

# 1.3 Acre Retail Site

## Land For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**SWC RT. 72 AND REINKING RD., PINGREE GROVE, IL 60140**

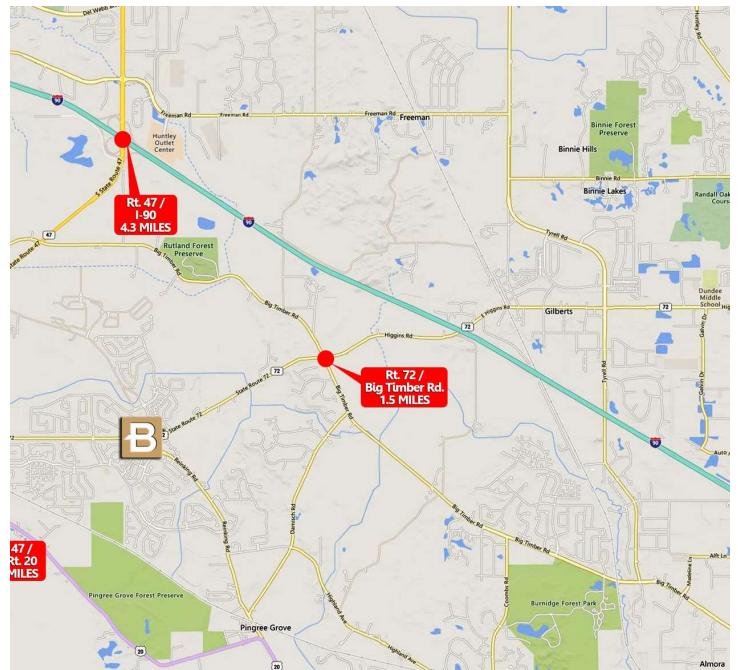


### LOCATION DESCRIPTION

Hard southwest corner location at the entrance to Cambridge Lakes subdivision. High visibility, easy access at Rt. 72 and Reinking Rd.

### PROPERTY OVERVIEW

- 1.3 Acre Site
- Hard Corner Location
- Traffic Lighted Intersection
- 12,400+ Cars Daily
- Strong Demographics
- Utilities To Site
- C-1 PUD Zoning
- Area in need of retail pharmacy, immediate care center, breakfast restaurant, liquor store, pet supply store, etc.
- Sale Price: \$525,000



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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

