



**86 ACRES FOR SALE BY HIGH TRAFFIC I-94 AT WADSWORTH, ILLINOIS**

## **I-94 & WADSWORTH ROAD**

**WADSWORTH, IL**

[HTTPS://WWW.VILLAGEOFWADSWORTH.ORG/](https://www.villageofwadsworth.org/)

**FOR SALE**

**CONTACT: RICK SCARDINO** rick@metrocre.com 708.921.1044



### PROPERTY HIGHLIGHTS

- ±86 acre assemblage
  - Zoning will allow commercial, industrial, retail, mixed-use, and residential
  - Full four-way traffic lit intersection
  - Up to 4 residential components as part of assemblage
  - Hard corner retail pad available
  - Across from Captain Porky's and The Shanty - regional restaurants
  - Setting for corporate office campus, residential setting
  - Route 41: 31,700 VPD
- Wadsworth Road: 11,300 VPD

### NEAR-BY AREA TENANTS



### TRAFFIC COUNTS

	COUNT
WADSWORTH RD	13,483 VPD
ROUTE 41	26,965 VPD
DILLEYS RD	6,478 VPD
I-94	97,443 VPD



DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

		1 MILES	3 MILES	5 MILES
	TOTAL POPULATION	611	15,574	88,391
	DAYTIME POPULATION	483	6,702	47,978
	HOUSE HOLDS	234	5,769	32,034
	AVG HH INCOME	\$182,297	\$153,028	\$135,742

[LEARN MORE ABOUT WADSWORTH: \(CLICK BELOW!\)](#)



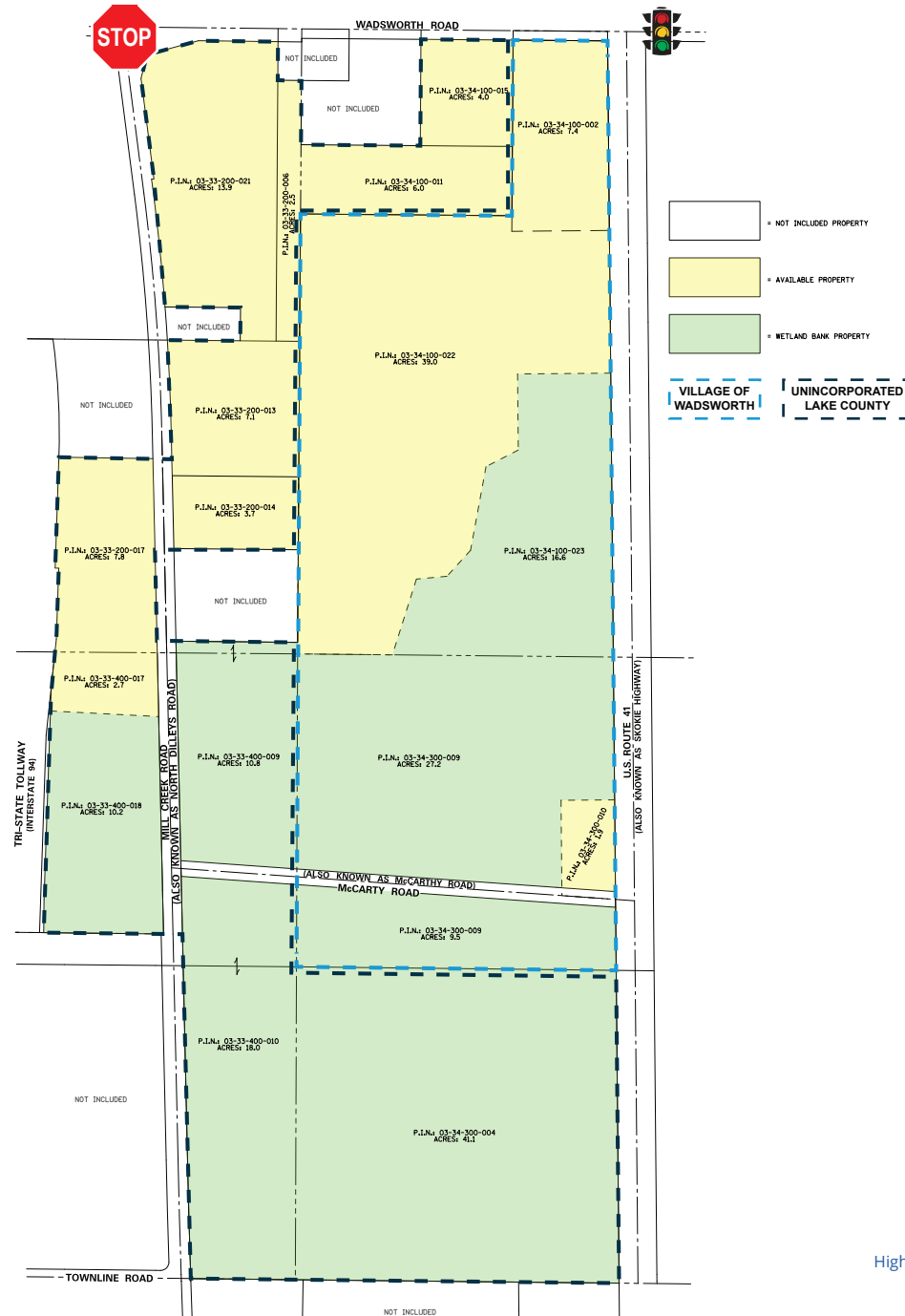
LOCATED IN THE THRIVING CITY OF WADSWORTH, IL  
POSITIONED IN ONE OF CHICAGOLAND'S MOST SOUGHT-AFTER SUBURBAN COMMUNITIES.



