

6805-07 Forest Hills Road

Loves Park, IL 61111

FOR SALE OR GROUND LEASE



CONTACT
INFORMATION

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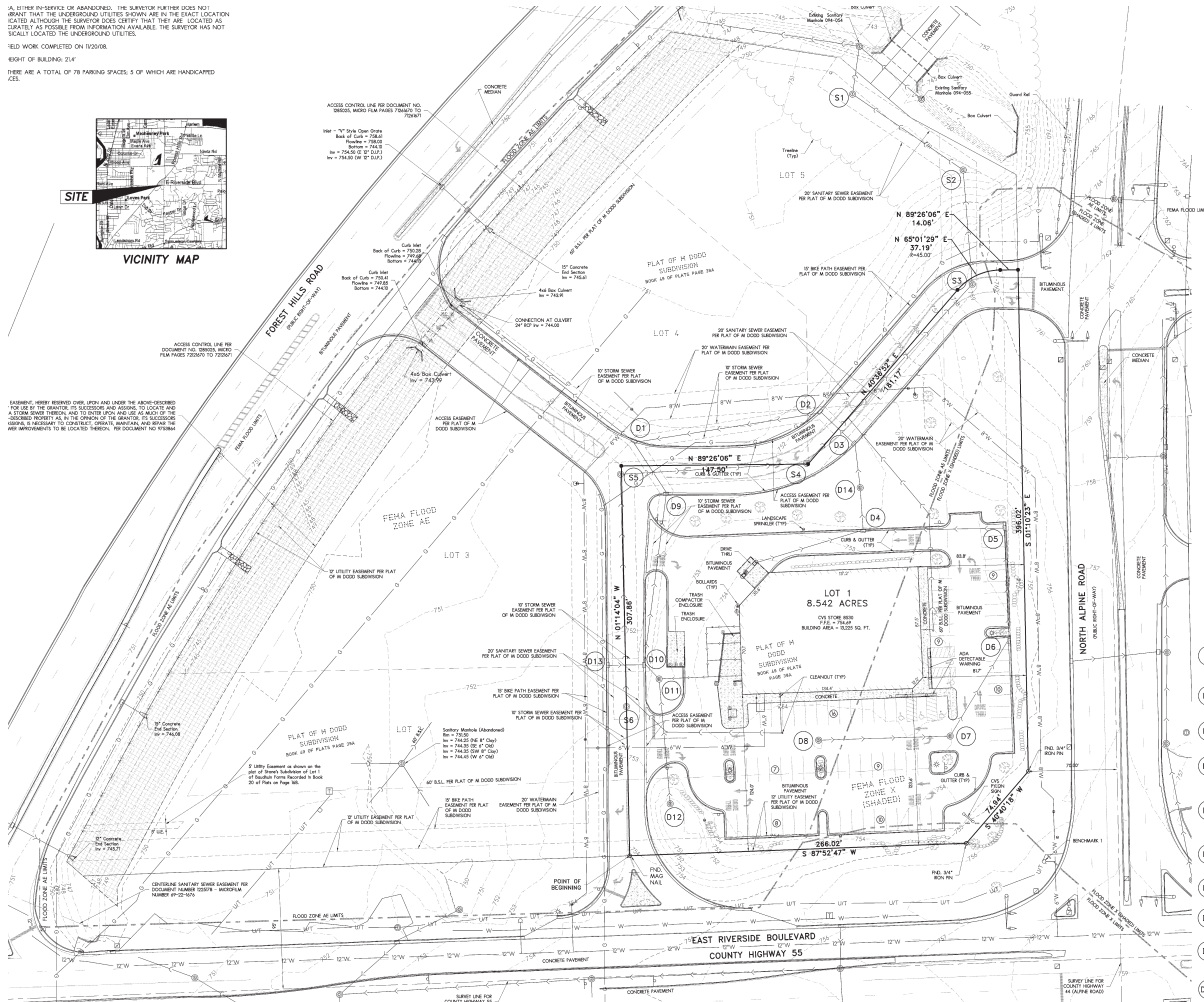
EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC
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SITE PLAN

IN EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT
WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION
LOCATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS
SHOWN, IT IS POSSIBLE THAT INFORMATION AVAILABLE TO THE SURVEYOR HAS NOT
FULLY LOCATED THE UNDERGROUND UTILITIES.

FIELD WORK COMPLETED ON 10/20/2018

THERE ARE A TOTAL OF 78 PARKING SPACES, 5 OF WHICH ARE HANDICAPPED
SPACES.



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- **Parcel 4 - 1.13 Acres**
- **Parcel 5 - 1.25 Acres**
- Located next to CVS.
- Motivated, aggressive pricing is available.
- Just north of Walmart.
- Approximately 3 miles from I-90 Interchange.

AREA RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,018	65,389	151,925
AVG HH INCOME	\$87,694	\$97,546	\$89,004
DAYTIME POPULATION	4,253	24,980	69,816
TRAFFIC COUNTS			
	Forest Hills Rd	15,514 VPD	
	Alpine Rd	17,364 VPD	
	Riverside Rd	20,425 VPD	



6805-6807 Forest Hills Rd
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FOREST HILLS RD

15,514 VPD

17,564 VPD

20,425 VPD

N. ALPINE RD

E RIVERSIDE RD