

High Traffic Corner Commercial Property for Sale 2,300 SF Building on 16,000 SF Land



Corner freestanding commercial property for sale at incredible River Grove location. Located just south of the famous Gene and Jude's! Directly across the street from McDonald's and BP Gas Station. The signalized intersection of River Road and Grand Ave receives exposure to 46,000 vehicles daily. There is a pylon sign and large parking lot onsite making this property ideal for a bank, street retail or fast food.

SALE PRICE:	\$1,500,000
BUILDING SIZE:	±2,300 SF
LOT SIZE:	±16,000 SF
FRONTAGE:	93' along Grand Avenue and 96' along River Road
TAXES (2023):	\$31,248.10 (PIN# 12-27-407-041-0000)
ZONING:	C-3
TRANSPORTATION:	<ul style="list-style-type: none"> • Grand/River bus stop is in front. • River Grove Metra MD-W Line is a 12 minute walk away. • Chicago O'Hare is a 12 minute drive away.



MJ WEINBERGER

847-334-2587

MJ@STRAUSSREALTY.COM

DAVID KAPLAN

847-302-2387

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

TRAFFIC & NEARBY RETAILERS



DEMOGRAPHICS

*2024 Estimates by Costar Research

	1 Mile	2 Miles	3 Miles
Population	12,655	73,333	180,042
Households	4,975	26,776	63,435
Average Household Size	2.5	2.7	2.7
Average Household Income	\$76,806	\$88,102	\$92,286



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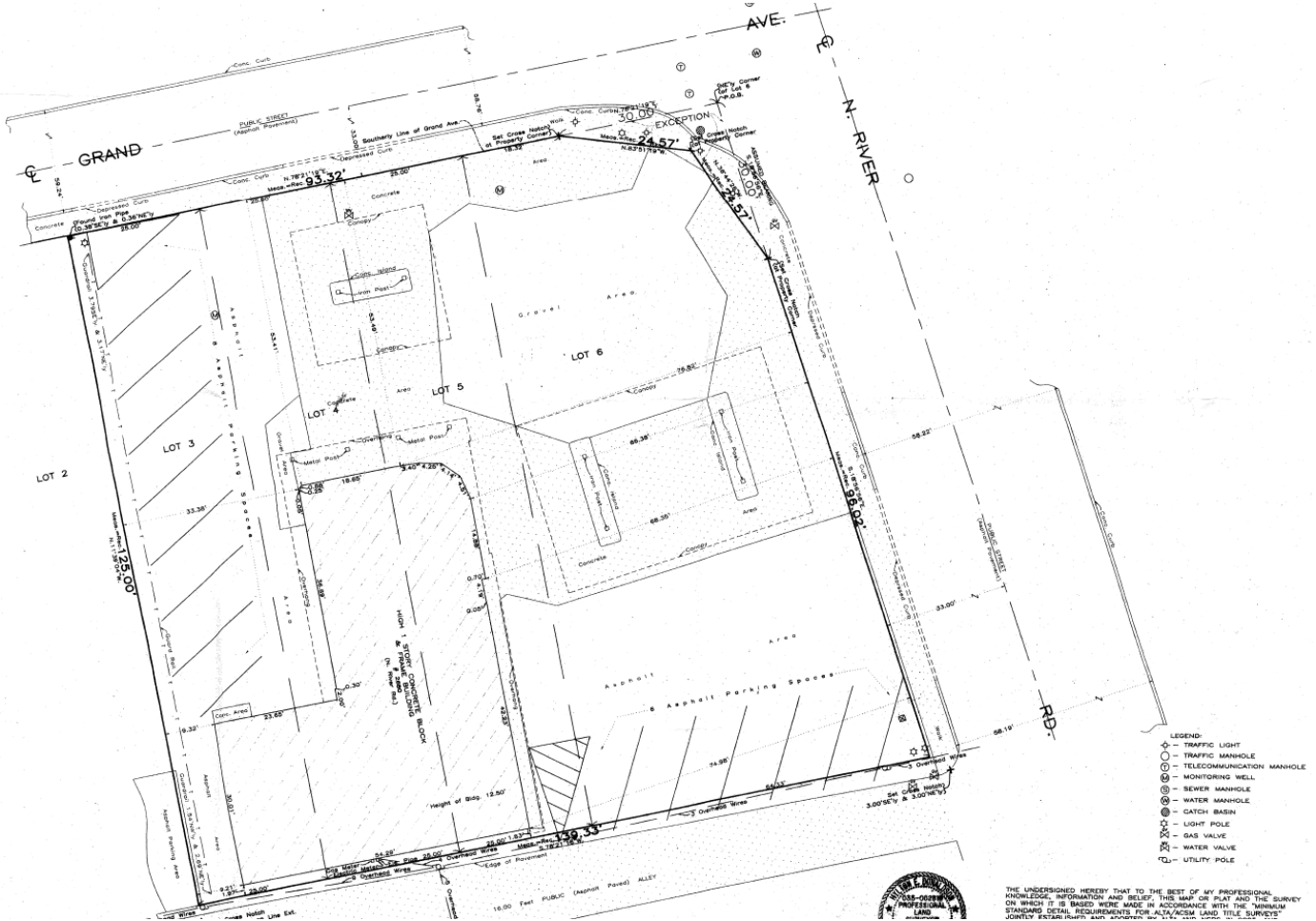
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SURVEY



- LEGEND:
- ⊙ - TRAFFIC LIGHT
 - ⊙ - TRAFFIC MANHOLE
 - ⊙ - TELECOMMUNICATION MANHOLE
 - ⊙ - MONITORING WELL
 - ⊙ - SEWER MANHOLE
 - ⊙ - WATER MANHOLE
 - ⊙ - CATCH BASIN
 - ⊙ - LIGHT POLE
 - ⊙ - GAS VALVE
 - ⊙ - WATER VALVE
 - ⊙ - UTILITY POLE

THE UNDERSIGNED HEREBY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP OR PLAN AND THE SURVEY OR WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALA/ACSM LAND TITLE SURVEYS' JOINTLY ESTABLISHED AND ADOPTED BY THE ILLINOIS BOARD OF SURVEYING AND MAPPING IN 1971.

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