# SURVEY

## I-94 & WADSWORTH ROAD, WADSWORTH, IL

FOR SALE



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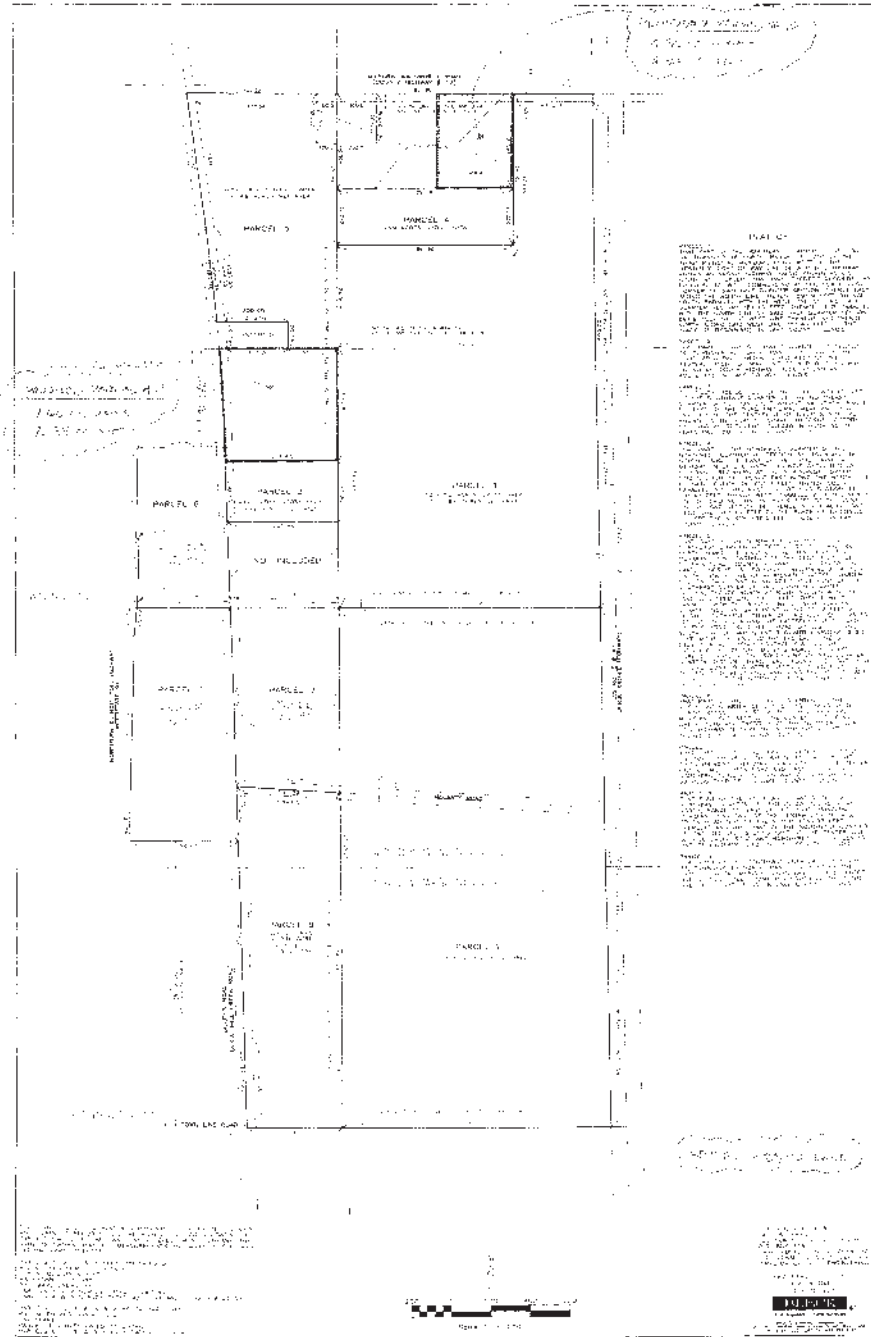




