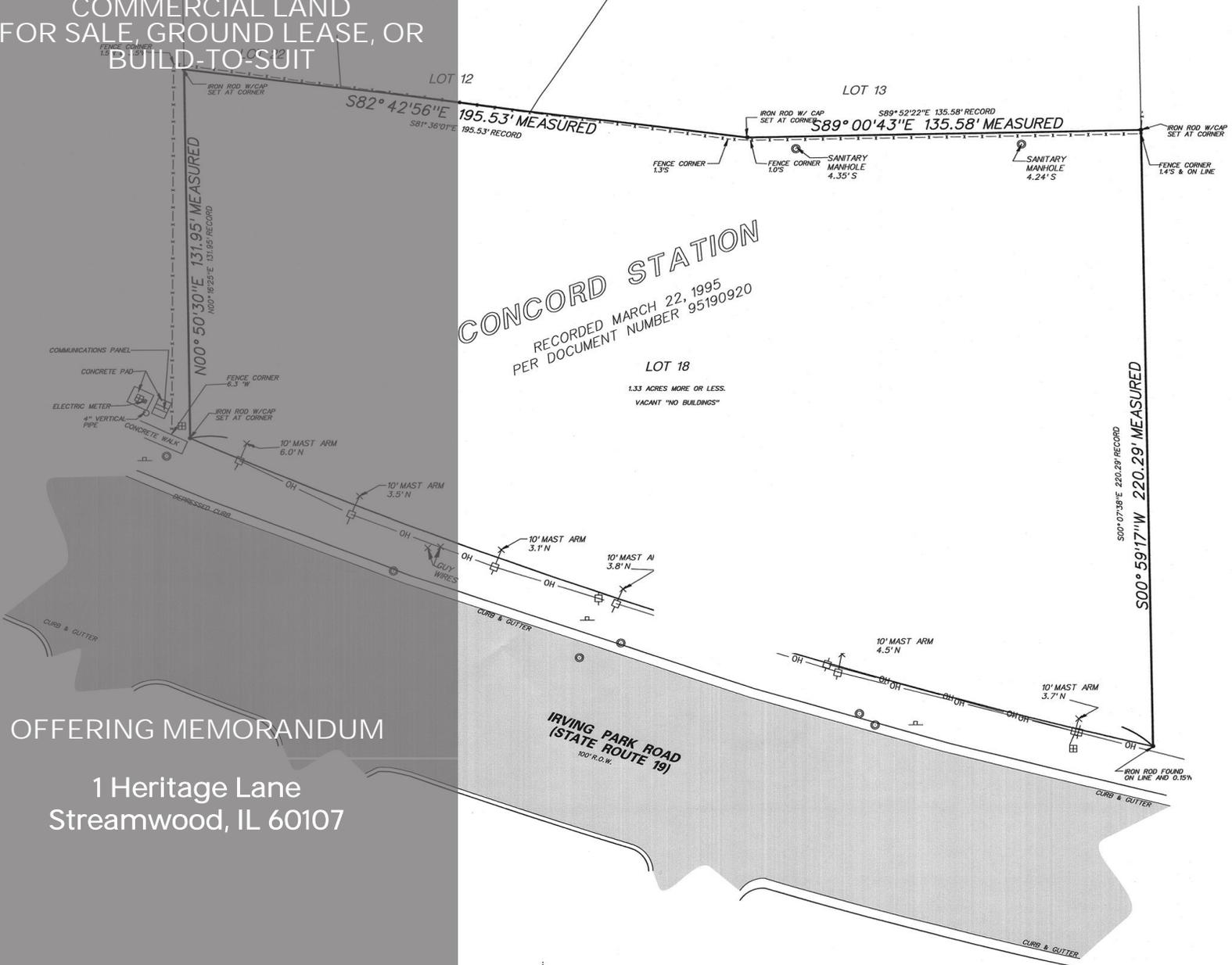


A.L.T.A./A.C.S.M. LAND TITLE SURVEY

COMMERCIAL LAND
FOR SALE, GROUND LEASE, OR
BUILD-TO-SUIT



OFFERING MEMORANDUM

1 Heritage Lane
Streamwood, IL 60107

Dustin Pittman
Apex Commercial Realty LLC
Broker
(773) 923-5311
dustin@commercialrealtybyapex.com



