

1.17 Acres

Land Property For Sale



BROWN
COMMERCIAL GROUP, INC.

1.17 ACRES FERRY ROAD, WARRENVILLE, IL 60555

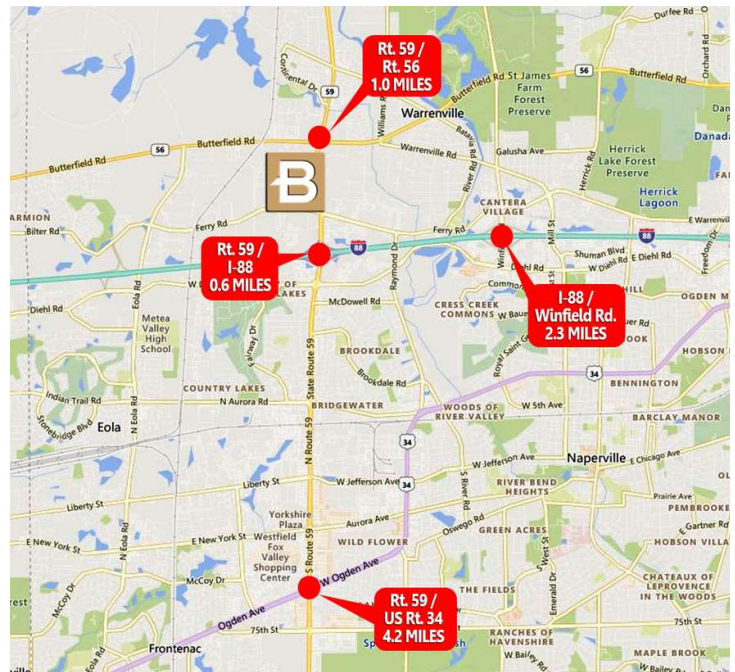


LOCATION DESCRIPTION

Great location one block west of Rt. 59, across from entrance to Top Golf, Car Max. Just off of full interchange at I-88 and Route 59.

PROPERTY OVERVIEW

- 1.17 Acre Site
- PIN: 07-04-201-016
- Utilities to be confirmed
- Currently zoned R2
- City of Warrenville, Naperville Township, DuPage County
- Great development site just north of I-88 at Ferry Road
- Strong traffic counts and demographics make this a desirable opportunity!
- Sale Price Subject To Offer



DAN BROWN

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIALGROUP.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

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

1.17 Acres

Land Property For Sale



BROWN
COMMERCIAL GROUP, INC.

1.17 ACRES FERRY ROAD, WARRENVILLE, IL 60555



DAN BROWN

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIALGROUP.COM // 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007 // 847.758.9200

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

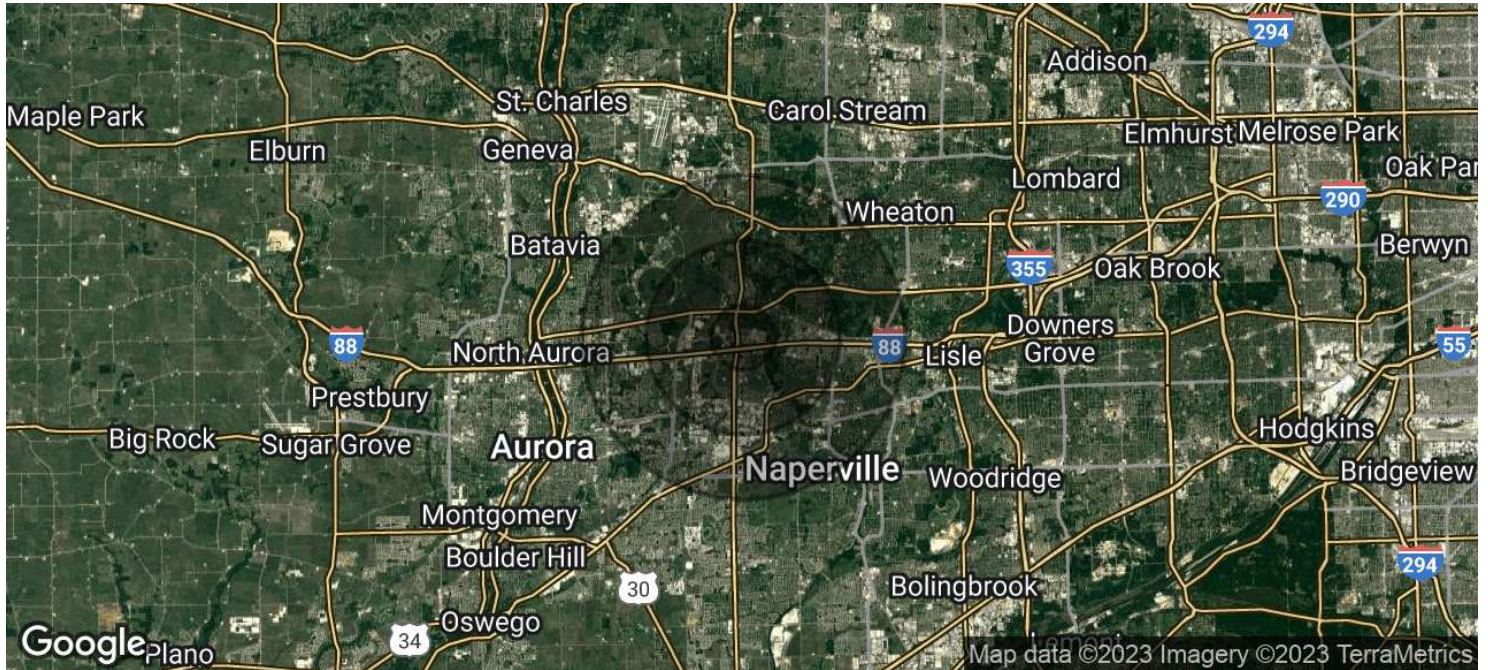
1.17 Acres

Land Property For Sale



BROWN
COMMERCIAL GROUP, INC.

1.17 ACRES FERRY ROAD WARRENVILLE, IL 60555



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,425	48,546	150,939
Average Age	33.8	34.6	35.3
Average Age (Male)	32.1	33.7	34.4
Average Age (Female)	35.3	35.4	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,266	19,854	57,816
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$79,797	\$90,953	\$98,441
Average House Value	\$270,555	\$324,389	\$358,802

* Demographic data derived from 2020 ACS - US Census

DAN BROWN

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIALGROUP.COM // 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007 // 847.758.9200

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