



1.96 ACRES OF PRIME LAND FOR SALE
2335 E RAND RD (RT 12) ARLINGTON HEIGHTS, IL
**** ZONED P - PLANNED DEVELOPMENT****

ASKING PRICE: \$1,250,000 (\$14.63 PSF)



1.96 Acres with 496 feet of frontage on Rand Rd (Rt 12) in Arlington Heights, IL

Located on busy Rand Rd (US Rt 12) with over 29,000 VPD traffic counts

Prepared by:

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**Chicagoland
Commercial**
REAL ESTATE



RAND RD (US RT 12) 1.96 ACRES FOR SALE



New Development Opportunity in Arlington Heights ,IL

1.96 Acres Located on Rand Rd (Rt 12) just South of Palatine Road

PROPERTY DETAILS:

- 496 feet of frontage on US Route 12
- Traffic Counts of 29,474 Vehicles Per Day on Rand Rd (US Route 12)
- Located just South of Palatine Road
- Currently Zoned R-3 (Village is Open to commercial Zoning)
- Taxes payable in 2021 = \$13,331.57

DEMOGRAPHICS (2021)

	2 Mile	5 Miles	10 Miles
• Total Population	58,018	327,470	941,616
• Average HH Income	\$132,435	\$113,789	\$126,836

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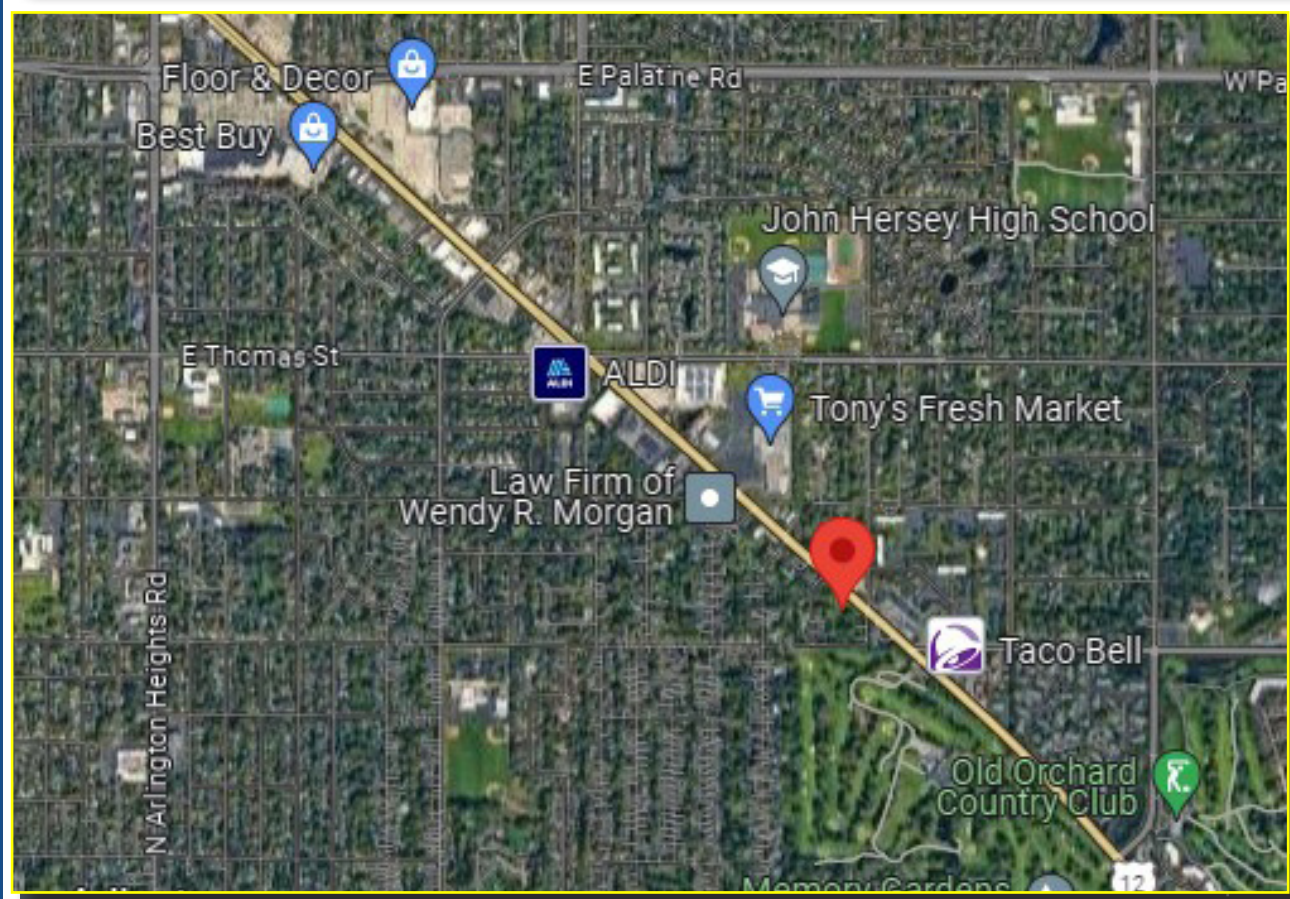
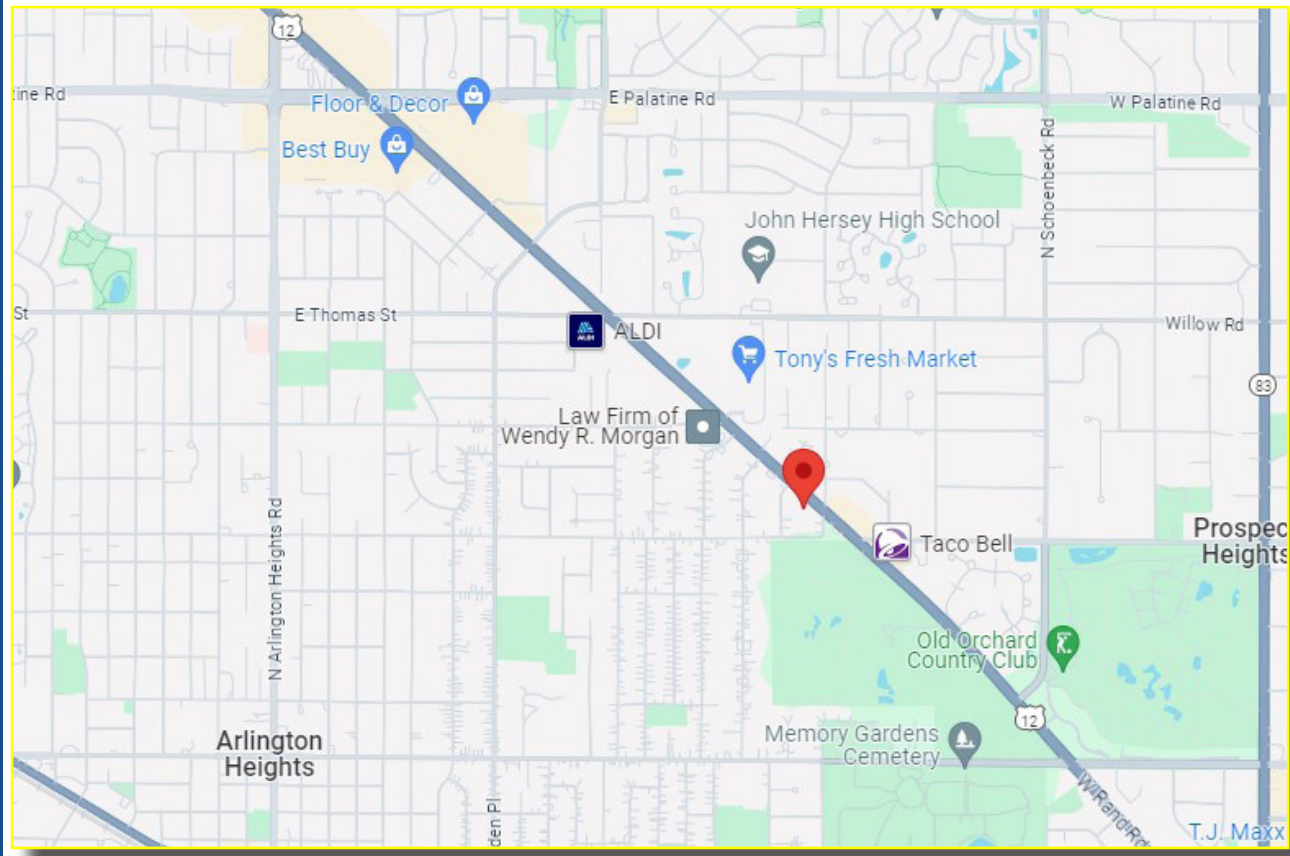


