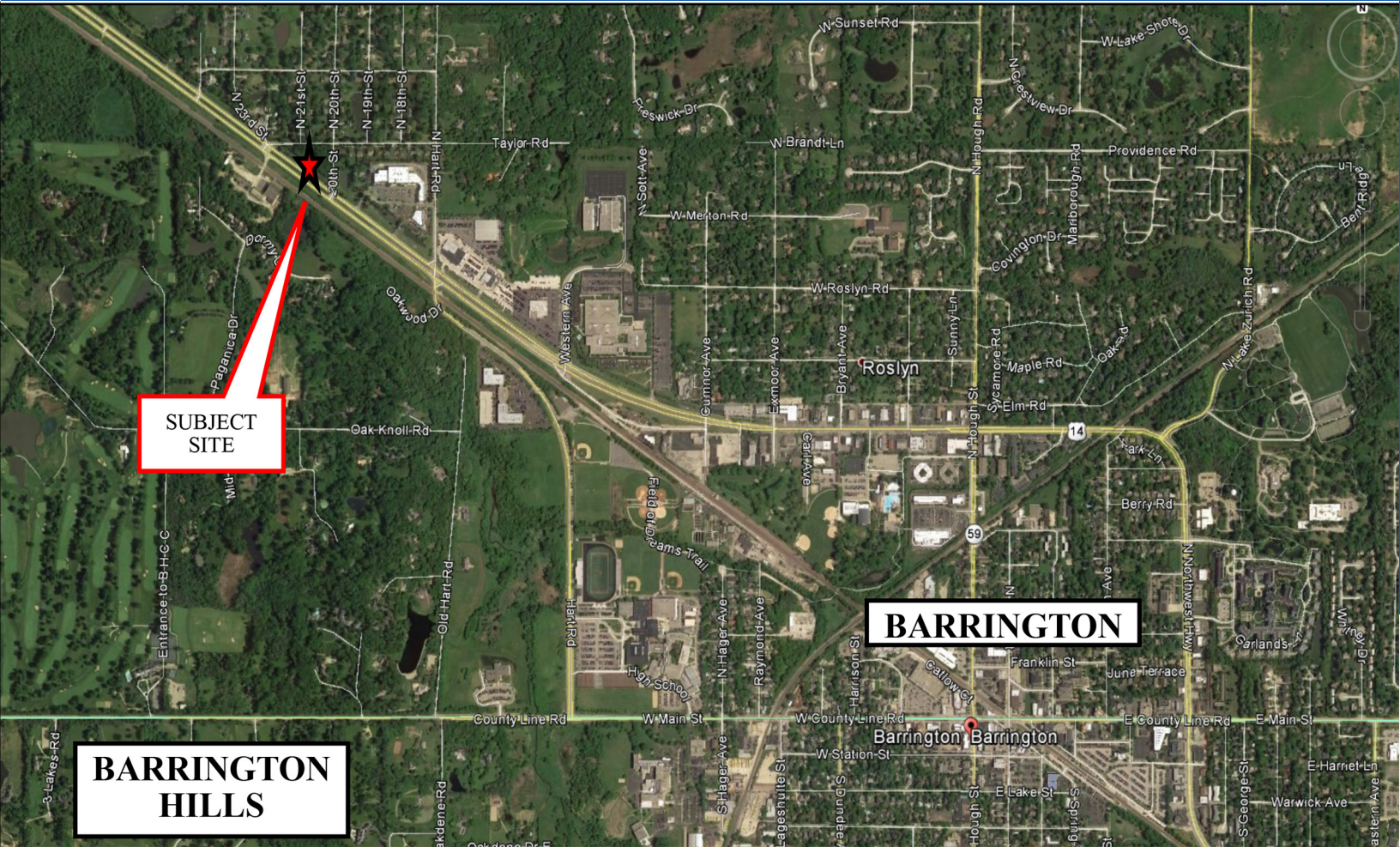




FOR SALE: PRIME BARRINGTON LAND PARCEL OF 1.45 ACRES

NW CORNER OF RT 14(NORTHWEST HWY) & 20TH STREET

******HUGE PRICE REDUCTION**** \$439,000 (\$6.95 PSF)**



**1.45 Acres Located at the Northwest Corner of Route 14 & 20th Street
OVER 327 FEET OF FRONTAGE ON RT 14 (NORTHWEST HWY) OVER 27,900
CARS PER DAY
LOCATED 1 BLOCK NW OF THE BARRINGTON FOUNDRY RETAIL DEVELOPMENT**

Prepared by:



Randy Olczyk
Direct: 847.246.9611
Randy@chicagolandcommercial.com



1.45 ACRES ON NWC OF RTE 14 & 20TH ST BARRINGTON, IL

New Investment or Development Opportunity in the Barrington area adjacent to the Foundry

POTENTIAL USES:

Ideal for Restaurants, Retail, Medical, Office or Residential

TRAFFIC

- 327 feet of frontage on Route 14 with 27,900 vehicles per day,
Neighbors include: Northern Trust Bank, The Foundry Retail Center (Over 80,000 SF retail center) & Wickstrom Ford
- Unique investment opportunity to hold or develop 1.45 Acre prime parcel located in prestigious Barrington, IL
- Several parcels totaling \pm 1.45 Acres
- Zoning Unincorporated Lake County
- Taxes payable in 2022 = \$1,845

DEMOGRAPHICS (2022)

