

SALE
High Traffic
Development Sites
Available in
Lincolnshire

Lincolnshire, IL 60069

PRESENTED BY:

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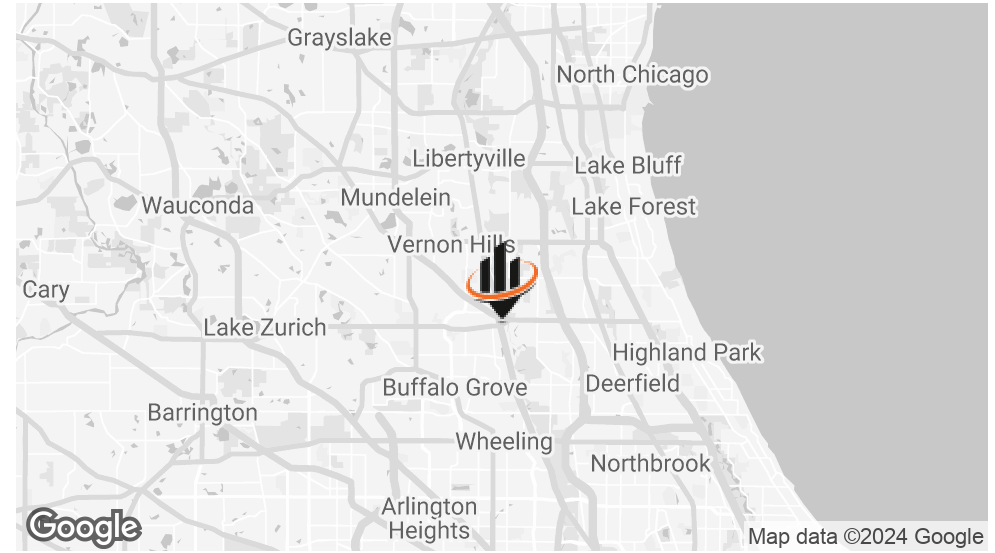
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Lincolnshire
Village Hall

Lincolnshire Marriott Resort
Marriott
Marriott Theatre
Marriott Golf Course



PROPERTY SUMMARY



OFFERING SUMMARY

PARCEL 1 LOT SIZE:	+/-3.75 Acres
PARCEL 1 PRICE:	\$2,300,000
PARCEL 1 ZONING:	B2- Commercial
PARCEL 2 LOT SIZE:	+/-3.25 Acres
PARCEL 2 PRICE:	\$1,550,000
PARCEL 2 ZONING:	PUD-E
MARKET:	Chicago - Northwest Suburban

PROPERTY OVERVIEW

High profile corner and adjacent development sites in Lincolnshire, IL. The corner property is approx. 3.75 acres (2.75 acres buildable) at the hard, stop-light corner of Milwaukee Ave & Half Day Road. This high traffic corner boasts a daily traffic count of over 55,000 per day, with 416 ft of frontage on Half Day Road and 252 ft of frontage on Milwaukee Ave and will accommodate a single drive-thru lane for retail/restaurant uses. The adjacent +/- 3.25 acres site (total of 27 acres including wetlands) is on Marriott Drive. Both sites are adjacent to the Marriott Lincolnshire Resort complex. Close proximity to a full Interchange at I-294/ Half Day Rd. Potential uses for both sites include retail, office, hospitality/hotel, automotive, daycare, medical, 55+ residential, nursing and many others. The parcels can be purchased together or individually.

LOCATION OVERVIEW

Lincolnshire, IL is a high income northwest suburb of Chicago. Lincolnshire boasts strong demographics with average annual household incomes approaching \$170,000 and average home prices over \$500,000 in the immediate area of the property. This location benefits from its immediate proximity to the Marriott Lincolnshire Resort complex, the Lincolnshire Village Hall, and many immediate area retailers including Walgreens, McDonald's, Walker Brothers, Tom's Price Furniture and BP to name a few. There are also many office parks and residences surrounding the property.