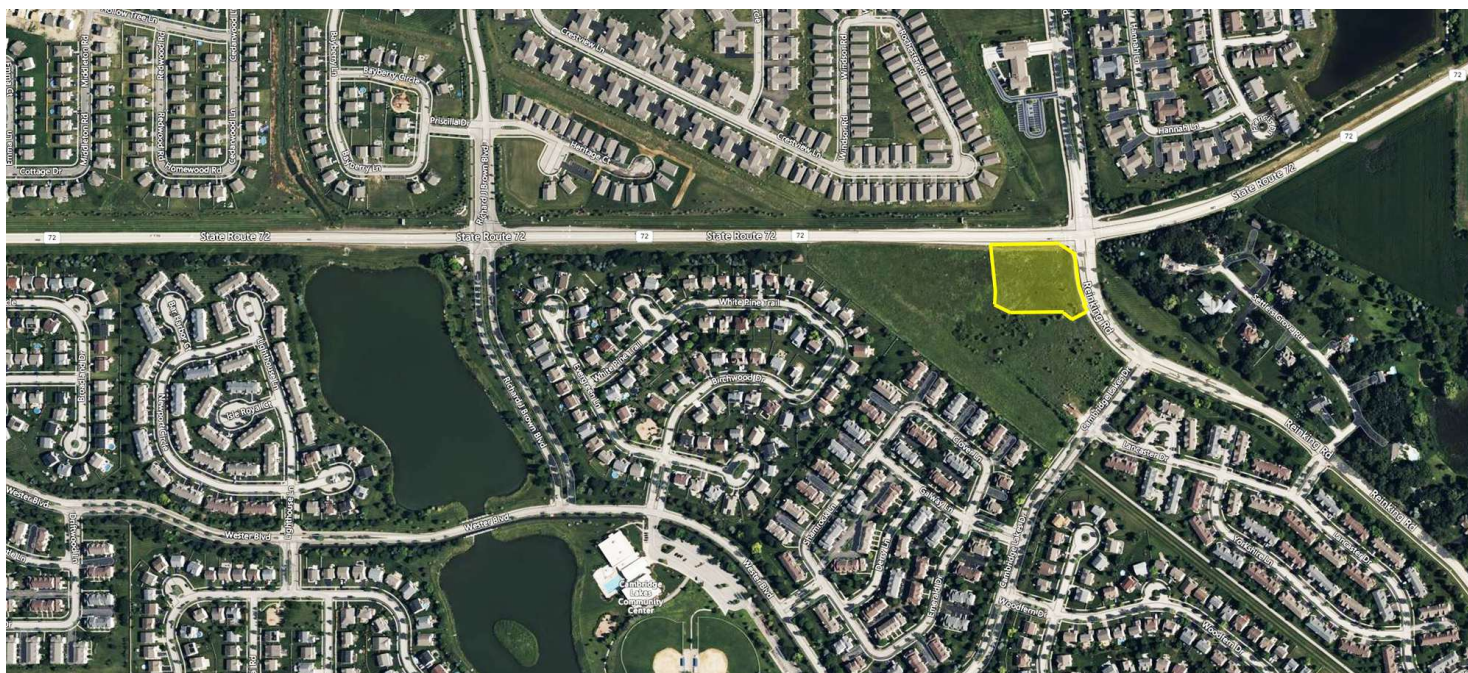
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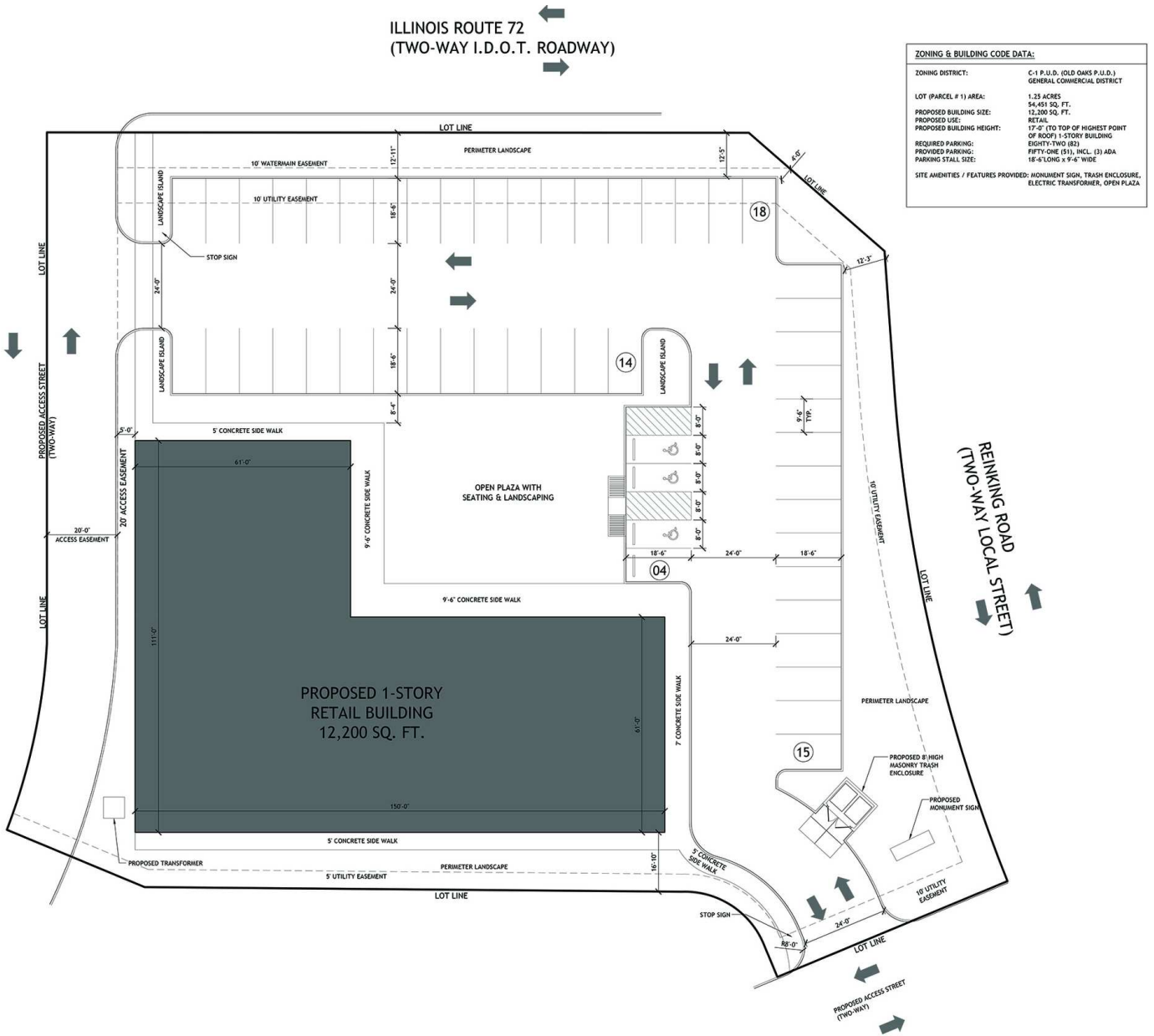
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ZONING & BUILDING CODE DATA:	
ZONING DISTRICT:	C-1 P.U.D. (OLD OAKS P.U.D.) GENERAL COMMERCIAL DISTRICT
LOT (PARCEL # 1) AREA:	1.25 ACRES
PROPOSED BUILDING SIZE:	54,451 SQ. FT. 12,200 SQ. FT.
PROPOSED USE:	RETAIL
PROPOSED BUILDING HEIGHT:	17'-0" (TO TOP OF HIGHEST POINT OF ROOF) 1-STORY BUILDING
REQUIRED PARKING:	EIGHTY-TWO (82)
PROVIDED PARKING:	FIFTY-ONE (51), INCL. (3) ADA
PARKING STALL SIZE:	18'-0" LONG x 9'-0" WIDE
SITE AMENITIES / FEATURES PROVIDED:	MONUMENT SIGN, TRASH ENCLOSURE, ELECTRIC TRANSFORMER, OPEN PLAZA

