

# 18.5-38.3 ACRES FOR SALE

16980 RT. 173, WADSWORTH, IL



## A. Rick Scardino

Principal  
rscardino@lee-associates.com  
D 773.355.3040

## John Sharpe, SIOR, CCIM, LEED-AP

Principal  
jsharpe@lee-associates.com  
D 773.355.3030

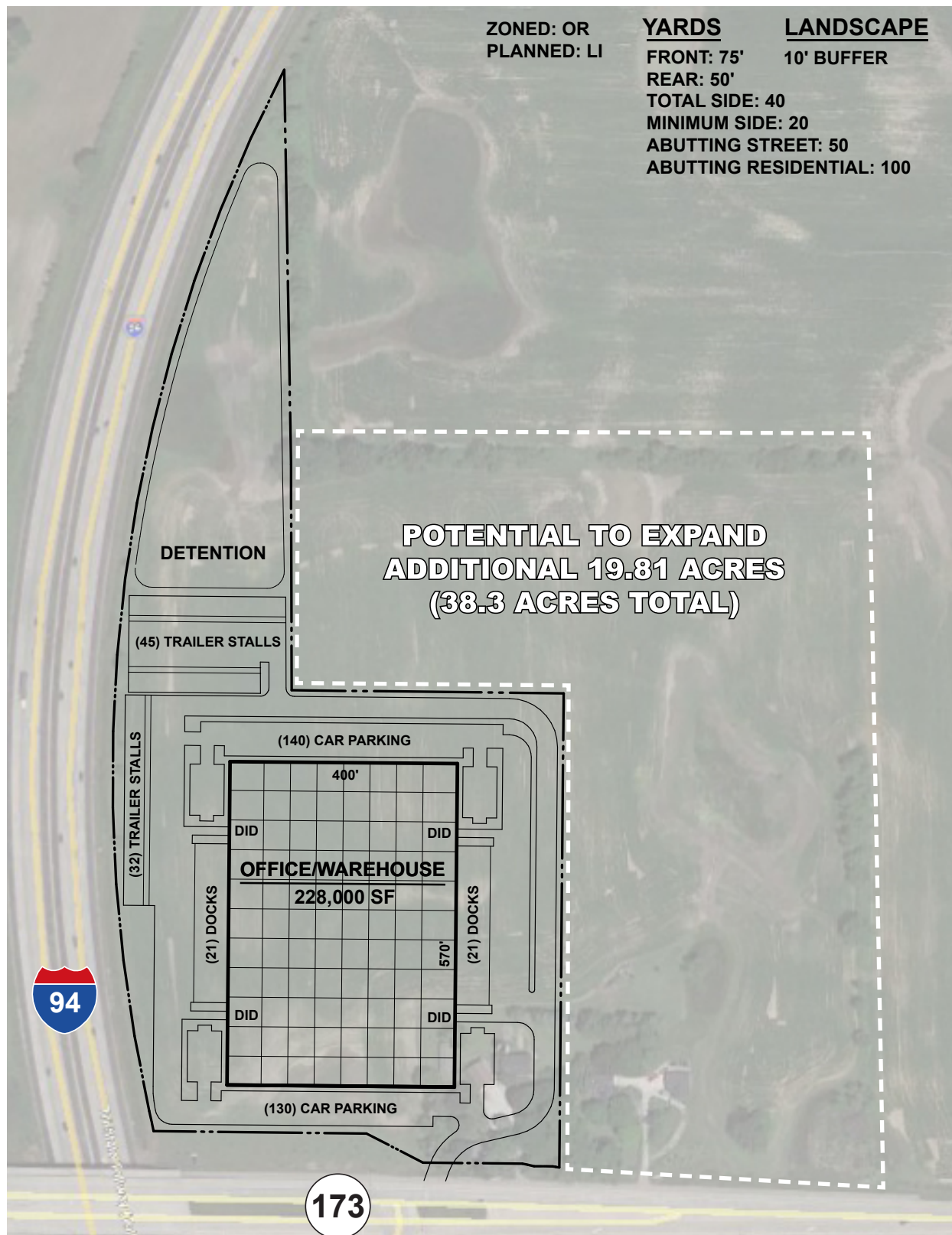
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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



AVAILABLE FOR SALE

16980 ROUTE 173

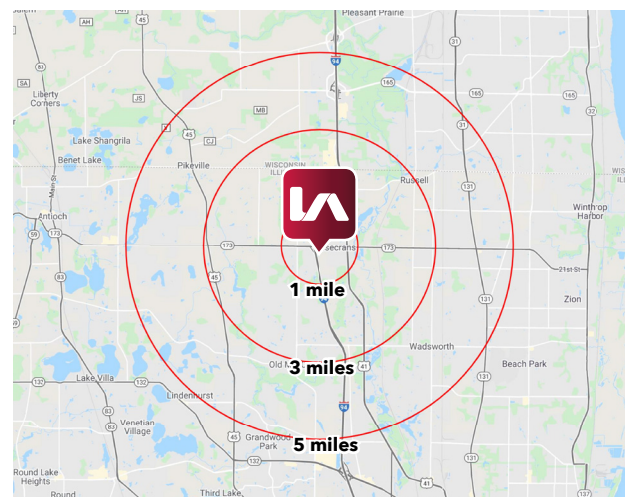
WADSWORTH, ILLINOIS | [www.villageofwadsworth.org](http://www.villageofwadsworth.org)





### SITE SPECIFICATIONS:

<b>SITE SIZE:</b>	18.5 - 38.3 acres
<b>COUNTY:</b>	Lake
<b>ZONING:</b>	Commercial (PUD)
<b>SALE PRICE:</b>	Call agent for details
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>› Located at the NEC of I-94 and Rt. 173 at the exit</li> <li>› Annexed into Wadsworth and will have a special zoning designation regulated by an intergovernmental agreement with Lake County, Zion, Wadsworth and Old Mill Creek (retail, office and light manufacturing will be allowed)</li> <li>› Surrounded by CenterPoint who will build a business park (will bring utilities to the area)</li> <li>› There is a possibility that the intersection will be improved to a four way in the future</li> <li>› Due diligence materials available upon request</li> </ul>



	1 MILE	3 MILES	5 MILES
Estimated Population	226	1,842	31,585
Number of Households	81	680	11,170
Household Income (AVG)	\$211,219	\$188,964	\$152,553
Daytime Population	222	2,272	15,611

\*\*\*Click Here For Commitment For Title Insurance\*\*\*

\*\*\*Click Here For Memorandum of Assignment of Easements\*\*\*

\*\*\*Click Here For Full Demographics Report\*\*\*



AVAILABLE FOR SALE

**16980 ROUTE 173**

WADSWORTH, ILLINOIS | [www.villageofwadsworth.org](http://www.villageofwadsworth.org)



\*\*\*Click Here For Plat of Vacation\*\*\*

\*\*\*Click Here For Plat of Survey\*\*\*

**A. Rick Scardino**

Principal  
[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)  
D 773.355.3040

**John Sharpe, SIOR, CCIM, LEED-AP**

Principal  
[jsharpe@lee-associates.com](mailto:jsharpe@lee-associates.com)  
D 773.355.3030

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.