



**CRE** ADVISING

# 135-155 SOUTH OLD RAND ROAD

REDEVELOPMENT - 4 ACRE LAND PARCEL FOR SALE

NORTHWEST SUBURB - LAKE ZURICH



# PROPERTY DETAILS

## PROPERTY SIZE

Range of 1 to 4 acres available, 175,111 SF total

## PRICE

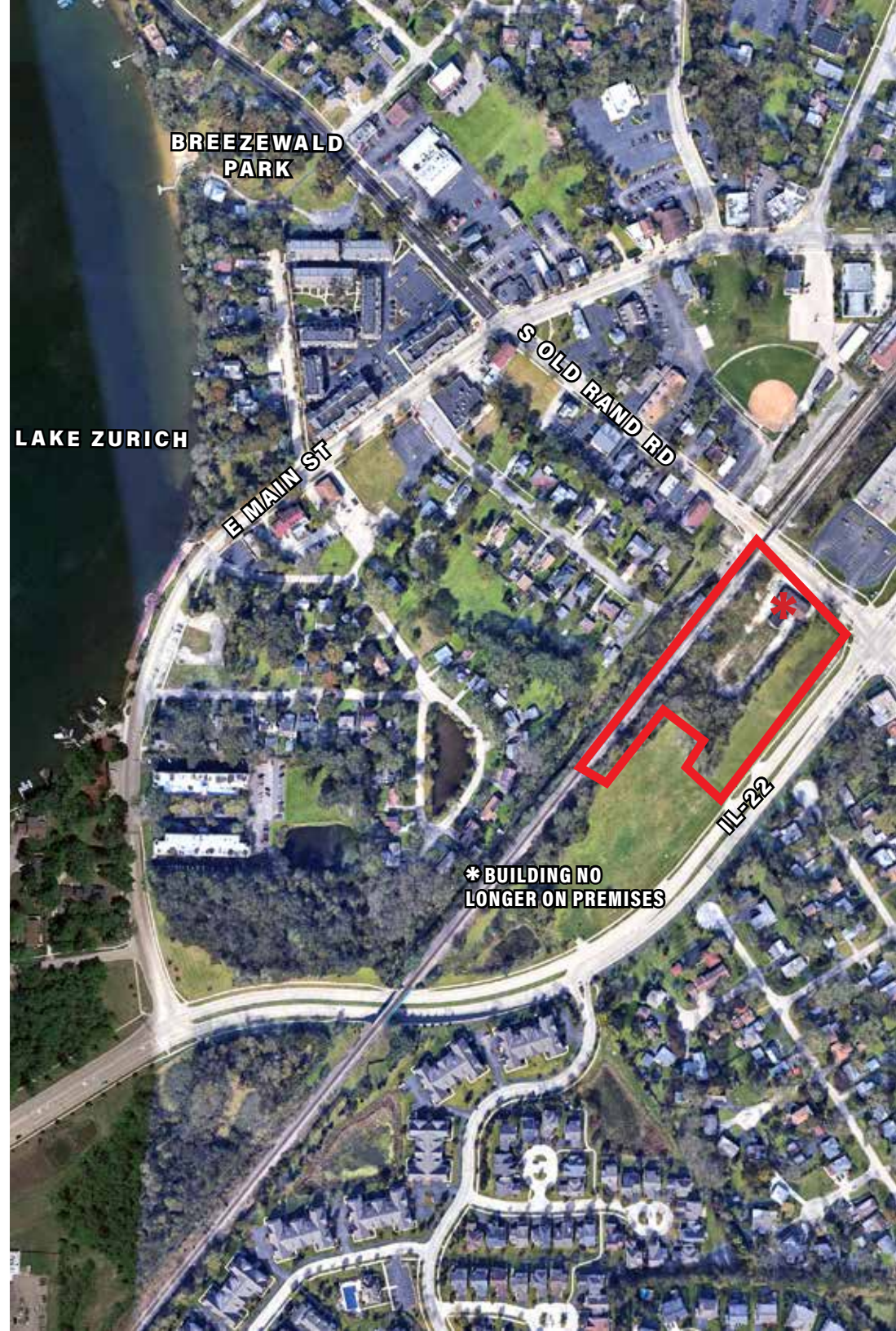
Upon Request

## DEMOGRAPHICS

	1 MI	3 MI
POPULATION	7,140	37,480
MEDIAN AGE	40.8	43.4
HOUSEHOLDS	2,469	12,641
MEDIAN HH INCOME	\$106,644	\$138,456
DAYTIME EMPLOYEES	5,345	18,799