**PRELIMINARY SITE PLAN**  
SCALE: 1/16" = 1'-0"

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PROPOSED SITE LAYOUT

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### SWC RT. 72 AND REINKING RD., PINGREE GROVE, IL 60140



#### Demographic and Income Profile

42W203-42W201 IL-72  
42W203-42W201 IL-72, Hampshire, Illinois, 60140  
Drive time: 5 minute radius

Prepared by Esri  
Latitude: 42.08841  
Longitude: -88.42895

Summary	Census 2010	Census 2020	2023	2028
Population	6,272	11,510	12,103	13,102
Households	2,112	3,936	4,236	4,761
Families	1,713	3,189	3,358	3,772
Average Household Size	2.97	2.92	2.85	2.75
Owner Occupied Housing Units	1,970	3,558	3,741	4,283
Renter Occupied Housing Units	142	378	495	478
Median Age	31.7	35.4	34.8	33.9
<b>Trends: 2023-2028 Annual Rate</b>				
Population	1.60%	Area	State	National
Households	2.36%	0.19%	0.12%	0.30%
Families	2.35%	0.05%	0.05%	0.49%
Owner HHs	2.74%	0.37%	0.37%	0.66%
Median Household Income	1.26%	2.10%	2.10%	2.57%
<b>Households by Income</b>				
	Number	Percent	Number	Percent
<\$15,000	253	6.0%	260	5.5%
\$15,000 - \$24,999	37	0.9%	33	0.7%
\$25,000 - \$34,999	230	5.4%	218	4.6%
\$35,000 - \$49,999	118	2.8%	116	2.4%
\$50,000 - \$74,999	563	13.3%	556	11.7%
\$75,000 - \$99,999	631	14.9%	589	12.4%
\$100,000 - \$149,999	1,346	31.8%	1,558	32.7%
\$150,000 - \$199,999	479	11.3%	620	13.0%
\$200,000+	579	13.7%	810	17.0%
Median Household Income		\$106,457		\$113,335
Average Household Income		\$131,162		\$148,403
Per Capita Income		\$44,223		\$51,706

Drive time: 10 minute radius

Summary	Census 2010	Census 2020	2023	2028
Population	25,669	35,669	37,774	39,768
Households	8,896	12,495	13,320	14,317
Families	6,970	9,613	10,189	10,939
Average Household Size	2.88	2.84	2.82	2.77
Owner Occupied Housing Units	8,107	11,002	11,942	12,970
Renter Occupied Housing Units	789	1,493	1,378	1,347
Median Age	36.5	38.9	38.1	38.1
<b>Trends: 2023-2028 Annual Rate</b>				
Population	1.03%	Area	State	National
Households	1.45%	0.19%	0.12%	0.30%
Families	1.43%	0.05%	0.05%	0.49%
Owner HHs	1.67%	0.37%	0.37%	0.66%
Median Household Income	1.51%	2.10%	2.10%	2.57%
<b>Households by Income</b>				
	Number	Percent	Number	Percent
<\$15,000	592	4.4%	585	4.1%
\$15,000 - \$24,999	287	2.2%	239	1.7%
\$25,000 - \$34,999	686	5.2%	583	4.1%
\$35,000 - \$49,999	701	5.3%	570	4.0%
\$50,000 - \$74,999	1,545	11.6%	1,453	10.1%
\$75,000 - \$99,999	1,885	14.2%	1,827	12.8%
\$100,000 - \$149,999	3,663	27.5%	4,095	28.6%
\$150,000 - \$199,999	1,897	14.2%	2,327	16.3%
\$200,000+	2,065	15.5%	2,638	18.4%
Median Household Income		\$108,736		\$117,211
Average Household Income		\$138,073		\$155,590
Per Capita Income		\$49,319		\$56,709

