

6.03 ACRES AVAILABLE FOR SALE

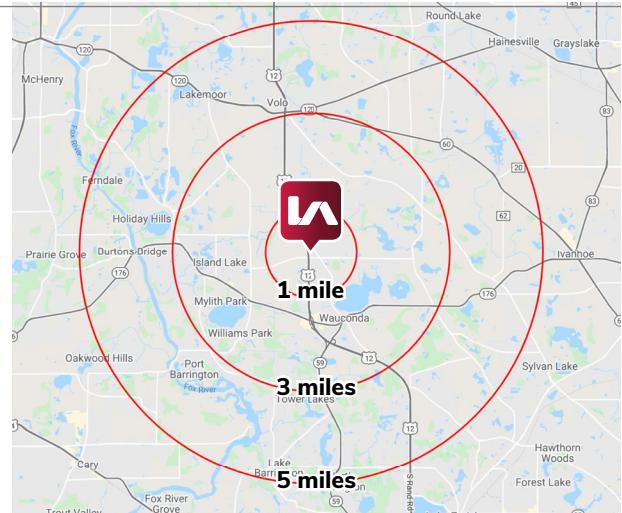
28629 RT. 12 HWY

WAUCONDA, ILLINOIS | www.wauconda-il.gov

SITE SPECIFICATIONS:



SITE SIZE:	6.03 acres
ZONING:	GB (General Business) View Zoning Guide
DUE DILIGENCE:	View DD Materials
SALE PRICE:	\$990,000 (\$3.77 PSF)
COMMENTS:	<ul style="list-style-type: none"> › High traffic counts: 34,300 VPD on Rt. 12 7,450 VPD on Bonner Road › Sewer / water / gas / electric to site › Dimensions: 648' x 421' x 597' x 426' › Ideal location for Auto/Boat/Heavy Equipment Dealers, Flex/Warehouse Space, Leisure Furniture Dealer › Owner will consider joint venture or build to suit



	1 MILE	3 MILES	5 MILES
Estimated Population	2,364	27,656	66,908
Number of Households	873	10,538	25,362
Household Income (AVG)	\$88,367	\$108,616	\$123,730
Daytime Population	8,144	20,411	40,577

*****Click to View Full Demographics Report*****

A. Rick Scardino

Principal

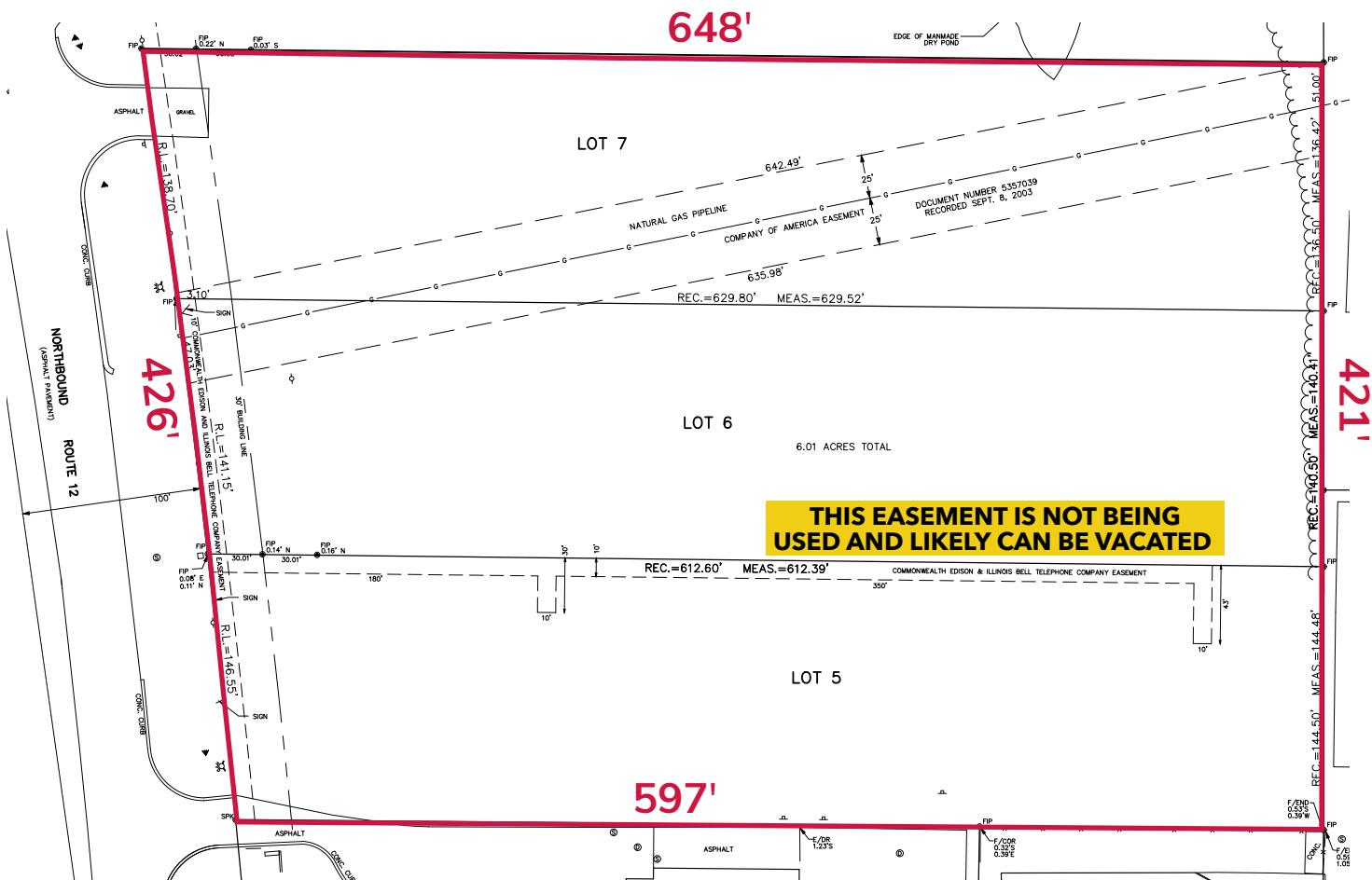
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D 773.355.3040