# SURVEY

105 S COOK ST, BARRINGTON, IL

FOR SALE



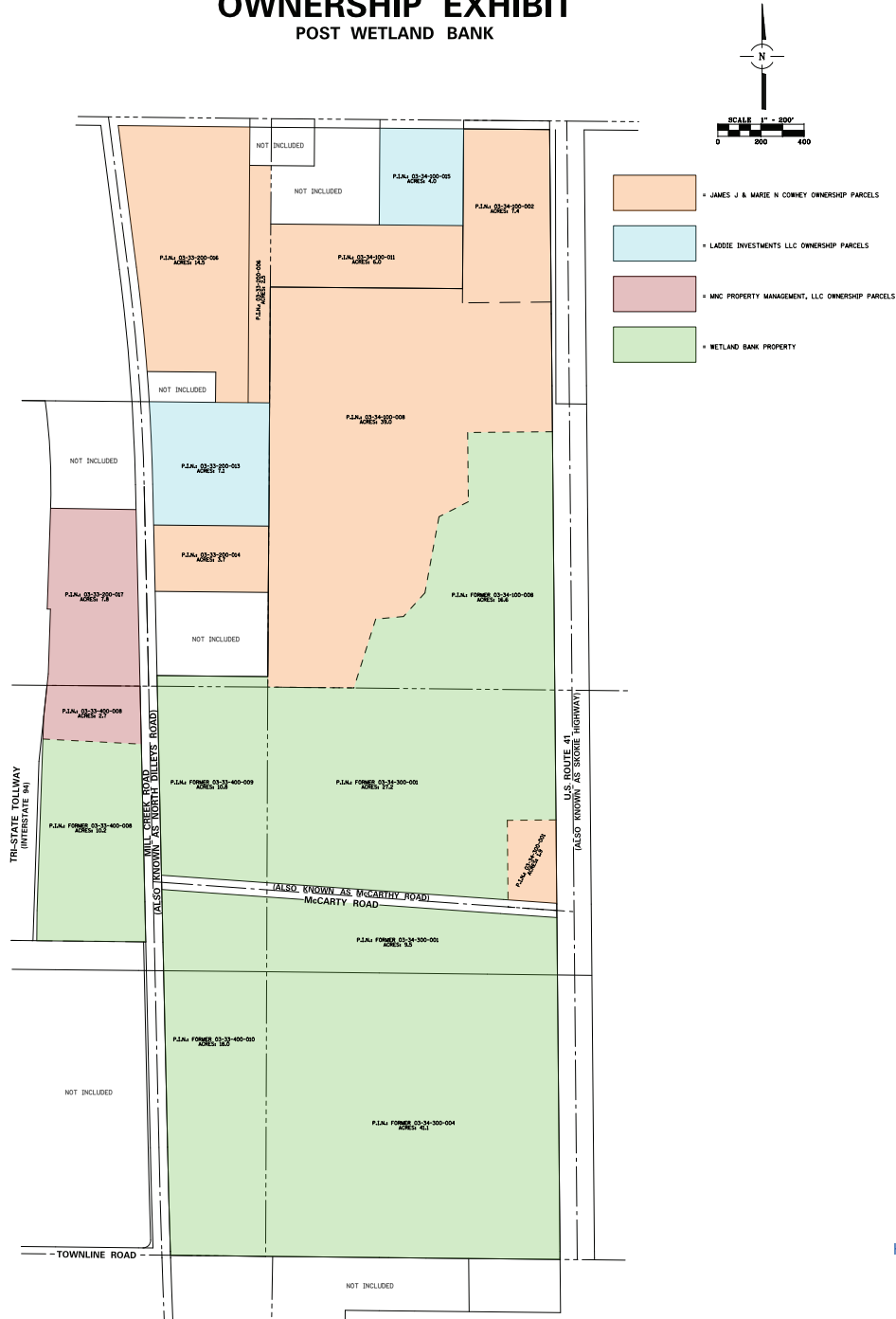
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### OWNERSHIP EXHIBIT POST WETLAND BANK



