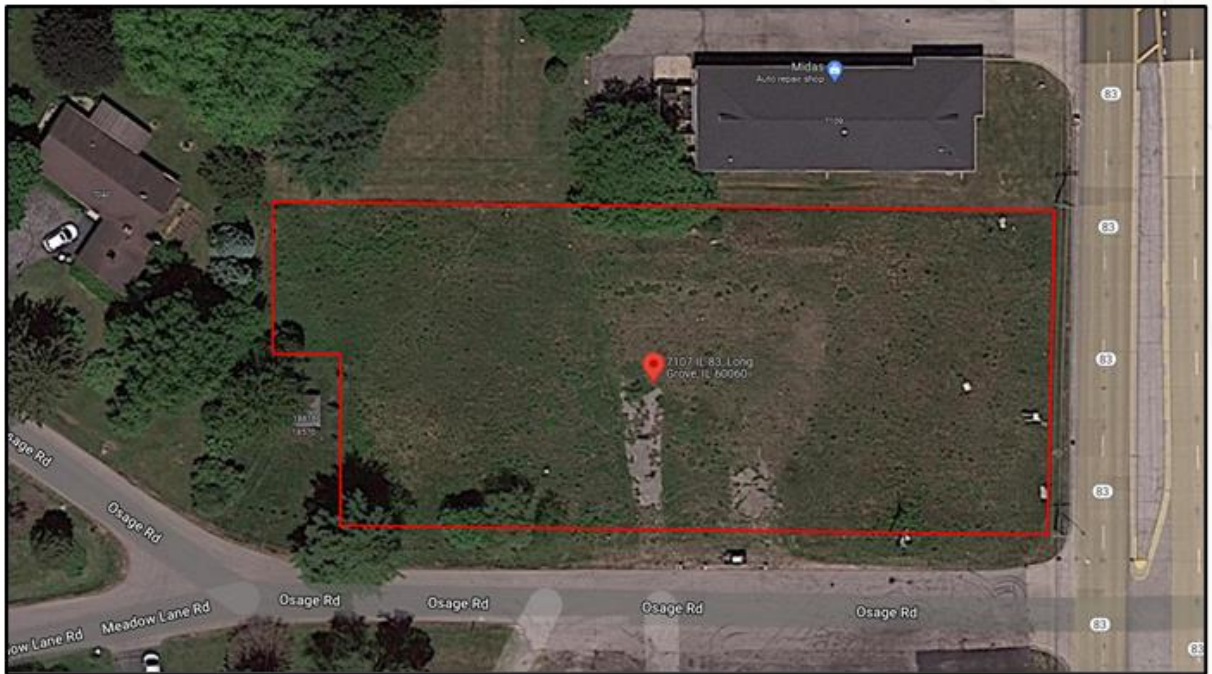


1 Acre Commercial Land Site

7107 N. Route 83, Long Grove IL

FOR SALE - \$399,000



Site Highlights:

- 1.0 Acre – 43,560 sf
- Zoned B-2
- Potential Uses - Restaurant, Medical, Office, Retail
 - Site was previously approved for a 7,000 sf retail center.
 - Supporting documents available upon request
- PIN – 15-06-103-031
- Taxes - \$7,377 (2021)
- Surrounded by commercial, business, schools and golf courses
- Excellent daytime and evening demographics