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- LEASING
- SALES
- TENANT ADVISORY
- MANAGEMENT

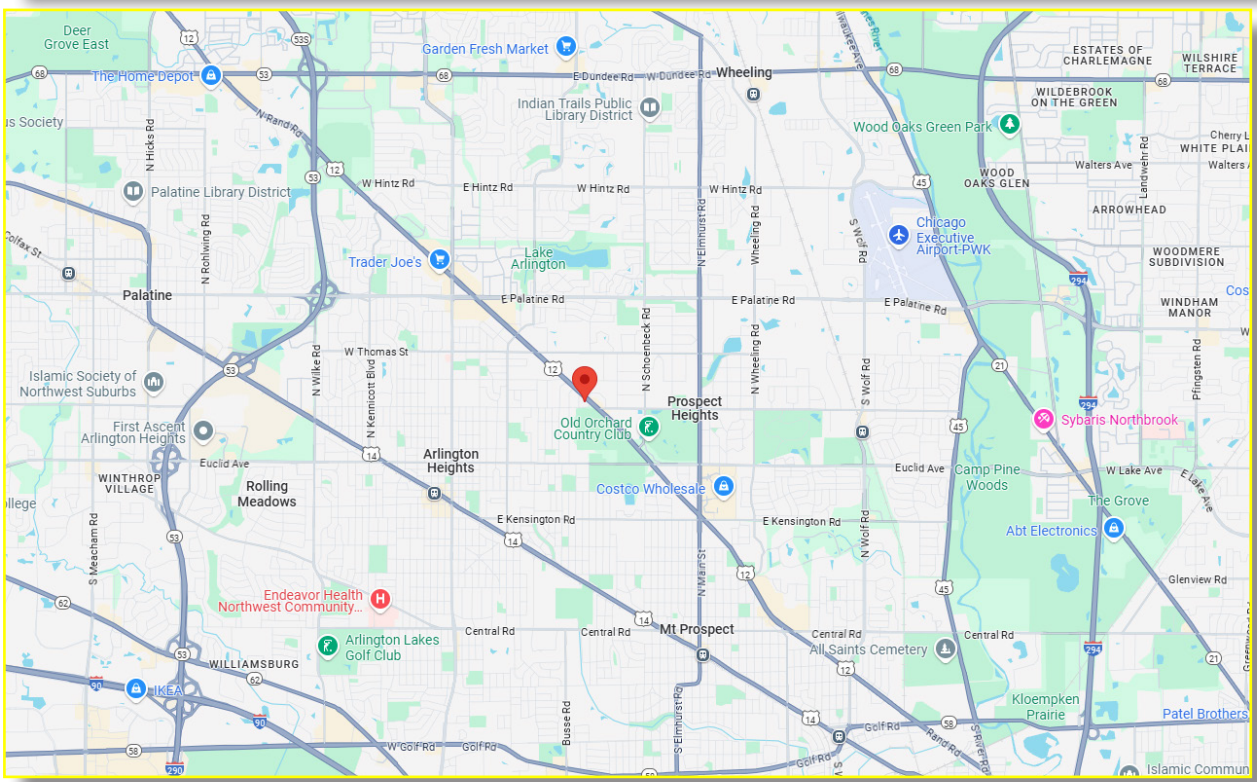
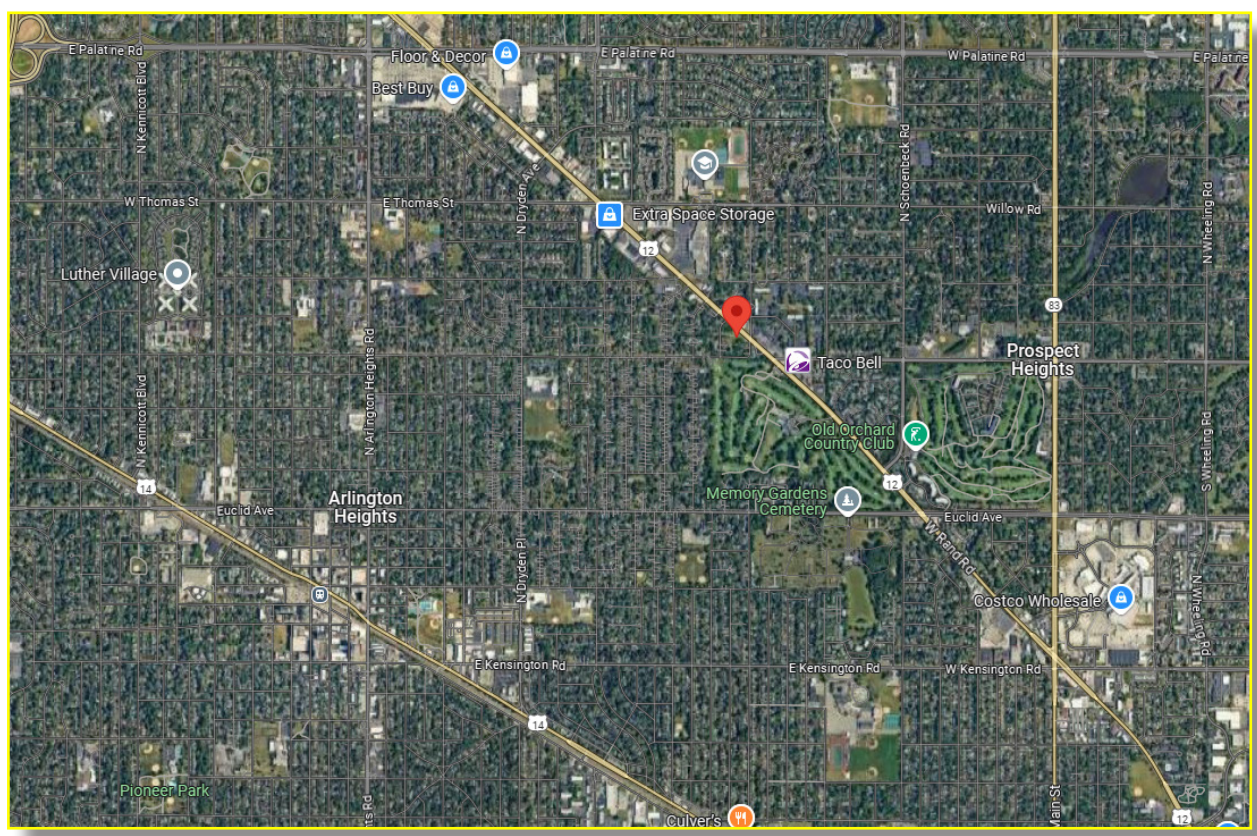
■ 1.96 Acres For Sale





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■ 1.96 Acres For Sale





LEASING

SALES

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LEASING
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■ Proposed Siteplan