	3 Miles	5 Miles
• Total Population	20,718	76,284
• Median HH Income	\$134,729	\$119,631

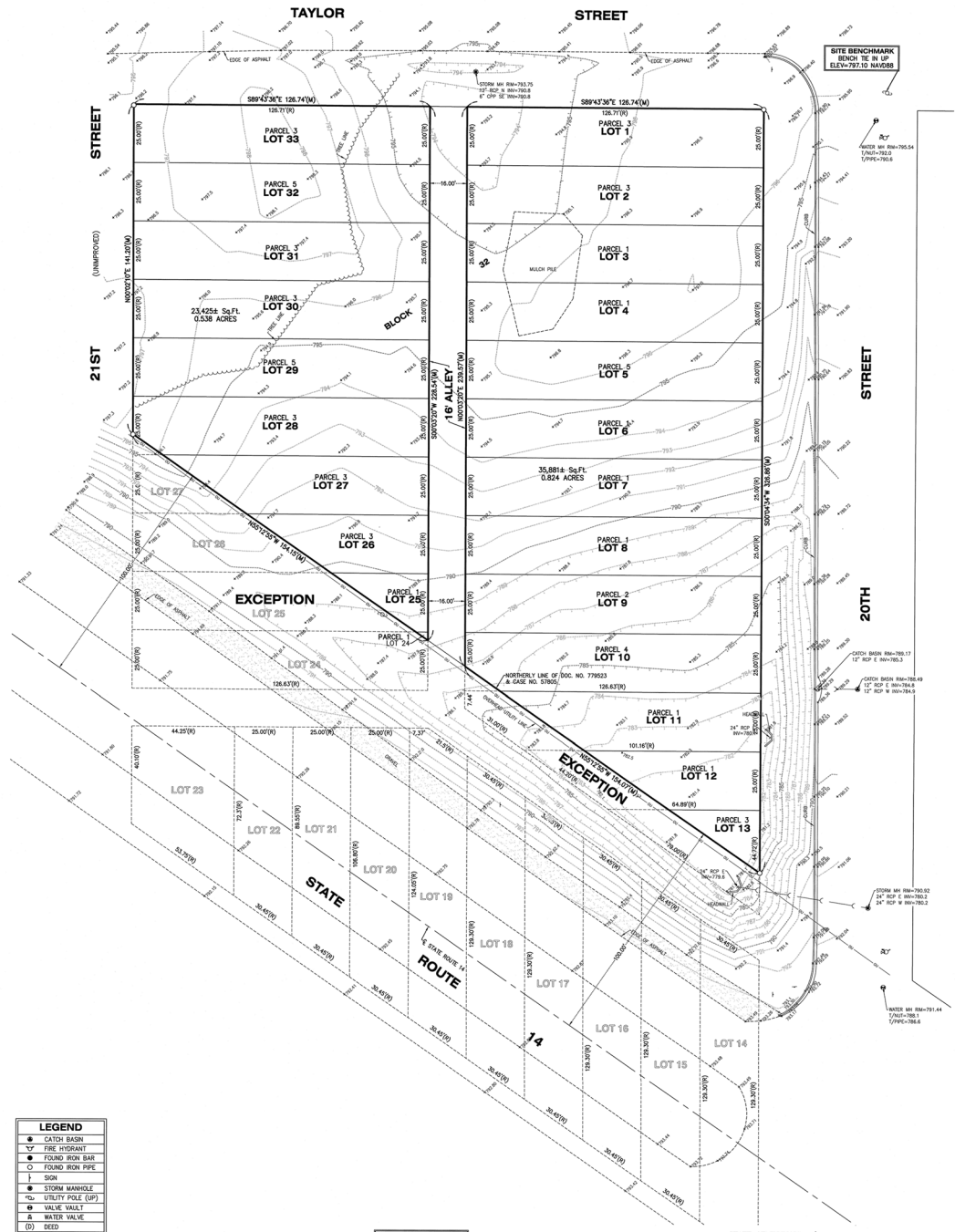
Prepared by:



**Chicagoland
Commercial**
REAL ESTATE

Randy Olczyk
Direct: 847.246.9611
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PLAT OF SURVEY



LEGEND	
●	CATCH BASIN
⋈	FIRE HYDRANT
●	FOUND IRON BAR
○	FOUND IRON PIPE
+	CON
●	STORM MANHOLE
⊕	UTILITY POLE (UP)
●	VALVE TAP
⊕	WATER VALVE
(D)	DEED
(R)	RECORD
(M)	MEASURE

CLIENT: J. CONDON & ASSOCIATES, INC.
 DRAWN BY: SES CHECKED BY: MEY
 SCALE: 1"=20' SNO: 35, 7, 43, R, 9, E
 BASIS OF BEARING: ASSUMED
 P.L.N.: *
 JOB NO.: 170229 I.D. JPB
 FIELDWORK COMP: 4/25/17 BK. PG.
 ALL DIMENSIONS SHOWN IN FEET AND DECIMALS. 807'
 PARTS THEREOF CORRECTED TO 807'

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown herein unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
 * No distance should be assumed by scaling.
 * No underground improvements have been located unless shown and noted.
 * The representation as to ownership, use, or possession should be heeded implied.
 * This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

STATE OF ILLINOIS)
 COUNTY OF McHENRY) S.S.
 In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat herein is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.
 Dated at Woodstock, McHenry County, Illinois 7/13 A.D., 2017.
 Vanderstappen Land Surveying Inc.
 Design Firm No. 104-002782
 By: *Debra A. Vanderstappen*
 Illinois Professional Land Surveyor No. 3857