RON ROBERTI – 847.651.0656

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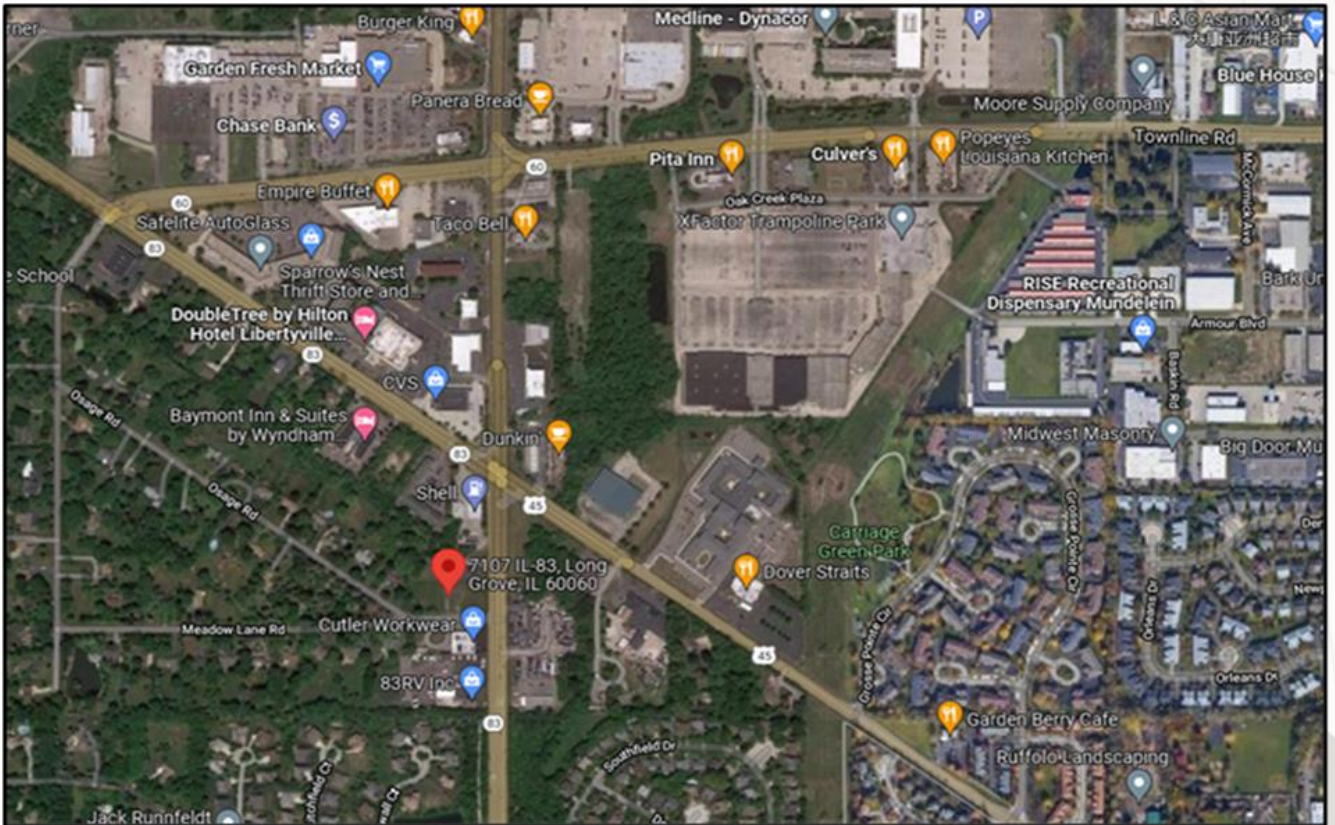
Northbrook IL 60062



1 Acre Commercial Land Site

7107 N. Route 83, Long Grove IL

Aerial Photo



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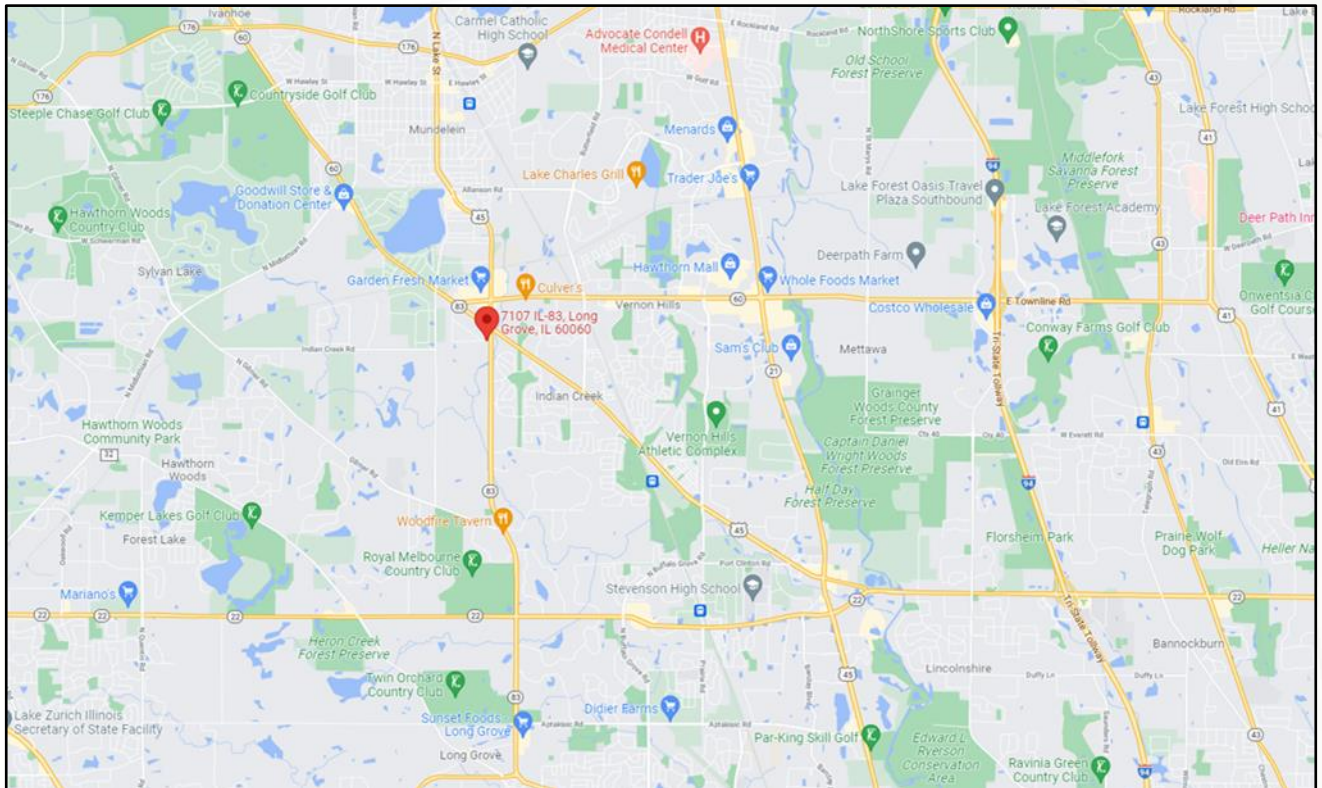