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WETLANDS MAPS

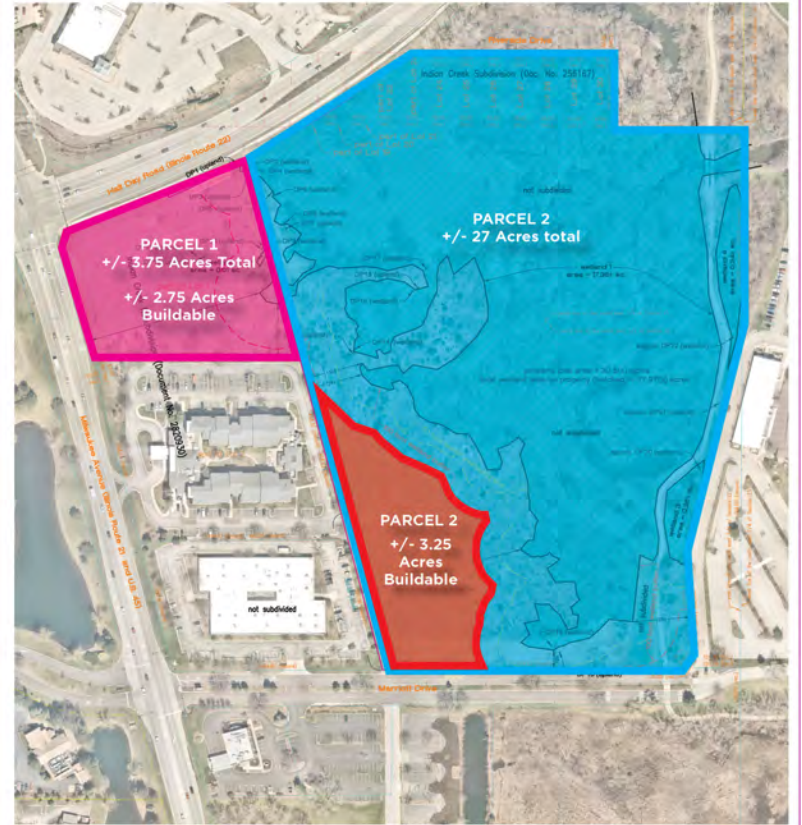


Notes:
 property total area = 30.83 acres
 area of Wetland 1 = 17.97 acres
 area of Wetland 2 = 0.01 acres
 area of Wetland 3 = 0.28 acres
 area of Wetland 4 = 0.28 acres
 area of Wetland 5 = 0.28 acres

Overall Site and Wetlands Map

part of the south east 1/4 of section 13 and in the north east 1/4 of section 22, township 43 north, Range 11 East of the 3rd Principal Meridian, Village of Lincolnshire, Lake County, Illinois

All dimensions include unless stated. E. is intended to be shown in feet and decimal parts thereof.
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Notes:
 property total area = 30.83 acres
 area of Wetland 1 = 17.97 acres
 area of Wetland 2 = 0.01 acres
 area of Wetland 3 = 0.28 acres
 area of Wetland 4 = 0.28 acres
 total wetland area on property = 17.97 acres
 area of the property outside the 100 foot buffer = 6.01 acres
 area of the property outside the 50 foot buffer averaging = 8.23 acres
 area of the property outside the wetland = 12.86 acres

Wetlands Map with view of Buildable Portions

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Two development parcels at Half Day & Milwaukee in Lincolnshire
- Stop-light corner site is +/- 3.75 acres (+/-2.75 acres buildable)
- 416 ft of frontage on Half Day Rd & 252 ft of frontage on Milwaukee Ave.
- Incredible 55,000 vehicles per day traffic count
- Adjacent parcel is +/- 3.25 acres buildable (27 acres total including wetlands) with 4-way stop light intersection at Milwaukee Ave and Marriott Drive
- Many possible uses for both parcels
- Corner site is available at \$2,300,000
- Adjacent parcel is available at \$1,550,000
- Can be purchased together or individually



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AREA AND RETAILER MAP



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LOT 1 DETAILS

SALE PRICE	\$2,300,000
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LOCATION INFORMATION

STREET ADDRESS	SEC Half Day Road and Milwaukee Ave
CITY, STATE, ZIP	Lincolnshire, IL 60069
COUNTY	Lake
MARKET	Chicago
SUB-MARKET	Northwest Suburban / Lincolnshire
CROSS-STREETS	Half Day Road (Rt 22) and Milwaukee Ave

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail/Other
ZONING	B-2 Commercial
LOT SIZE	+/-3.75 Acres w/ approx. 2.75 acres buildable
TOTAL SF	+/- 163,119
DRIVE THRU AVAILABLE	Single-lane
AVERAGE DAILY VEHICLE COUNT	Over 55,000
ACCESS	-Right-in/right-out on Milwaukee Ave -Right-in/right-out on Half Day Road -Potential Road to Marriott Drive Through Lot 2
POSSIBLE USES	Retail/Restaurant w/ single drive-thru, Medical, Motel, Auto Dealer, 55+ Residential, Nursing, others
2021 RE TAXES	\$48,161
MISCELLANEOUS	Adjacent to Marriott Lincolnshire Resort Complex