# ZONING

105 S COOK ST, BARRINGTON, IL

FOR SALE

## 1.2 TITLE COMMITMENT

A copy was not available at the time of the report.

## 1.3 EXISTING SITE ZONING AND CODE INFORMATION

Village of Wadsworth

Parcel 1 & the north portion of Parcel 2 are shown within the Village of Wadsworth Village limits.

- Village limits
- Parcel #1 (63.42 acres - Fully within Village Limits)
- Parcel #2 (41.79 acres - Partially with Village Limits)
- Zoned Business "B"
- Zone Business "8"
- Zone Suburban Estate "SE"
- Suburban Estate "SE"

Suburban Residential "SR"

The Village of Wadsworth adjacent properties on the east side of US Route 41 are zoned as Public Land "PL", and the properties on the north side of Wadsworth Road are zoned as Business "B".

The Village of Wadsworth Zoning Map is included in Tab 1.

Unincorporated Lake County

Parcel 2 (Southern Portion), 3, 4, 5, 6, 7, 8, 9, 10, & 11 are shown as within the Unincorporated Lake County limits.

- Parcel #2 (40AC - Partially within County Limits) - Agricultural "AG"
- Parcel #3 (4.00AC) - Estate "E"
- Parcel #4 (5.99AC) - Estate "E"
- Parcel #5 (18.82AC) - Agricultural "AG"
- Parcel #6 (8.51AC) - Agricultural "AG"
- Parcel #7 (14.01AC) - Agricultural "AG"
- Parcel #8 (10.84AC) - Agricultural "AG"
- Parcel #9 (19.93AC) - Agricultural "AG"
- Parcel #10 (4.36AC) - Estate "E"
- Parcel #11 (7.66AC) - Estate "E"

## 2.0 TOPOGRAPHIC SURVEY/ EXISTING CONDITIONS

An aerial topographic survey was completed for a portion of the site. The survey for the site was prepared by Surdex Corporation dated May 1990. The aerial topography covers Parcels 1, 2, 3, 4 (partial), 8, 9, 10, & 11. The aerial also provides elevation information along the entire frontage of US Route 41, ±800' of Wadsworth Road, and ±4,000' along Diley's Road. A copy of the aerial topographic survey is included in Tab 2.