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1 Acre Commercial Land Site

7107 N. Route 83, Long Grove IL

Area Highlights



- Hawthorn Shopping Mall
- Medline-Dynacor
- Advocate Condell Medical Center
- Stevenson High School
- Carmel Catholic High School
- Hawthorn Woods Country Club
- Royal Melbourne Country Club
- Kemper Lake Golf Course
- Countryside Golf Course
- Steeple Chase Golf Course

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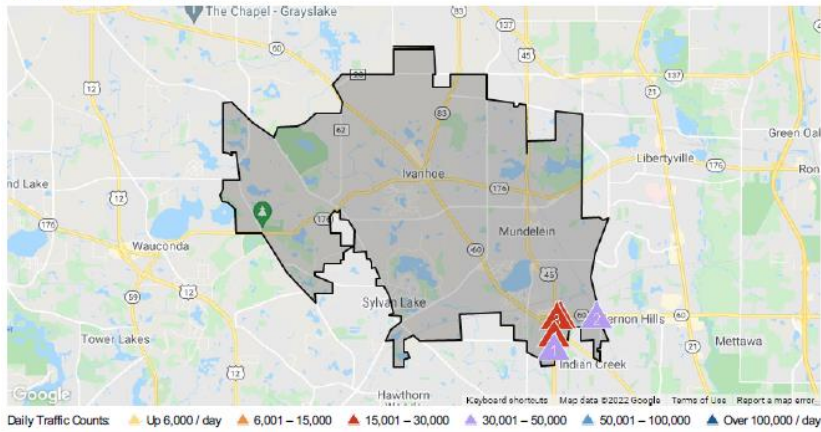


1 Acre Commercial Land Site

7107 N. Route 83, Long Grove IL

Area Information

Traffic Counts



1	2	3	4	5	
30,698	30,576	28,906	28,341	27,747	
2021 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts	
Street: Mundelein Road Cross: Warren Ln Cross Dir: SE Dist: 0.06 miles	Street: Townline Rd Cross: City W11 Cross Dir: E Dist: 0.08 miles	Street: Townline Rd Cross: Oak Creek Plz Cross Dir: E Dist: 0.03 miles	Street: Mundelein Rd Cross: Osage Rd Cross Dir: S Dist: 0.05 miles	Street: Townline Road Cross: Oak Creek Plz Cross Dir: E Dist: 0.03 miles	
Historical counts		Historical counts		Historical counts	
Year	Count	Type	Year	Count	Type
2019	31,200	AA DT	2013	30,000	AA DT
2008	36,943	AD T	2007	33,600	AA DT
2007	33,600	AA DT	2009	32,900	AA DT
2005	34,800	AA DT	2007	27,700	AA DT
2003	36,900	AA DT	2005	31,000	AA DT
			2003	33,300	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Commercial Trade Area Report



SCAN ME



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1/14/2022

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