

FOR SALE

RETAIL, RESTAURANT AND SENIOR HOUSING SITES AVAILABLE

CHERRY VALE MALL OUTLOTS

Cherry Valley, Illinois



www.cbre.us/lsgoakbrook

CBRE

FOR SALE RETAIL, RESTAURANT AND SENIOR HOUSING SITES AVAILABLE

CHERRY VALE MALL OUTLOTS
Cherry Valley, Illinois



PROPERTY HIGHLIGHTS

- + Zoning:
Parcels 1 and 2: CC-Commercial Community
Parcels 3, 4 and 5: CG-Commercial General
- + Located directly to the south and east of the only regional mall in NW Illinois
- + Easy access to I-90/I-39 and US Route 20
- + High-traffic location with solid demographics
- + Cherry Vale enjoys over 8 million visitors from northwestern Illinois each year.
- + Cherry Valley property taxes are 20% below Rockford Rates
- + Please call for additional information



AVAILABLE LOTS

- + Parcel 1: ± 8.29 acres \$3.50 psf
- + Parcel 2: ±20.93 acres \$3.50 psf
- + Parcel 3: ± 1.21 acres \$4.00 psf
- + Parcel 4: ± 0.97 acres \$4.00 psf
- + Parcel 5: ± 0.84 acres \$4.00 psf

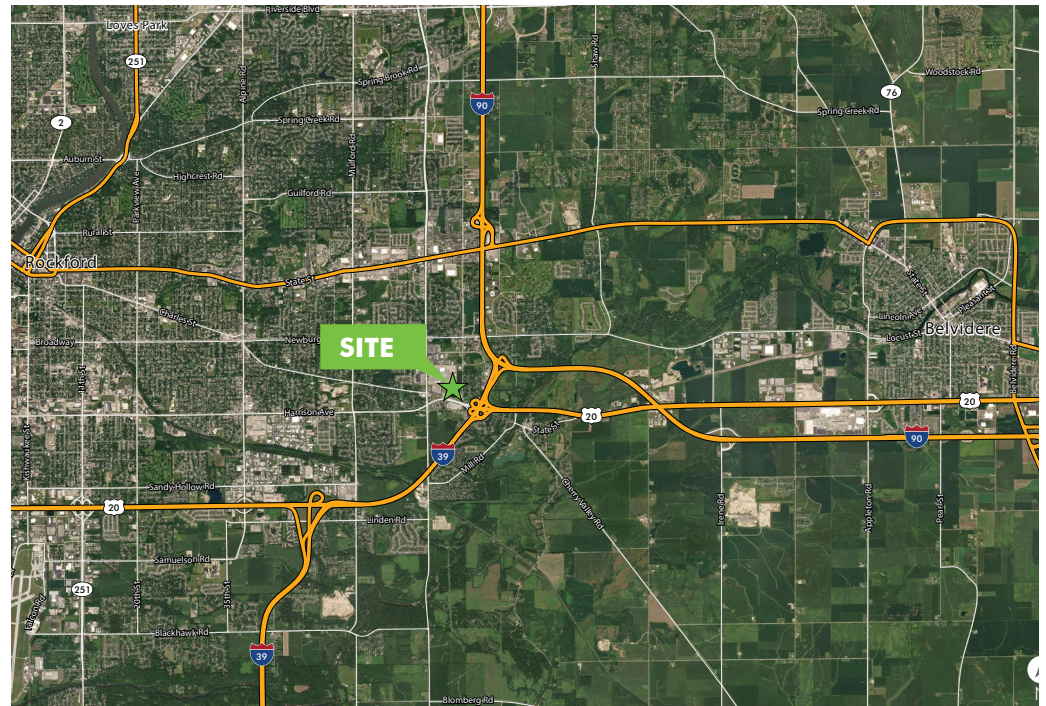
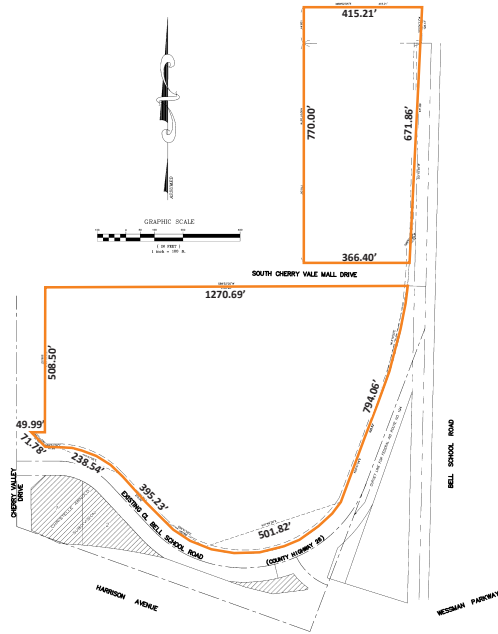


www.cbre.us/lsgoakbrook

CBRE

FOR SALE RETAIL, RESTAURANT AND SENIOR HOUSING SITES AVAILABLE

CHERRY VALE MALL OUTLOTS
Cherry Valley, Illinois



www.cbre.us/lsgoakbrook

CBRE

FOR SALE RETAIL, RESTAURANT AND SENIOR HOUSING SITES AVAILABLE

CHERRY VALE MALL OUTLOTS
Cherry Valley, Illinois



AREA RETAIL



www.cbre.us/lsgoakbrook

CBRE

FOR SALE RETAIL, RESTAURANT AND SENIOR HOUSING SITES AVAILABLE

CHERRY VALE MALL OUTLOTS
Cherry Valley, Illinois



DEMOGRAPHIC SNAPSHOT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,351	32,727	94,303
Average Household Income	\$91,134	\$77,527	\$76,314
Average Housing Value	\$172,352	\$168,683	\$157,792
Daytime Workers	3,832	30,028	48,100
Daytime Residents	1,772	16,635	47,814



FLOODPLAIN/WETLAND AERIAL



CONTACT US

TONY GANGE

Executive Vice President
+1 630 573 7030
tony.gange@cbre.com

BRIAN BUCKINGHAM

First Vice President
+1 630 573 7021
brian.buckingham@cbre.com

KAREN WALSH

First Vice President
+1 815 218 3438
karen.walsh@cbre.com

DAVE ERICKSON

Senior Associate
+1 630 573 1280
david.erickson@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.us/lsgoakbrook

CBRE