OFFERING SUMMARY

ADDRESS	1 Heritage Lane Streamwood IL 60107
COUNTY	Cook
PRICE	\$900,000
LAND ACRES	1.33
ZONING TYPE	Commercial
# OF PARCELS	1
APN	06-27-218-004-0000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	13,436	90,381	220,619
2025 Median HH Income	\$102,982	\$104,114	\$102,895
2025 Average HH Income	\$120,214	\$123,179	\$124,620

- **PROPERTY OVERVIEW:**

1 Heritage Lane offers an exceptionally flexible commercial development opportunity in one of Streamwood's most established retail corridors. Positioned directly on Irving Park Road (IL-19) with 335 feet of frontage, the property sits in the heart of a dense suburban trade area with strong incomes, stable demographics, and a well-developed commercial base.

Unlike typical raw land offerings, this site is being introduced with multiple pathways to occupancy:

- Sale
- Ground lease
- Build-to-suit

The property's size, exposure, and zoning make it an immediately viable candidate for QSR, auto services, medical, banking, neighborhood retail, or other commercial uses that rely on high-visibility commuter traffic.

This is one of Streamwood's few remaining commercially zoned parcels along a major arterial road — a rare chance for developers or operators to secure a strategically located site before remaining inventory is absorbed.

- SITE CHARACTERISTICS:

With 335 feet of Irving Park Rd frontage, the site offers a rare, oversized window for signage and customer visibility.

The site's level topography minimizes development cost and shortens engineering timelines.

The ±1.33 acre lot size fits:

