

117 W Virginia Street

Elmhurst, IL 60126

MULTIFAMILY DEVELOPMENT SITE FOR SALE



john
greene
REAL ESTATE

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John Greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	0.56 Acres
Zoning:	CBOCR: Central Business Outer Core Residential
Traffic Count:	14,514 VPD (York St.)
Taxes:	\$23,479

PROPERTY OVERVIEW

Rare opportunity to develop for sale or for rent multifamily in the heart of downtown Elmhurst, the bustling DuPage County suburb. By right construction allows for a 32 unit, 6 story concept with on grade parking. Occupants would enjoy a true walk to town location in a submarket where rents approach \$3.00/SF and for sale multifamily products exceeds \$550/SF. Ownership can provide concept construction documents, layouts, and estimate request with execution of NDA.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	376	1,715	6,684
Total Population	1,073	4,744	18,579
Average HH Income	\$218,215	\$211,240	\$200,990

Shamus Conneely

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Elmhurst 255 Downtown Apartments

- Three floor luxury apartment building
- Luxury amenities such as garage, heated pool, sundeck and fitness center
- Features studio, one, two, and three-bedroom floor plans

The Fynn

- Eight story luxury apartment building
- Amenities include resort style pool, skydeck and fitness center
- Studio, one, two and three-bedroom floor plans
- 212 units

The Marke of Elmhurst

- Six story multifamily/mixed-use development
- Upscale amenities and Class A retail space
- One, two and three-bedroom floor plans
- 164 units

Elmhurst Place Apartments

- Nine stories
- Amenities include fitness center and controlled access
- One, and two-bedroom floor plans
- 90 units

Vyne on Haven

- Seven story luxury apartment building
- Amenities include fitness center, sky lounge and resort style pool
- Studio, one, two and three-bedroom floor plans
- 200 units

Museum Square

- Five story building featuring condominiums and townhomes
- Amenities include fitness center, sundeck and security system
- 150 units