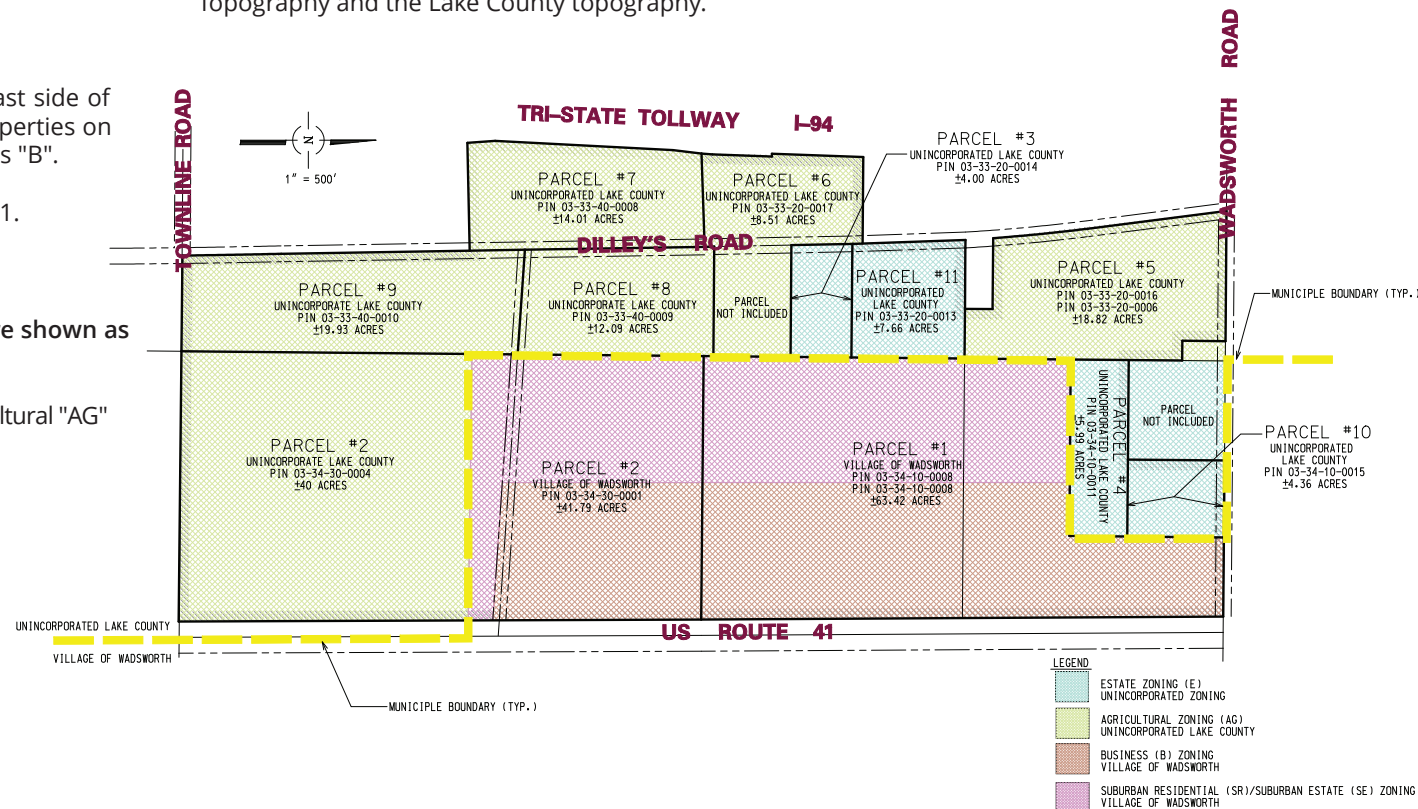
Since Topography was not available at the time of this report for Parcels 4 (partial), 5, 6, and 7, the Lake County 2' topography maps were used to fill in missing topographic areas.

A combined Topography Exhibit was created merging the aerial Topography and the Lake County topography.

## 3.0 ROADWAY JURISDICTIONS

The property is located adjacent to several major roadways.