Drive-thru QSR

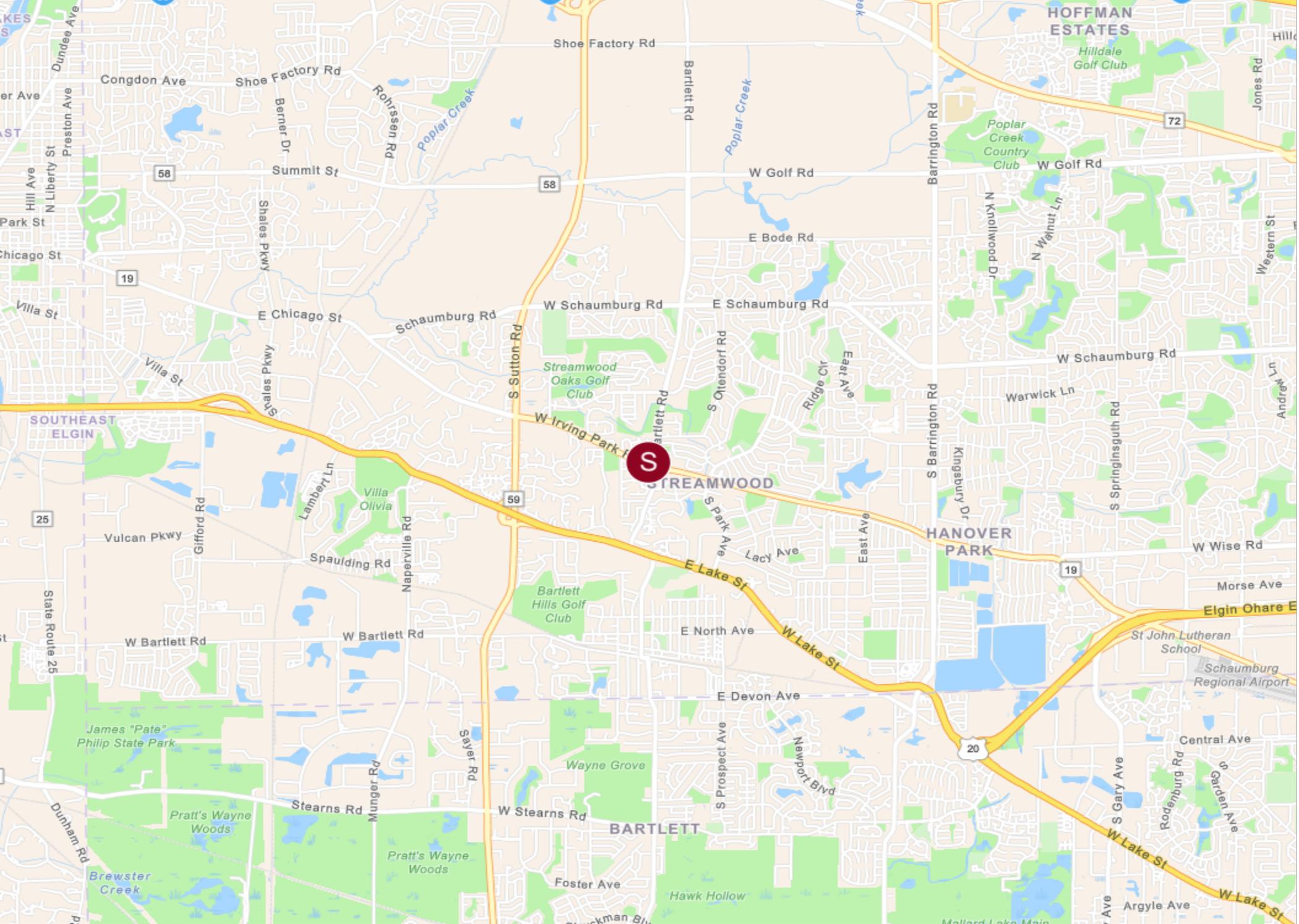
Stand-alone retail

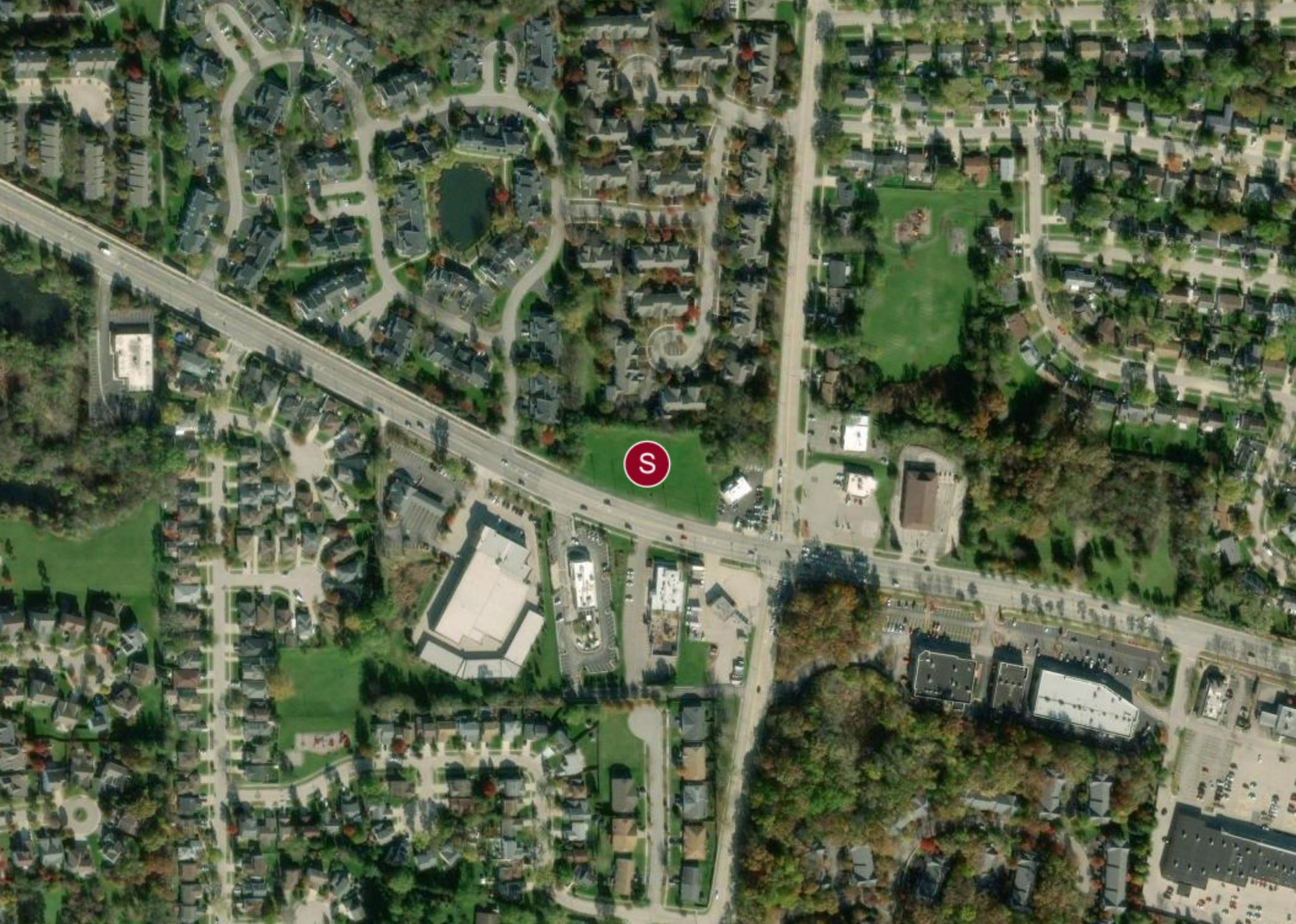
Automotive service

Medical or dental building

6,000–10,000 SF single-tenant building

Multi-tenant strip (depending on parking layout)