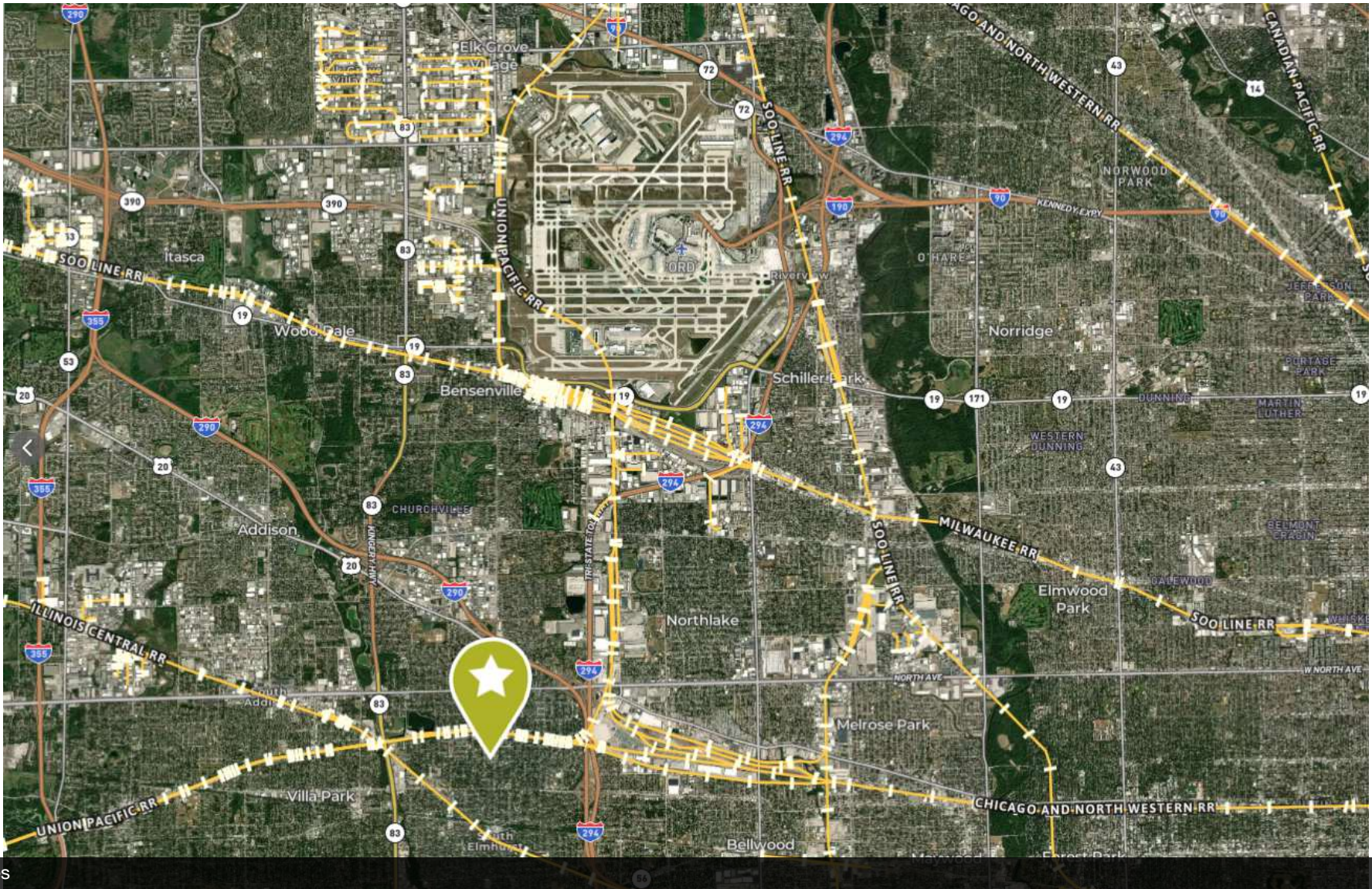
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Nearby rail lines

