

FOR SALE

ARLINGTON HEIGHTS

MEIJER OUTLOT OPPORTUNITY!

711 W ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL

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PROPERTY HIGHLIGHTS

± 4.5 ACRES

MEIJER OUTLOT ACROSS FROM COOPER'S HAWK WINERY & RESTAURANT

ZONED B2 - GENERAL BUSINESS DISTRICT

ESTABLISHED INFILL MARKET

UTILITIES AVAILABLE WITH DETENTION INCLUDED

AMPLE FRONTAGE ALONG ALGONQUIN RD (RT 62)

JUST WEST OF THE ALGONQUIN RD / GOLF RD LIGHTED INTERSECTION

EASY ACCESS TO I-90 / I-94 / RT 53 VIA ALGONQUIN RD

IN CLOSE PROXIMITY TO WOODFIELD MALL, AN IMPRESSIVE SHOPPING & DINING DESTINATION

TRAFFIC COUNTS:

- 25,244 VEHICLES PER DAY ON W ALGONQUIN RD (RT 62)
- 88,244 VEHICLES PER DAY ON I-90
- 15,837 VEHICLES PER DAY ON GOLF RD (RT 58)

PARCEL NUMBERS:

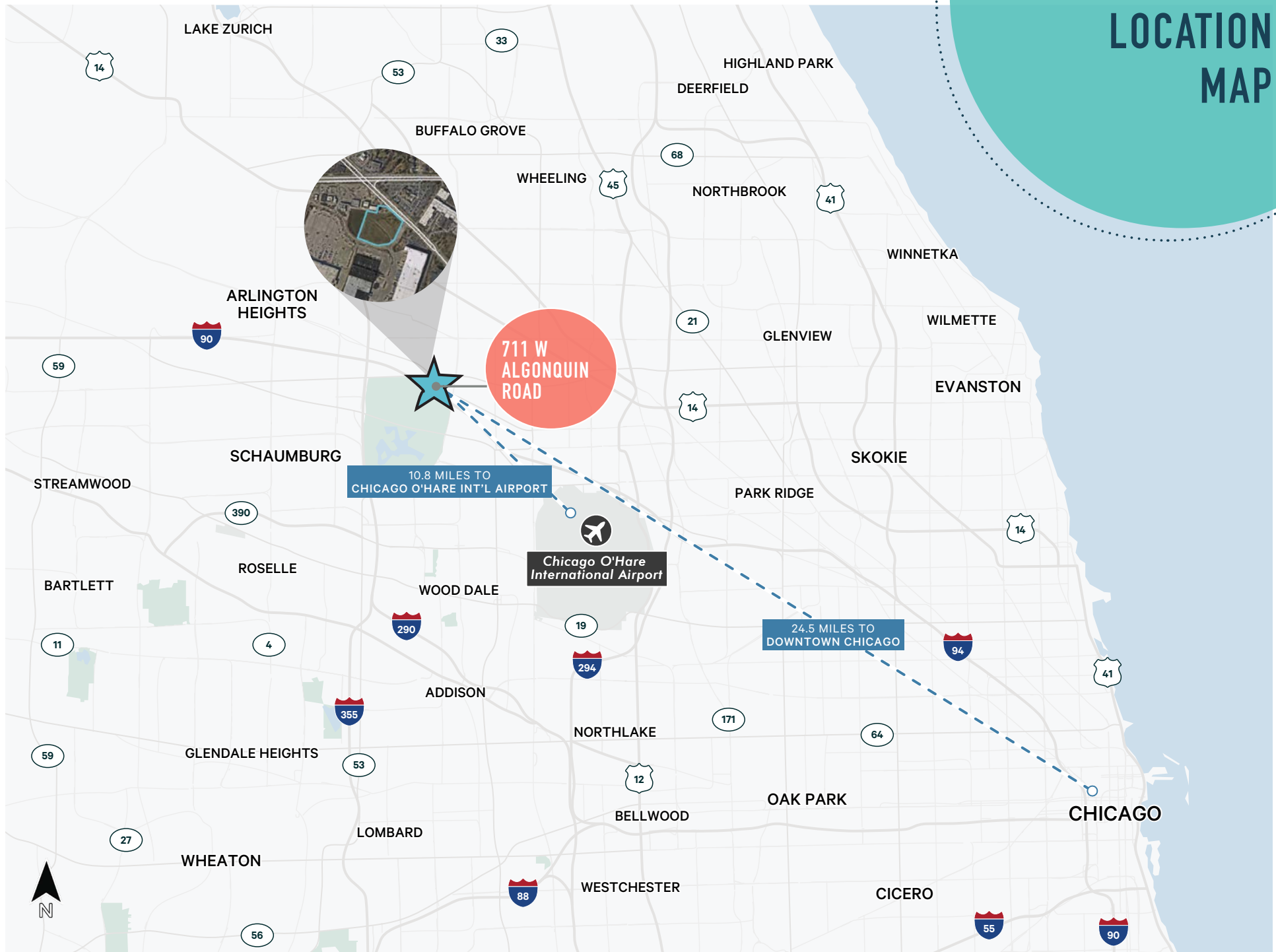
08-16-100-033 & 08-16-100-039

TAXES: \$7,257

ASKING: \$4,300,000

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LOCATION MAP





AMENITIES AND TRANSPORTATION

5



FLOODPLAINS / WETLANDS



DEMOGRAPHIC SNAPSHOT

POPULATION

1 MILE	3 MILES	5 MILES
7,929	95,810	260,298

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,586	41,052	108,029

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$108,531	\$124,808	\$135,375

AVERAGE HOUSING VALUE

1 MILE	3 MILES	5 MILES
\$377,847	\$394,877	\$399,957

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