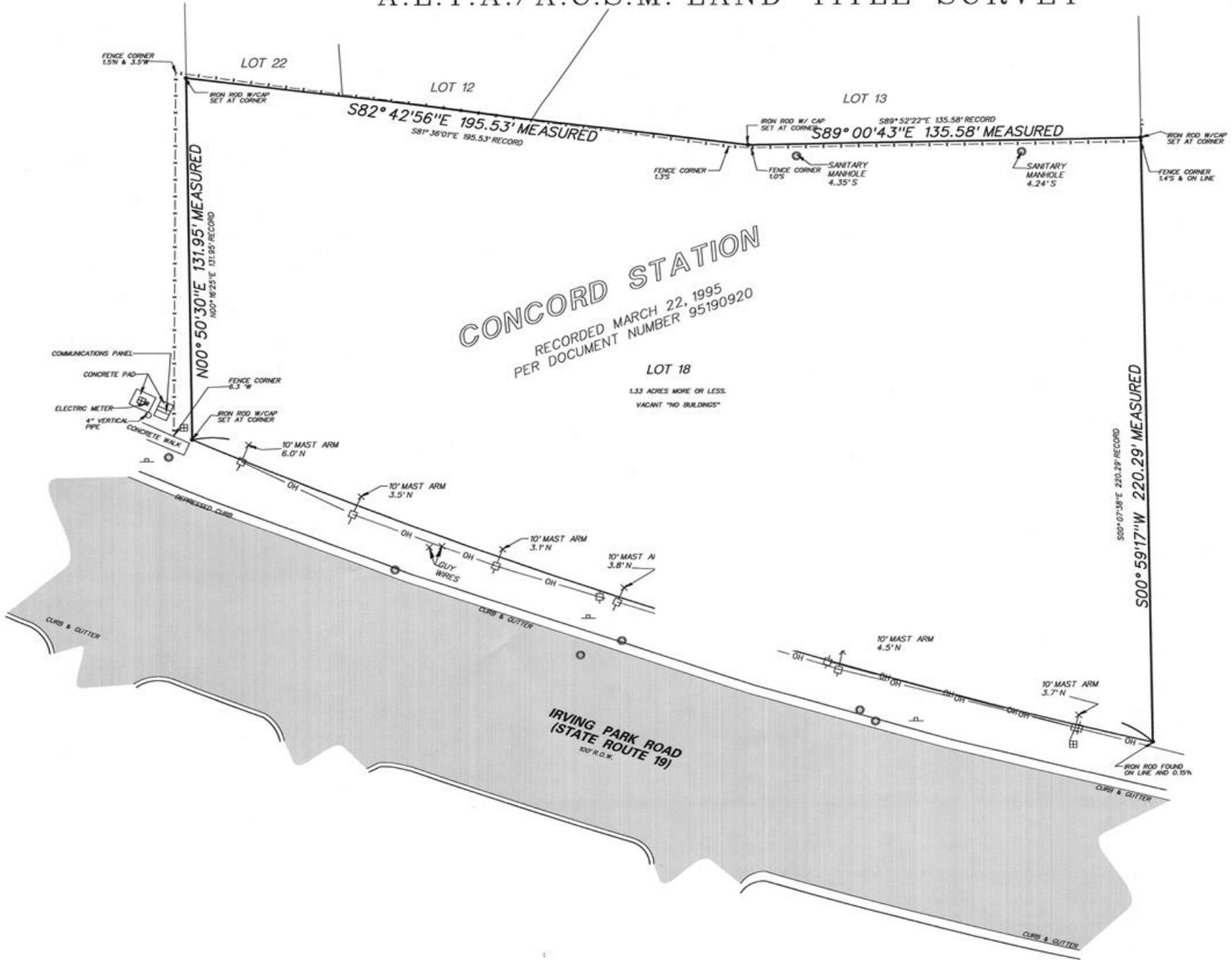




PROPERTY FEATURES

LAND ACRES	1.33
# OF PARCELS	1
ZONING TYPE	Commercial

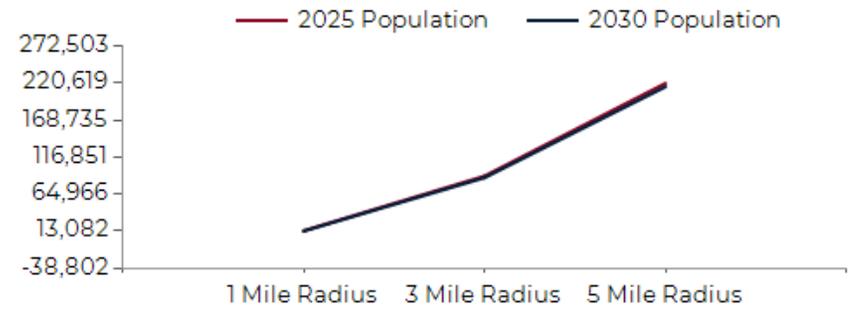
A.L.T.A./A.C.S.M. LAND TITLE SURVEY



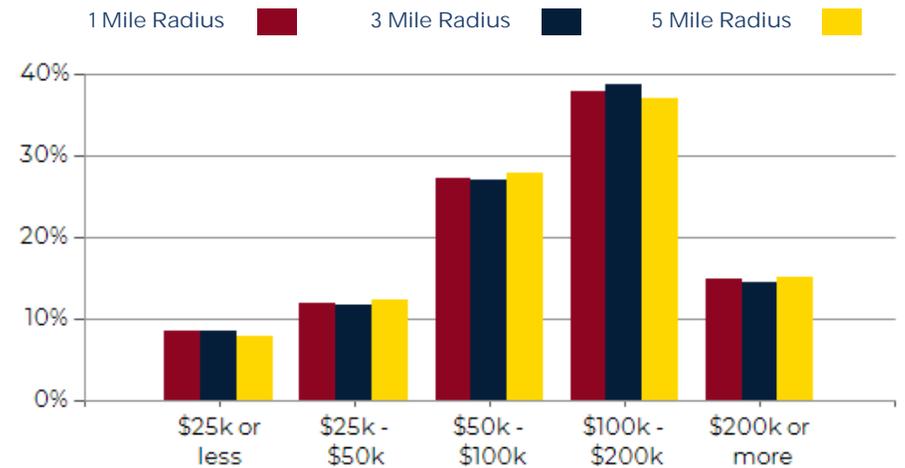


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,761	89,193	217,383
2010 Population	14,131	95,948	230,585
2025 Population	13,436	90,381	220,619
2030 Population	13,082	88,238	215,921
2025 African American	792	4,381	11,448
2025 American Indian	309	1,282	2,918
2025 Asian	1,815	14,960	38,867
2025 Hispanic	5,187	29,647	67,610
2025 Other Race	2,549	14,746	33,211