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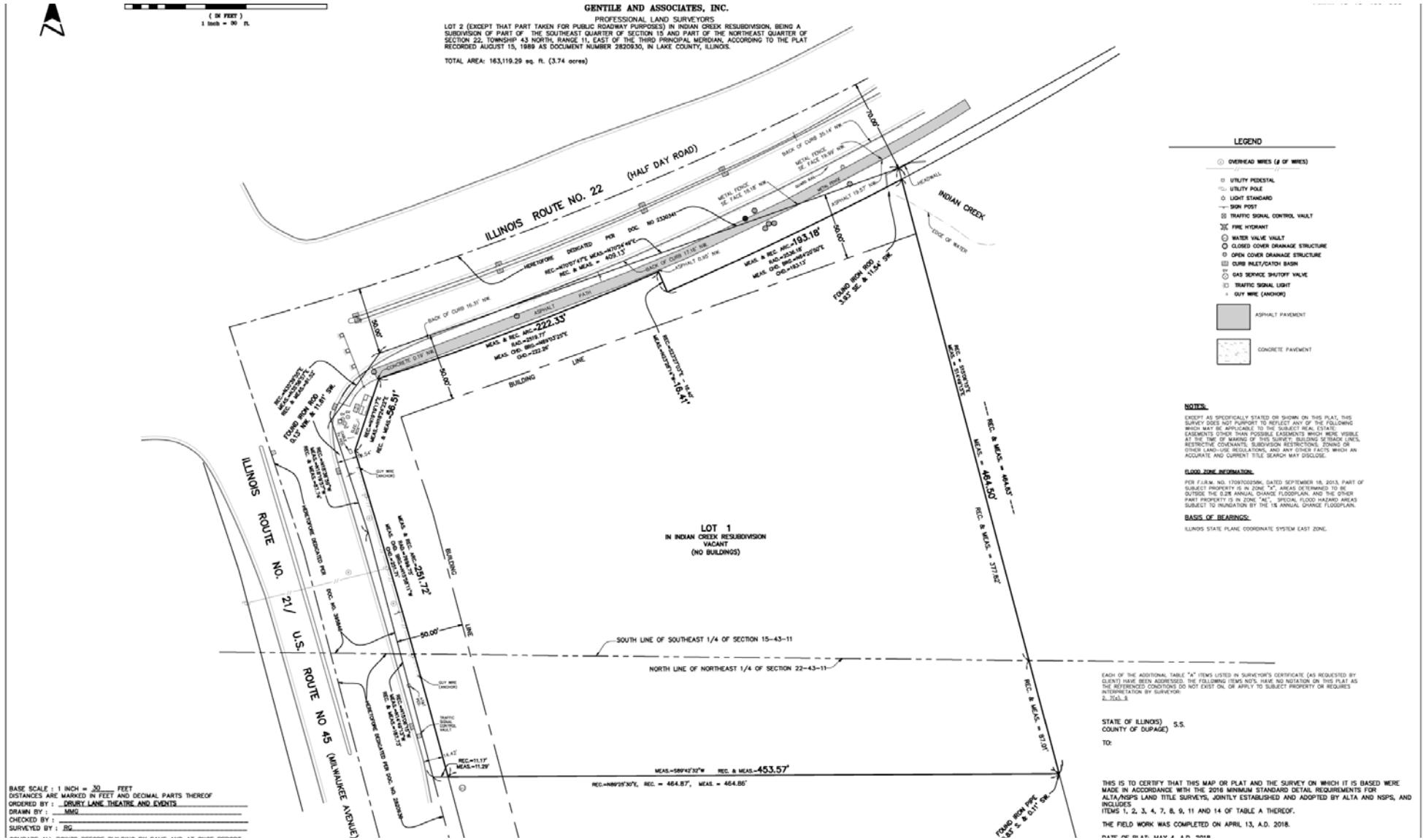
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LOT 1 SURVEY



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LOT 2 DETAILS

SALE PRICE	\$1,550,000
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LOCATION INFORMATION

STREET ADDRESS	Marriott Drive and Milwaukee Ave
CITY, STATE, ZIP	Lincolnshire, IL 60069
COUNTY	Lake
MARKET	Chicago
SUB-MARKET	Northwest Suburban / Lincolnshire