Drive time: 15 minute radius

Summary	Census 2010	Census 2020	2023	2028
Population	128,081	145,778	149,014	151,713
Households	45,236	52,306	53,846	55,696
Families	34,003	38,532	39,435	40,622
Average Household Size	2.81	2.77	2.75	2.70
Owner Occupied Housing Units	38,115	42,820	45,278	47,325
Renter Occupied Housing Units	7,123	9,486	8,568	8,371
Median Age	37.9	40.9	40.0	40.3
<b>Trends: 2023-2028 Annual Rate</b>				
Population	0.36%	Area	State	National
Households	0.68%	0.19%	0.12%	0.30%
Families	0.59%	0.05%	0.05%	0.49%
Owner HHs	0.89%	0.37%	0.37%	0.66%
Median Household Income	1.59%	2.10%	2.10%	2.57%
<b>Households by Income</b>				
	Number	Percent	Number	Percent
<\$15,000	2,991	5.6%	2,714	4.9%
\$15,000 - \$24,999	1,692	3.1%	1,307	2.3%
\$25,000 - \$34,999	2,704	5.0%	2,319	4.2%
\$35,000 - \$49,999	4,016	7.5%	3,486	6.3%
\$50,000 - \$74,999	7,537	14.0%	7,098	12.7%
\$75,000 - \$99,999	7,732	14.4%	7,483	13.4%
\$100,000 - \$149,999	12,356	22.9%	13,327	23.9%
\$150,000 - \$199,999	7,346	13.6%	8,853	15.9%
\$200,000+	7,471	13.9%	9,109	16.4%
Median Household Income		\$100,621		\$108,884
Average Household Income		\$129,236		\$145,794
Per Capita Income		\$47,292		\$54,203



#### Disposable Income Profile

42W203-42W201 IL-72  
42W203-42W201 IL-72, Hampshire, Illinois, 60140  
Drive time: 5 minute radius

Prepared by Esri  
Latitude: 42.08841  
Longitude: -88.42895

	Census 2020	2023	2028	2023-2028 Change	2023-2028 Annual Rate
Population	11,510	12,103	13,102	999	6.1%
Median Age	35.4	34.8	33.9	-0.9	-0.52%
Households	3,936	4,236	4,761	525	2.36%
Average Household Size	2.92	2.85	2.75	-0.10	-0.71%
<b>2023 Households by Disposable Income</b>					
Total				4,236	100.0%
<\$15,000				259	6.1%
\$15,000-\$24,999				125	3.0%
\$25,000-\$34,999				188	4.4%
\$35,000-\$49,999				299	7.1%
\$50,000-\$74,999				845	19.9%
\$75,000-\$99,999				795	18.8%
\$100,000-\$149,999				1,167	27.5%
\$150,000-\$199,999				276	6.5%
\$200,000+				282	6.7%
Median Disposable Income				\$85,575	
Average Disposable Income				\$97,252	

Drive time: 10 minute radius

	Census 2020	2023	2028	2023-2028 Change	2023-2028 Annual Rate
Population	35,669	37,774	39,768	1,994	1.03%
Median Age	38.9	38.1	38.1	0.0	0.00%
Households	12,495	13,320	14,317	997	1.45%
Average Household Size	2.84	2.82	2.77	-0.05	-0.36%
<b>2023 Households by Disposable Income</b>					
Total				13,320	100.0%
<\$15,000				647	4.9%
\$15,000-\$24,999				537	4.0%
\$25,000-\$34,999				702	5.3%
\$35,000-\$49,999				1,033	7.8%
\$50,000-\$74,999				2,440	18.3%
\$75,000-\$99,999				2,165	16.3%
\$100,000-\$149,999				3,730	28.0%
\$150,000-\$199,999				1,045	7.8%
\$200,000+				1,020	7.7%
Median Disposable Income				\$88,160	
Average Disposable Income				\$100,911	

Drive time: 15 minute radius

	Census 2020	2023	2028	2023-2028 Change	2023-2028 Annual Rate
Population	145,778	149,014	151,713	2,699	0.36%
Median Age	40.9	40.0	40.3	0.3	0.15%
Households	52,306	53,846	55,696	1,850	0.68%
Average Household Size	2.77	2.75	2.70	-0.05	-0.37%
<b>2023 Households by Disposable Income</b>					
Total				53,846	100.0%
<\$15,000				3,319	6.2%
\$15,000-\$24,999				2,592	4.8%
\$25,000-\$34,999				3,312	6.2%
\$35,000-\$49,999				5,376	10.0%
\$50,000-\$74,999				10,645	19.8%
\$75,000-\$99,999				7,561	14.0%
\$100,000-\$149,999				13,461	25.0%
\$150,000-\$199,999				3,874	7.2%
\$200,000+				3,707	6.9%
Median Disposable Income				\$79,376	
Average Disposable Income				\$94,606	

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