

FOR SALE

COMMERCIAL OUTLOTS

NWQ OF MCLEAN BLVD AND SPRING STREET

South Elgin, Illinois



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CBRE

FOR SALE COMMERCIAL OUTLOTS

NWQ OF MCLEAN BLVD
& SPRING STREET

South Elgin, Illinois

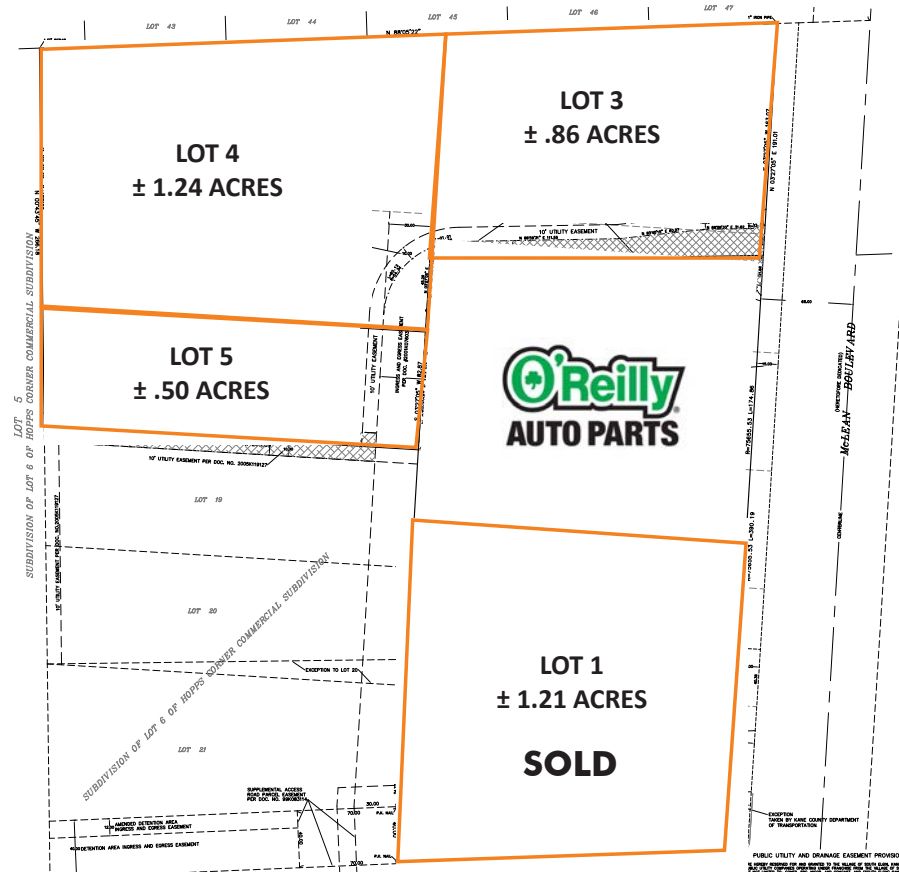


PROPERTY HIGHLIGHTS

- + Three Outlots Totaling ± 2.6 acres
 - Lot 1 - ± 1.21 acres - SOLD
 - Lot 3 - $\pm .86$ acres
 - Lot 4 - ± 1.24 acres
 - Lot 5 - $\pm .50$ acres
- + Zoned [B-2 Community Business District](#)
- + Lighted intersection on McLean Blvd & Spring St. (Hopps Rd)
- + Accessible from McLean Blvd & Spring St. (Hopps Rd)
- + Zoned Traffic Counts:
 - 18,000 vehicles per day on McLean Blvd
 - 12,700 vehicles per day on Spring St
- + Asking:
 - \$15 psf for frontage lots on McLean
 - \$9 psf for back lots
- + Please call for additional information