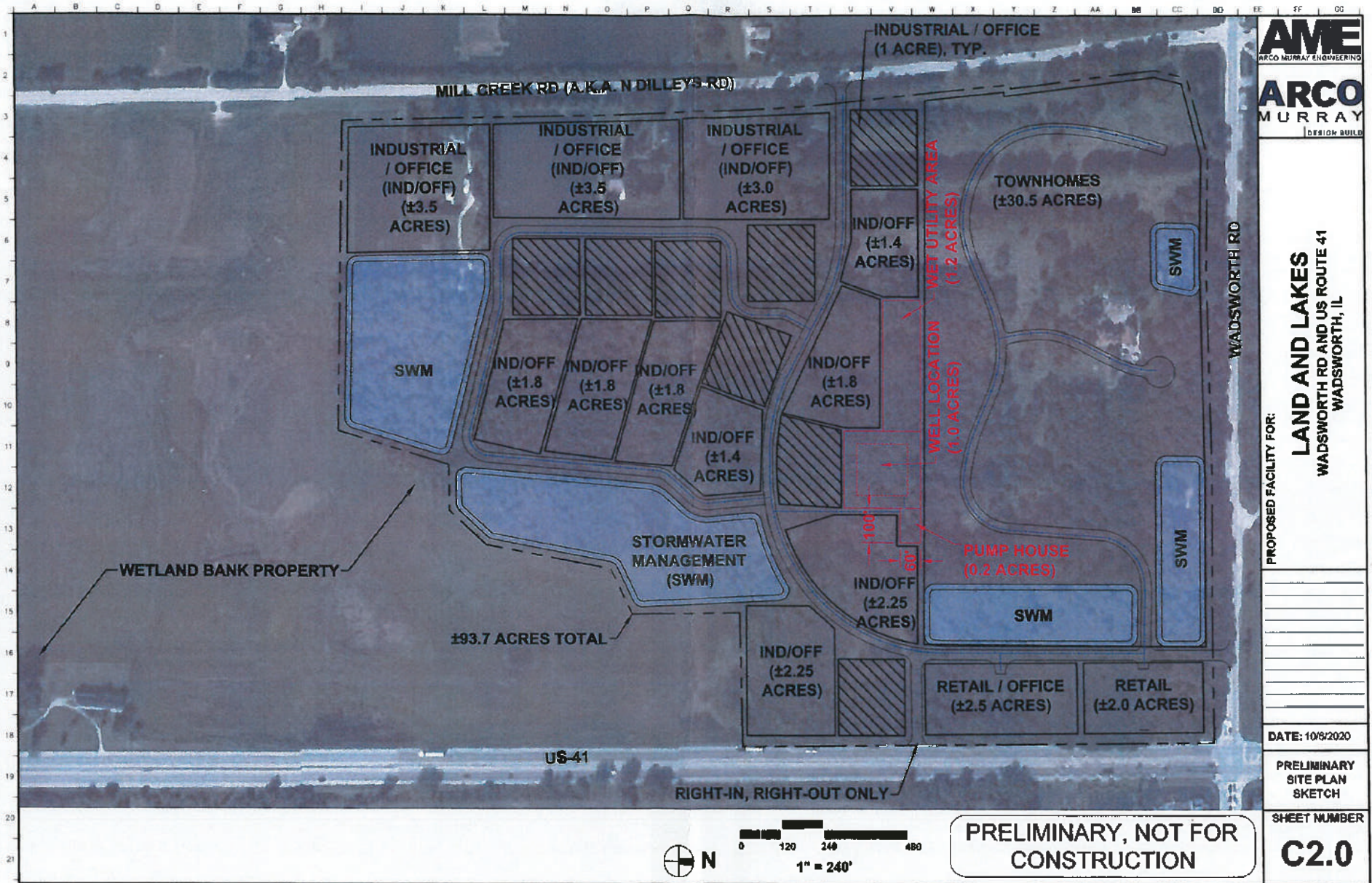
To the West of Parcels 6 & 7 is the Northern Illinois Tollway Interstate 94 (I-94), which is under the jurisdictions of the Illinois State Highway Tollway Authority (ISHTA).