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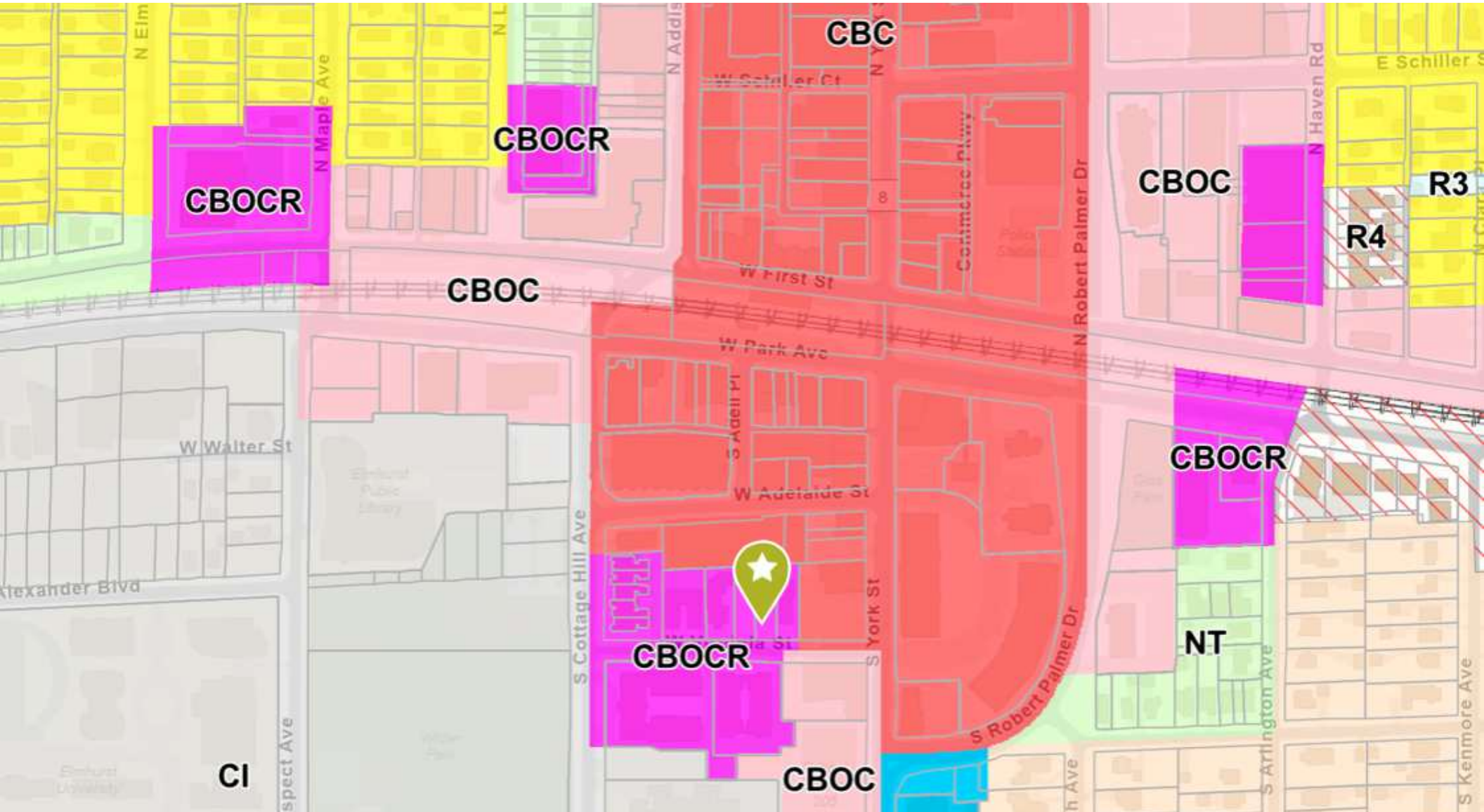
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ELMHURST



45,661

Residents



128,355

Median Household
Income



16,745

Total
Households



EVENTS

There's always something to do in Elmhurst whether winter, summer, spring or fall! Community events include Art In The Park and Bike Ride Safety Day, Farmers markets, craft beer fests, turkey trot and parades for St. Patrick's Day and Memorial Day.

EXPLORE

Elmhurst has much to explore, including outstanding museums, art and theatre, the Millennium Fountain and Bicentennial Fountain, as well as several memorials honoring veterans throughout history. In the summer months, the City offers a trolley, offering a free thirty-minute ride around the city, making six stops along the way.

SHOP

Several shopping districts in Elmhurst offer something for everyone! The City Centre district is in the heart of Elmhurst and features a variety of restaurants and boutiques. Spring Road Business Associations is located on the southwest side of the city, offering unique shopping and dining options.

LIVE + LEARN

York Community High School: ★★★★★
SchoolDigger.com rating

Elmhurst is served by Elmhurst School District 205, with the subject property attending Fischer Elementary, Churchville Middle School, and York Community High School. York Community High School is the top-performing school in the district, ranking 32nd out of 699 Illinois high schools and earning a 5 star rating.

Top 4.5%

of Illinois high schools

92.5-95.3%

Four-year graduation rate

15.2

Student/teacher Ratio

PLAY

Elmhurst boasts many parks, including multiple playgrounds, open parks, Glos Memorial Park and Elmhurst Great Western Prairie. Athletic programs are available through AYSO, Elmhurst Bicycle Club, and Elmhurst Eagles Football & Cheer.

EAT

With over 100 dining options in Elmhurst, there is no shortage of cuisine to fit every craving. Options include breweries, coffee, coffee shops, bakeries, dine in and quick serve restaurants.

100 South Chop House and Grill: an upscale chop house serving tender steaks, fresh seafood, pasta and more.

Modern Plate: Known for its exquisite dining experience, cocktails and community events.

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