SURVEY

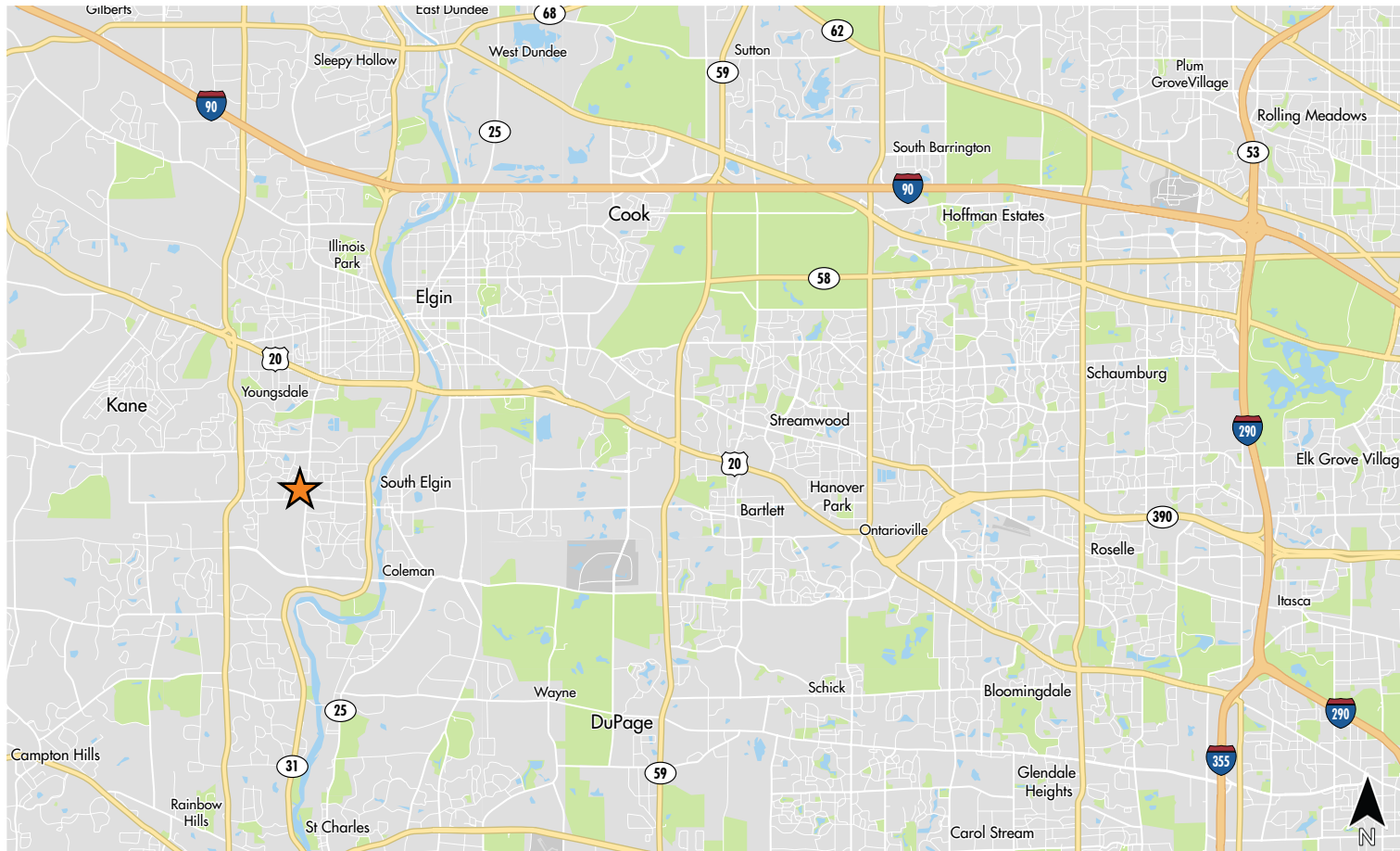


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LOCATION MAP



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DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	14,560	69,331	159,661
Average Household Income	\$89,027	\$94,167	\$98,058
Average Housing Value	\$222,163	\$270,857	\$297,662



FLOODPLAIN/WETLAND AERIAL



CONTACT US

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