# CONCEPT PLAN

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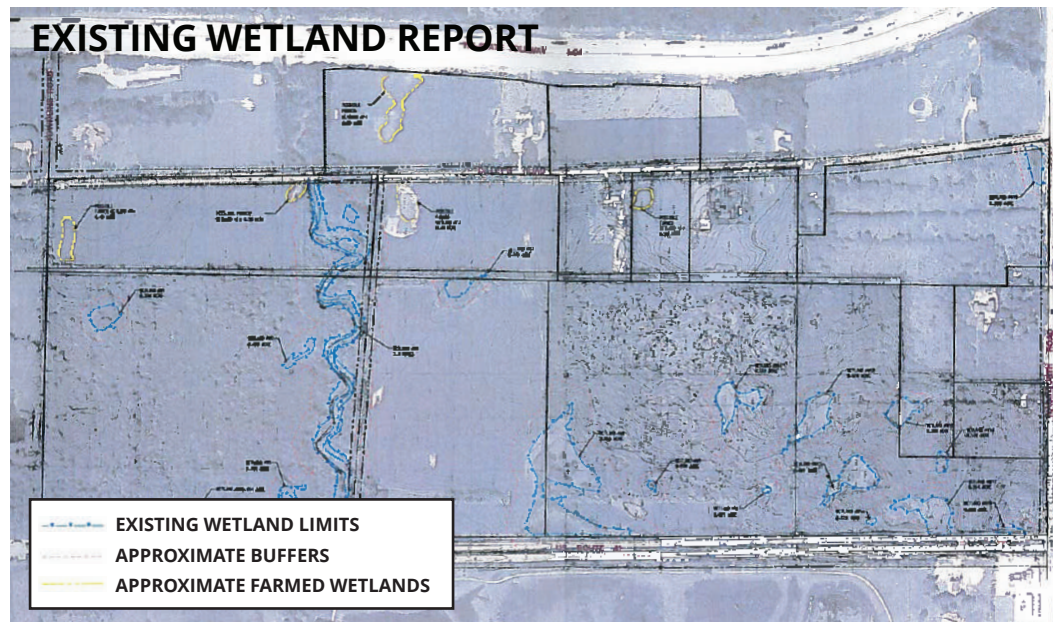
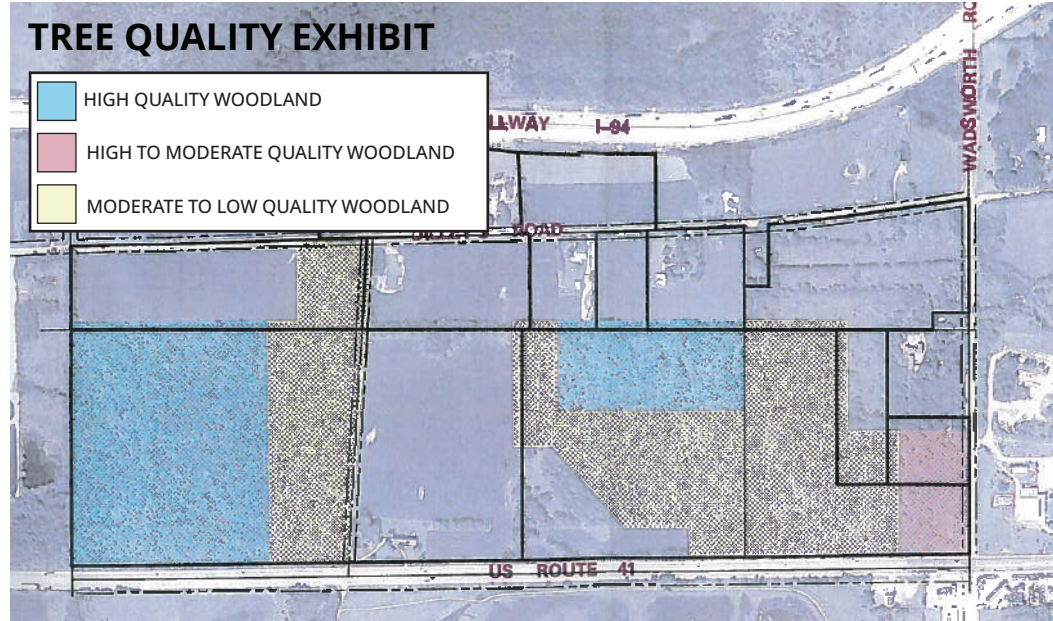
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# EXHIBITS

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