2025 White	6,016	42,603	105,502
2025 Multiracial	1,952	12,383	28,575
2025-2030: Population: Growth Rate	-2.65%	-2.40%	-2.15%

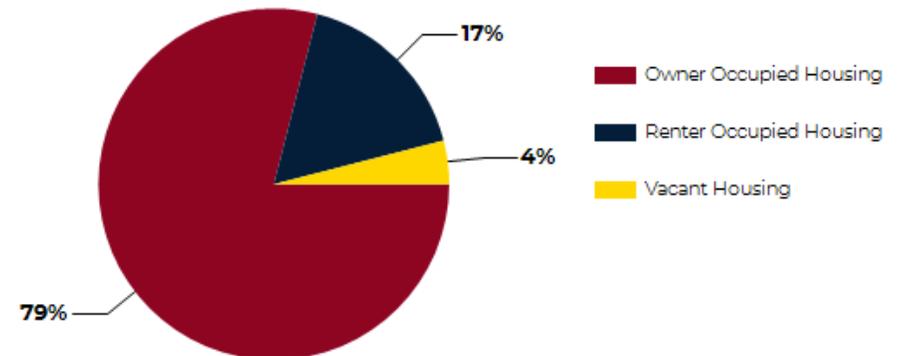
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	278	1,970	4,075
\$15,000-\$24,999	127	771	2,136
\$25,000-\$34,999	218	1,307	3,395
\$35,000-\$49,999	353	2,441	6,384
\$50,000-\$74,999	750	4,551	11,274
\$75,000-\$99,999	565	4,177	10,791
\$100,000-\$149,999	1,323	7,986	18,588
\$150,000-\$199,999	506	4,526	10,620
\$200,000 or greater	712	4,649	11,988
Median HH Income	\$102,982	\$104,114	\$102,895
Average HH Income	\$120,214	\$123,179	\$124,620