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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 COMMERCIAL REAL ESTATE SERVICES

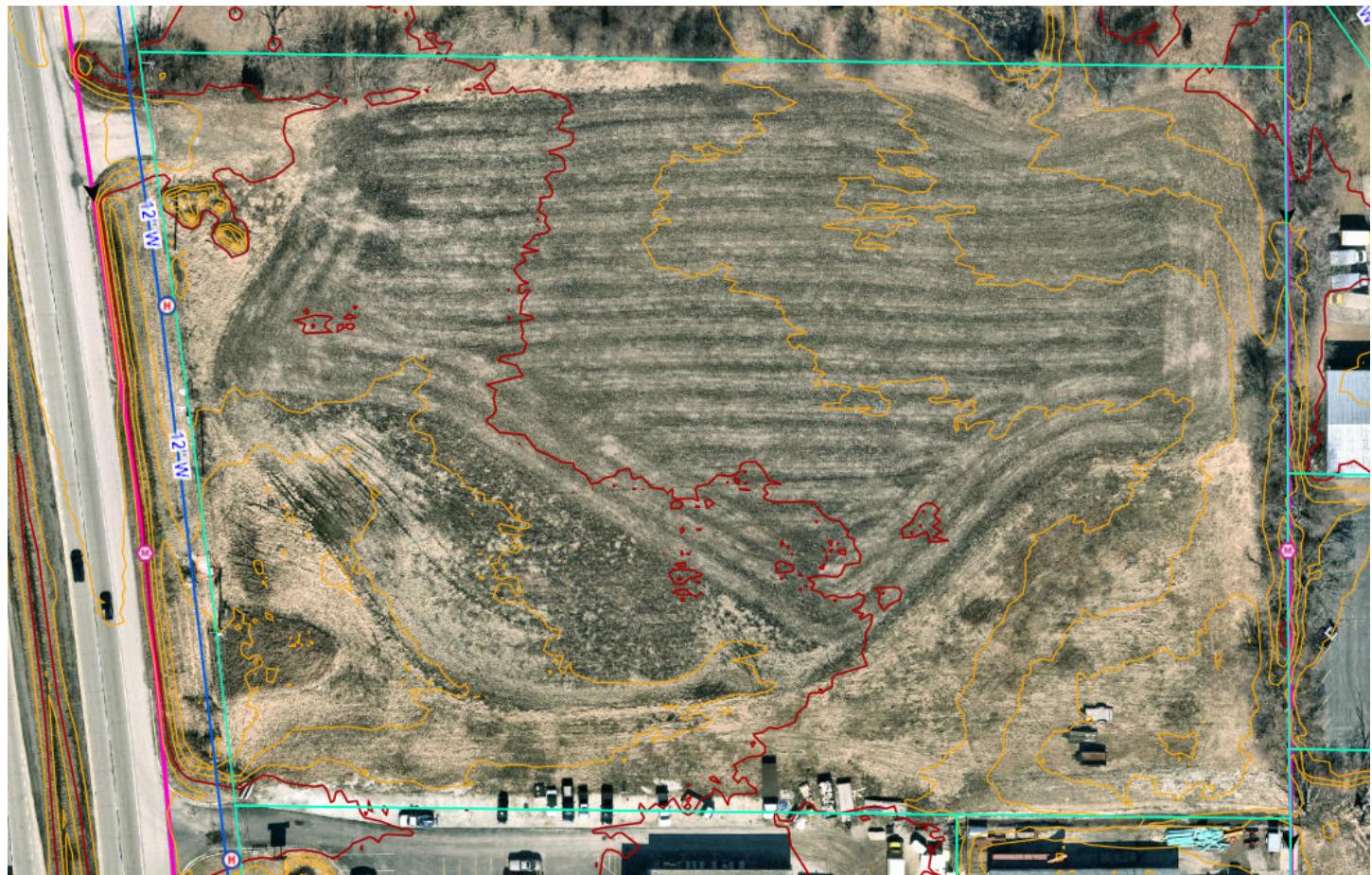


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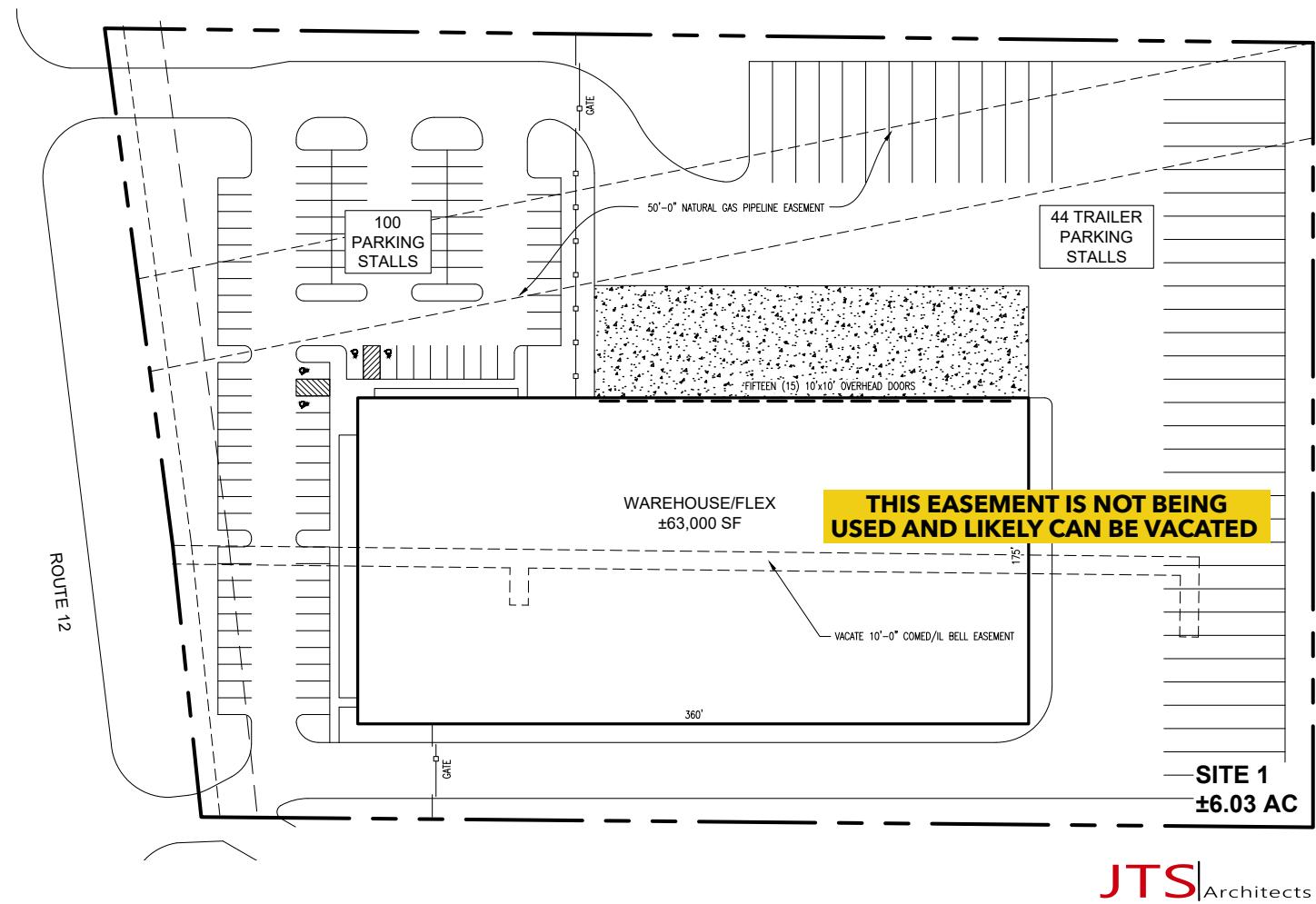