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail/Office
ZONING	PUD E
BUILDABLE LOT SIZE	+/-3.25 Acres
TOTAL LOT SIZE	+/- 27 Acres
ACCESS	Via Marriott Drive Four way traffic signal at Marriott Drive and Milwaukee Avenue
POSSIBLE USES	Hotel, 55+ Residential, Auto Dealer, Sports/Recreation, Entertainment, Office, Medical, Nursing,
MISCELLANEOUS	Adjacent to Marriott Lincolnshire Resort Complex

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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

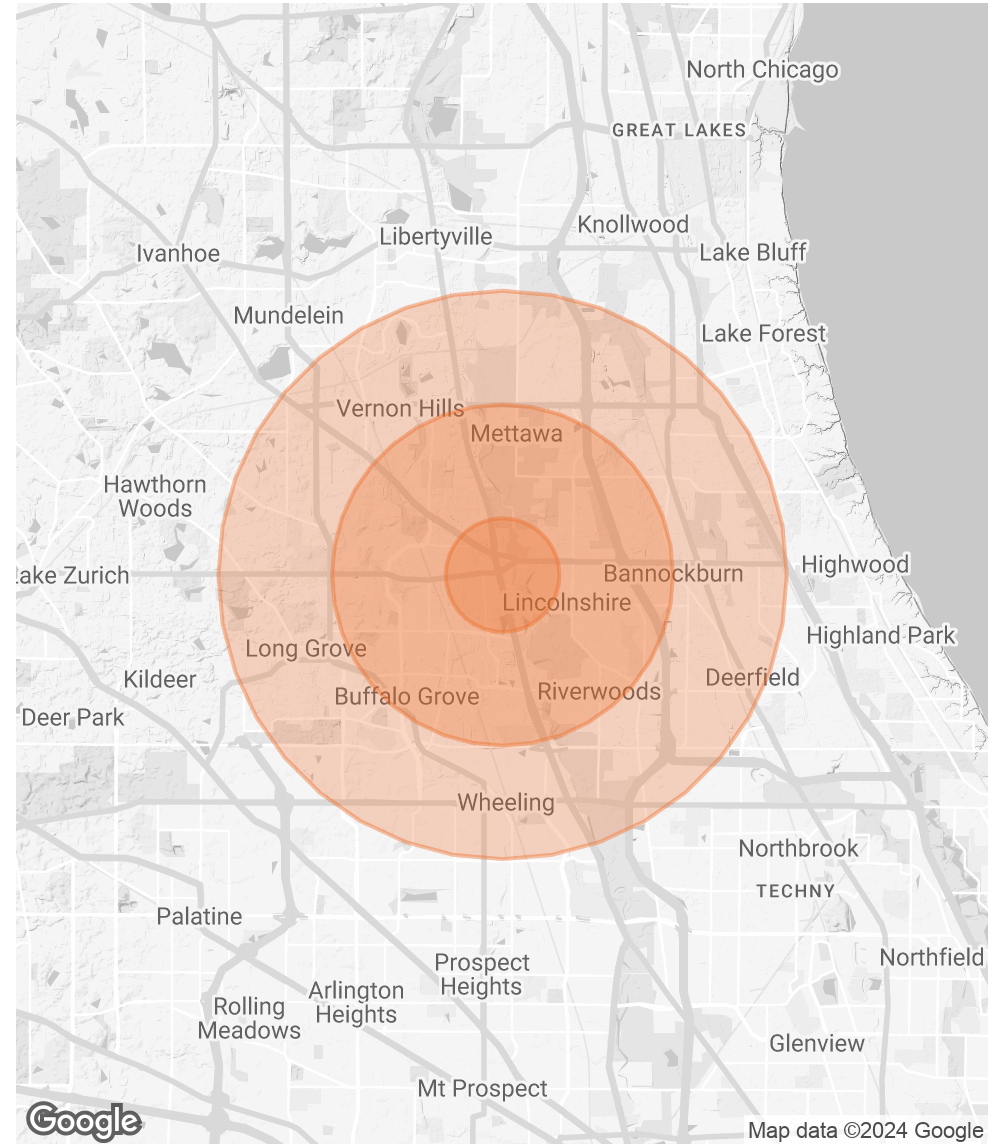
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,007	46,283	160,858
AVERAGE AGE	54.5	43.9	43.5
AVERAGE AGE (MALE)	47.7	42.3	42.3
AVERAGE AGE (FEMALE)	56.2	44.9	44.3

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,918	17,711	62,835
# OF PERSONS PER HH	2.1	2.6	2.6
AVERAGE HH INCOME	\$160,832	\$169,971	\$147,545
AVERAGE HOUSE VALUE	\$495,790	\$507,692	\$426,685

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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