## HIGHLIGHTS

- ▶ Three parcel redevelopment in northwest Chicago suburb of Lake Zurich
- ▶ Four acres total, divisible down to 1 acre
- ▶ Fantastic location, at the Gateway Intersection to Lake Zurich!
- ▶ Adjacent to the Lake Zurich Train Station Historical Landmark and a couple blocks away from the titular Lake Zurich lake
- ▶ PIN(s): 14-20-200-019;14-20-200-009; 14-20-200-013
- ▶ Zoning: B-2, Central Business District
- ▶ 2021 Taxes: \$31,656
- ▶ Utilities on site, building shown in aerial no longer on premises
- ▶ Popular area local retail/restaurants include Zin Gastro Pub, Dipiero's Ristorante, Consume, Bellalukes, Copper Fiddle Distillery, D&J Bistro, Sushi Yoru, Scoreboard Bar & Grill, Stompin' Grounds Cafe, Koffee Kup, Craving Guros, Korean BBQ On The Lake, Bobbers, BBQ'd Productions Bar & Grill, Tacos El Norte, Sushi Kushi 4 U, Vault 232 Restaurant & Bar, Volle's Bridal & Boutique, LA Parroquia, Eggshells, Kobe Japanese,
- ▶ The property is also near major national retailers including Jewel-Osco, T.J. Maxx, OfficeMax, Target, Trader Joe's, Petco, FedEx, Dollar Tree, Taco Bell, Burger King, Giordano's, American Mattress, Chase Bank, Exxon, McDonald's, Starbucks, Dunkin' Donuts, Jimmy John's, First American Bank, Sports Clips, Dairy Queen, Wendy's, O'Reilly Auto Parts, Learning Express, Kohl's, Shell, Culver's, Walgreens, Panera Bread, Mattress Firm, Goodwill, Jersey Mike's Subs, Firestone Auto Care, The Vitamin Shoppe, Fannie May, Ace Hardware, Costco, The Home Depot, Subway, Verizon, Aldi



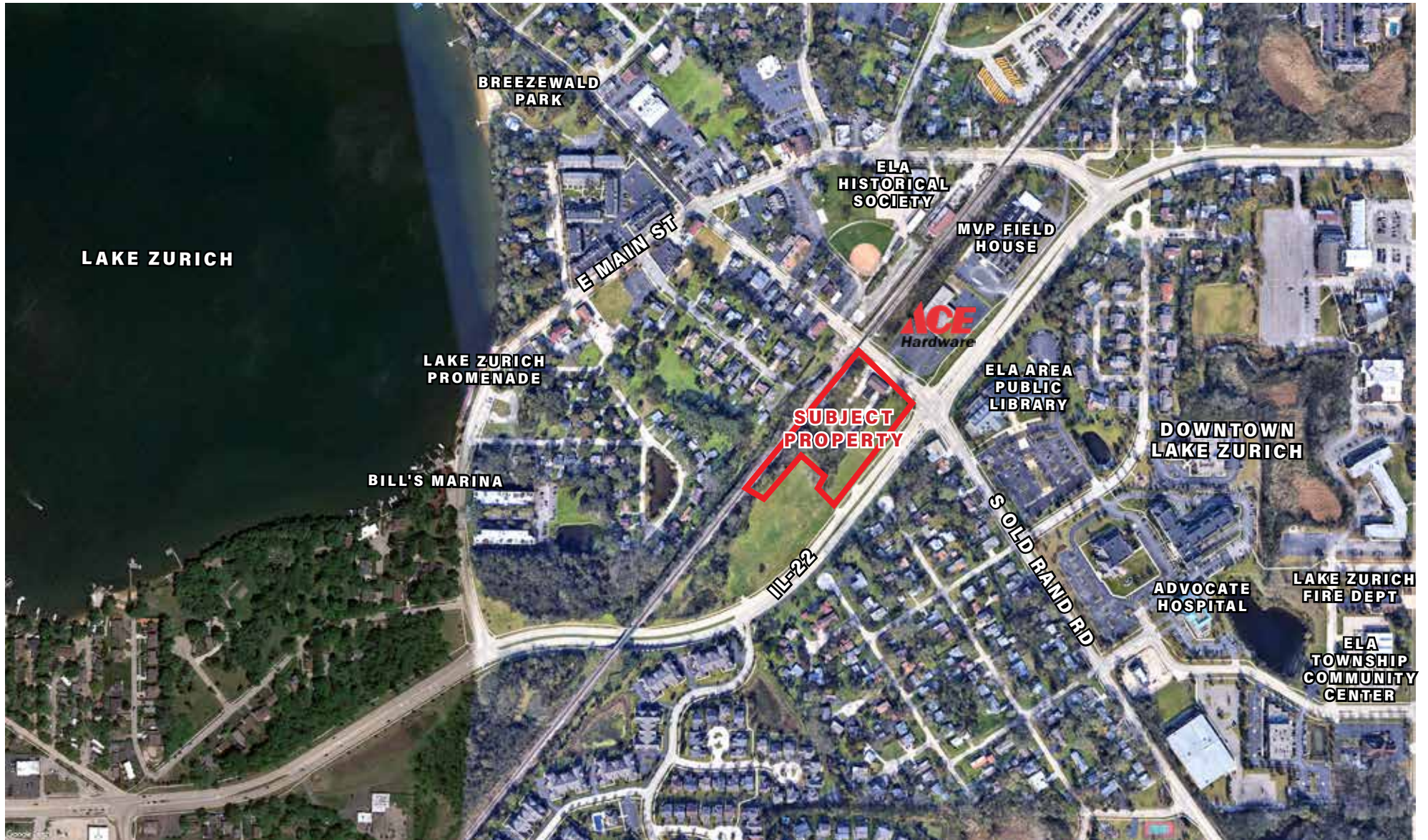


# PROPERTY PHOTOS





# AREA MAP



# PLAT MAP





# ZONING MAP





# PROPERTY INTERSECTION







**135-155 SOUTH  
OLD RAND RD  
LAKE ZURICH, IL 60047**

EXCLUSIVE AGENT

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