- = 12" Water Main
- = 24" Sanitary Main

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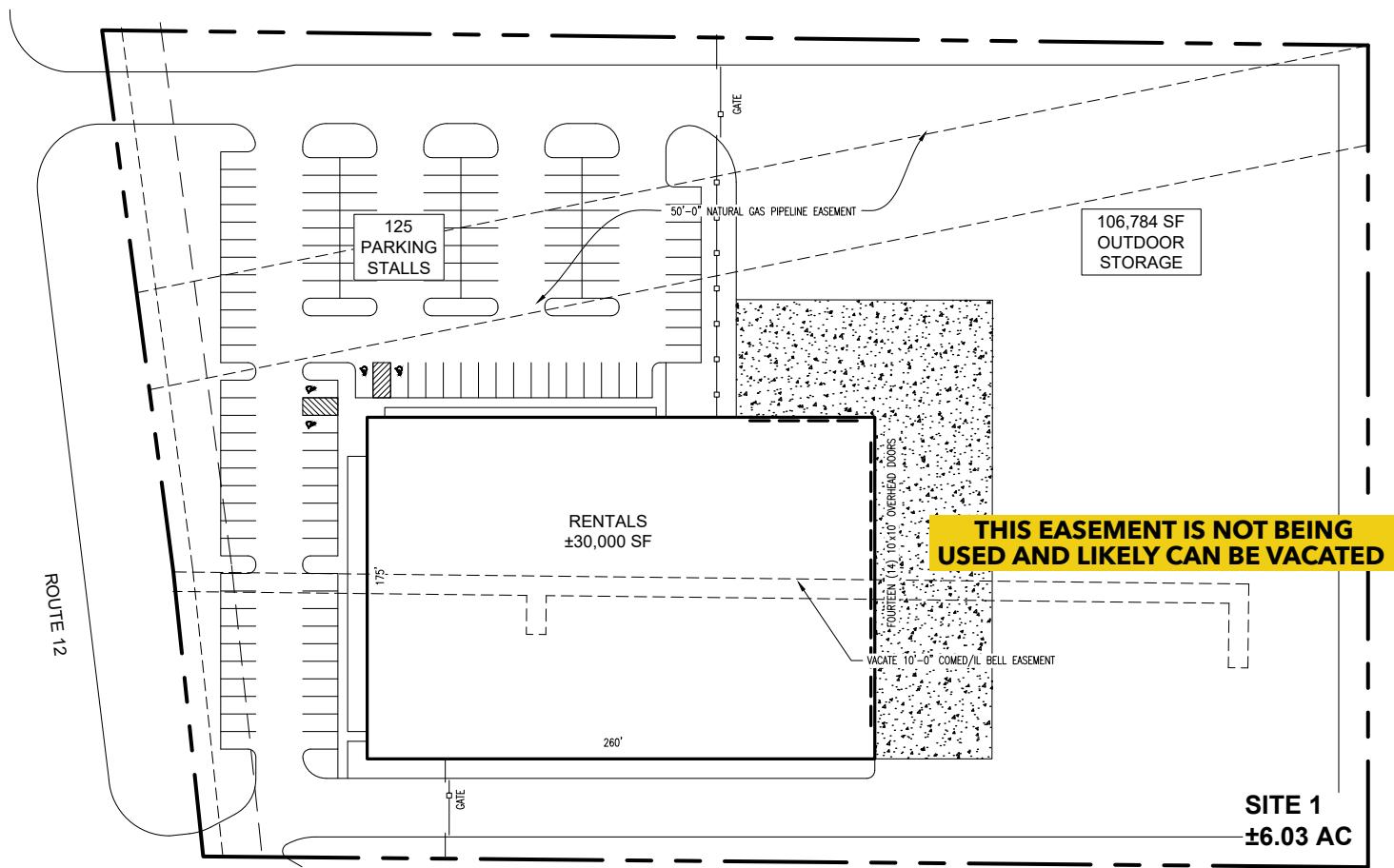
CONCEPTUAL SITEPLAN #1