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

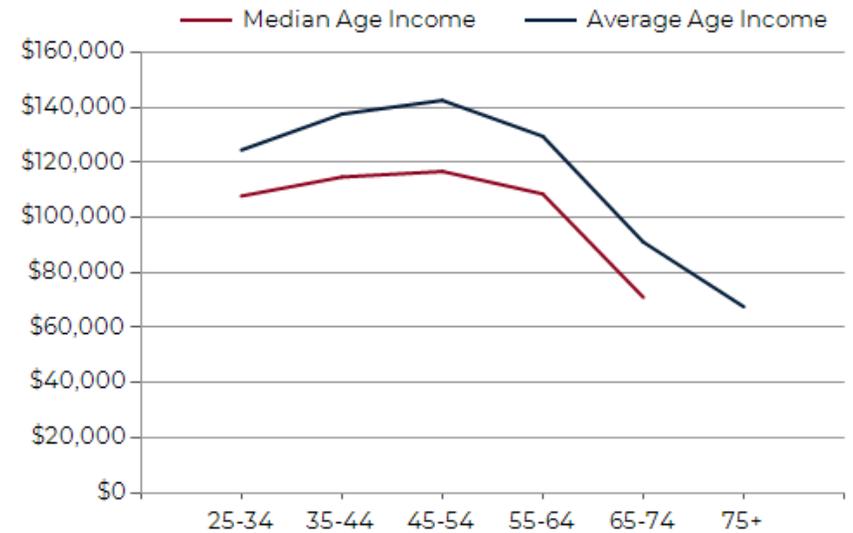
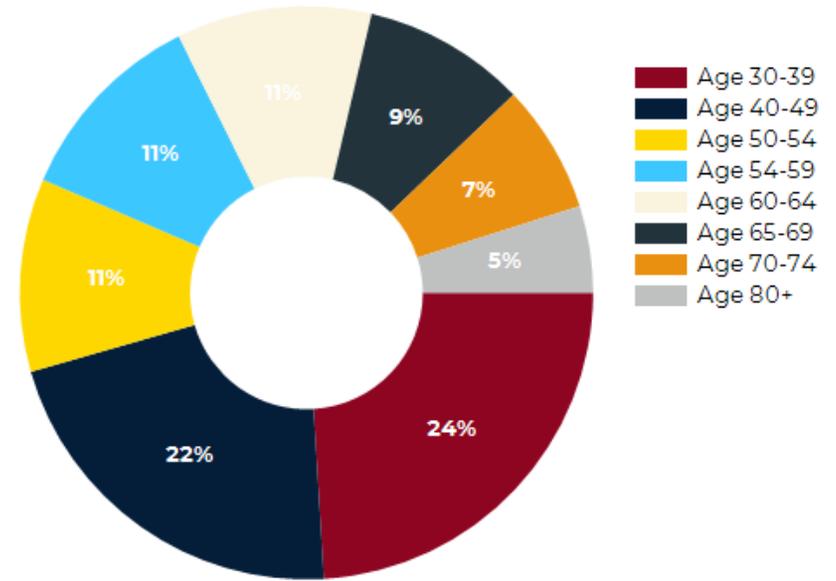


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	941	6,424	15,597
2025 Population Age 35-39	1,038	6,586	15,398
2025 Population Age 40-44	937	6,498	15,709
2025 Population Age 45-49	836	5,864	14,665
2025 Population Age 50-54	898	5,908	14,477
2025 Population Age 55-59	922	5,939	14,257
2025 Population Age 60-64	906	5,788	13,811
2025 Population Age 65-69	757	5,161	12,376
2025 Population Age 70-74	598	3,896	9,656
2025 Population Age 75-79	403	2,798	6,775
2025 Population Age 80-84	200	1,607	3,941
2025 Population Age 85+	150	1,299	2,974
2025 Population Age 18+	10,686	71,052	172,809
2025 Median Age	40	40	40
2030 Median Age	41	41	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,865	\$109,306	\$104,949
Average Household Income 25-34	\$124,604	\$128,096	\$124,736
Median Household Income 35-44	\$114,783	\$118,446	\$117,007
Average Household Income 35-44	\$137,678	\$142,328	\$141,874
Median Household Income 45-54	\$116,824	\$117,799	\$118,919
Average Household Income 45-54	\$142,672	\$142,349	\$146,820
Median Household Income 55-64	\$108,609	\$111,495	\$112,216
Average Household Income 55-64	\$129,581	\$133,145	\$136,933
Median Household Income 65-74	\$71,018	\$78,438	\$80,068
Average Household Income 65-74	\$91,117	\$99,195	\$101,646
Average Household Income 75+	\$67,589	\$72,034	\$71,331

Population By Age



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