$126,364
Median Home Value	\$460,926



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