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CONCEPTUAL SITEPLAN #2

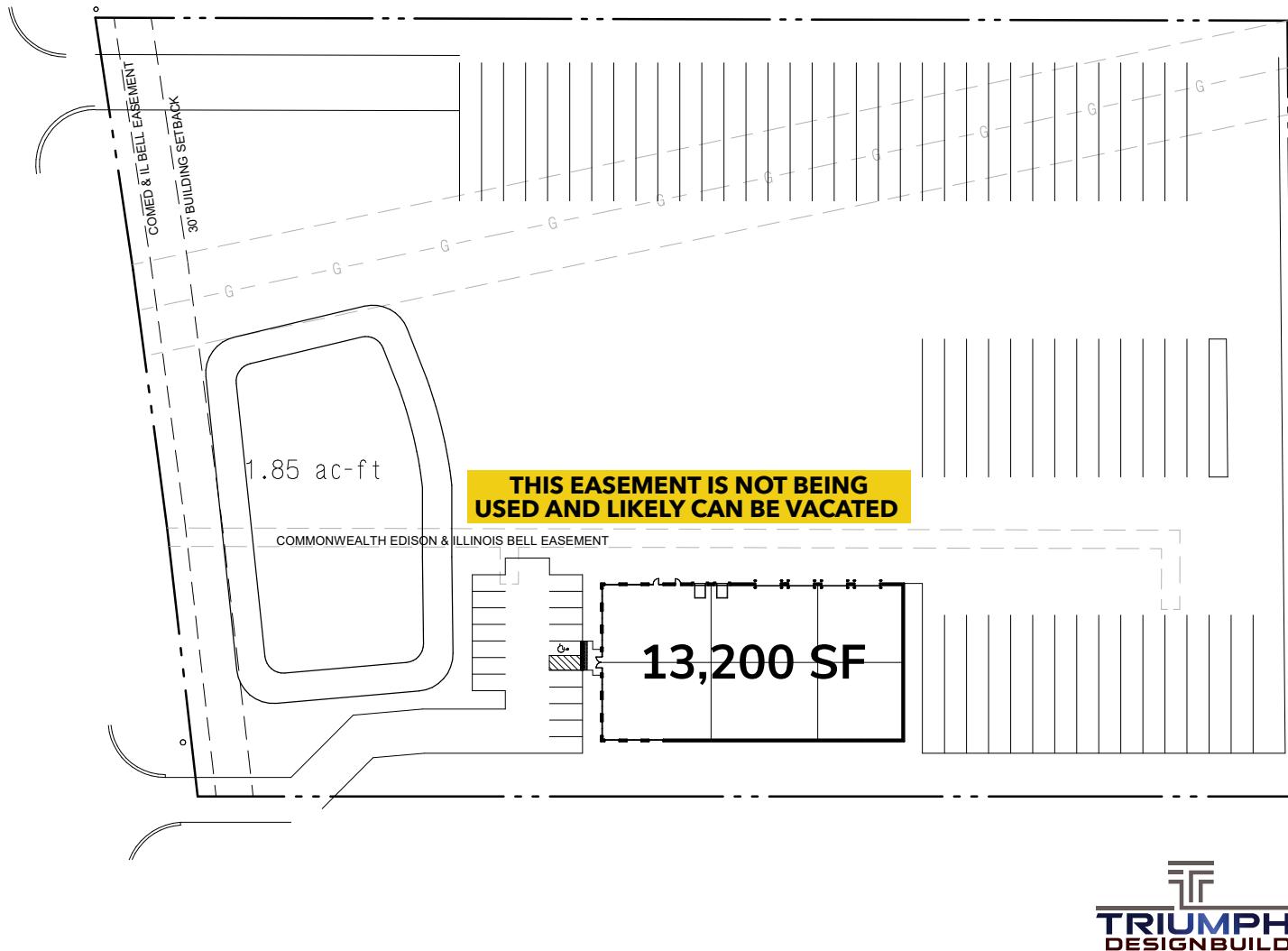


JTS Architects

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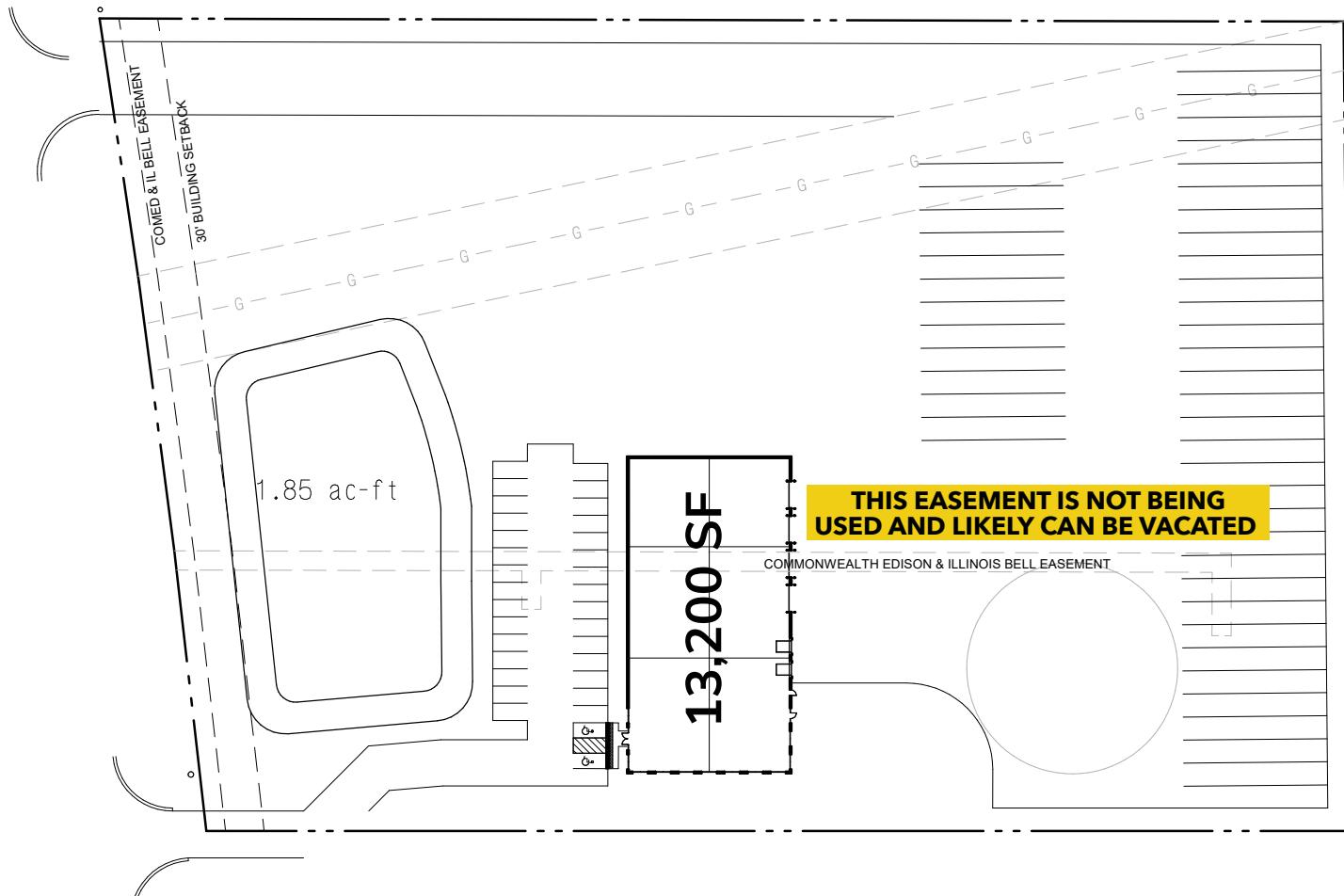
TRUCKING OPTION #1



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TRUCKING OPTION #2



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CONTRACTOR CORRIDOR



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