

6.03 ACRES AVAILABLE FOR SALE

28629 RT. 12 HWY

WAUCONDA, ILLINOIS | www.wauconda-il.gov



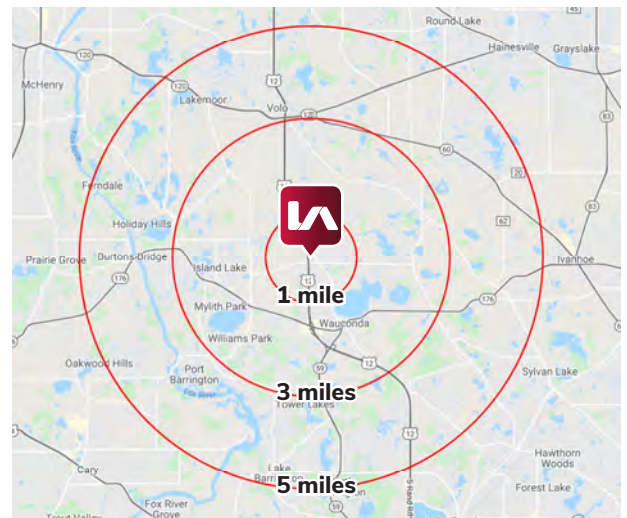
SITE SPECIFICATIONS:

SITE SIZE: 6.03 acres

ZONING: GB (General Business) [View Zoning Guide](#)

SALE PRICE: \$990,000 (\$3.77 PSF)

- COMMENTS:**
- › High traffic counts:
34,300 VPD on Rt. 12
7,450 VPD on Bonner Road
 - › Sewer / water / gas / electric to site
 - › Dimensions: 648' x 421' x 597' x 426'
 - › Ideal location for Auto/Boat/Heavy Equipment Dealers, Flex/Warehouse Space, Leisure Furniture Dealer
 - › Owner will consider joint venture or build to suit



	1 MILE	3 MILES	5 MILES
Estimated Population	2,364	27,656	66,908
Number of Households	873	10,538	25,362
Household Income (AVG)	\$88,367	\$108,616	\$123,730
Daytime Population	8,144	20,411	40,577

*****Click to View Full Demographics Report*****

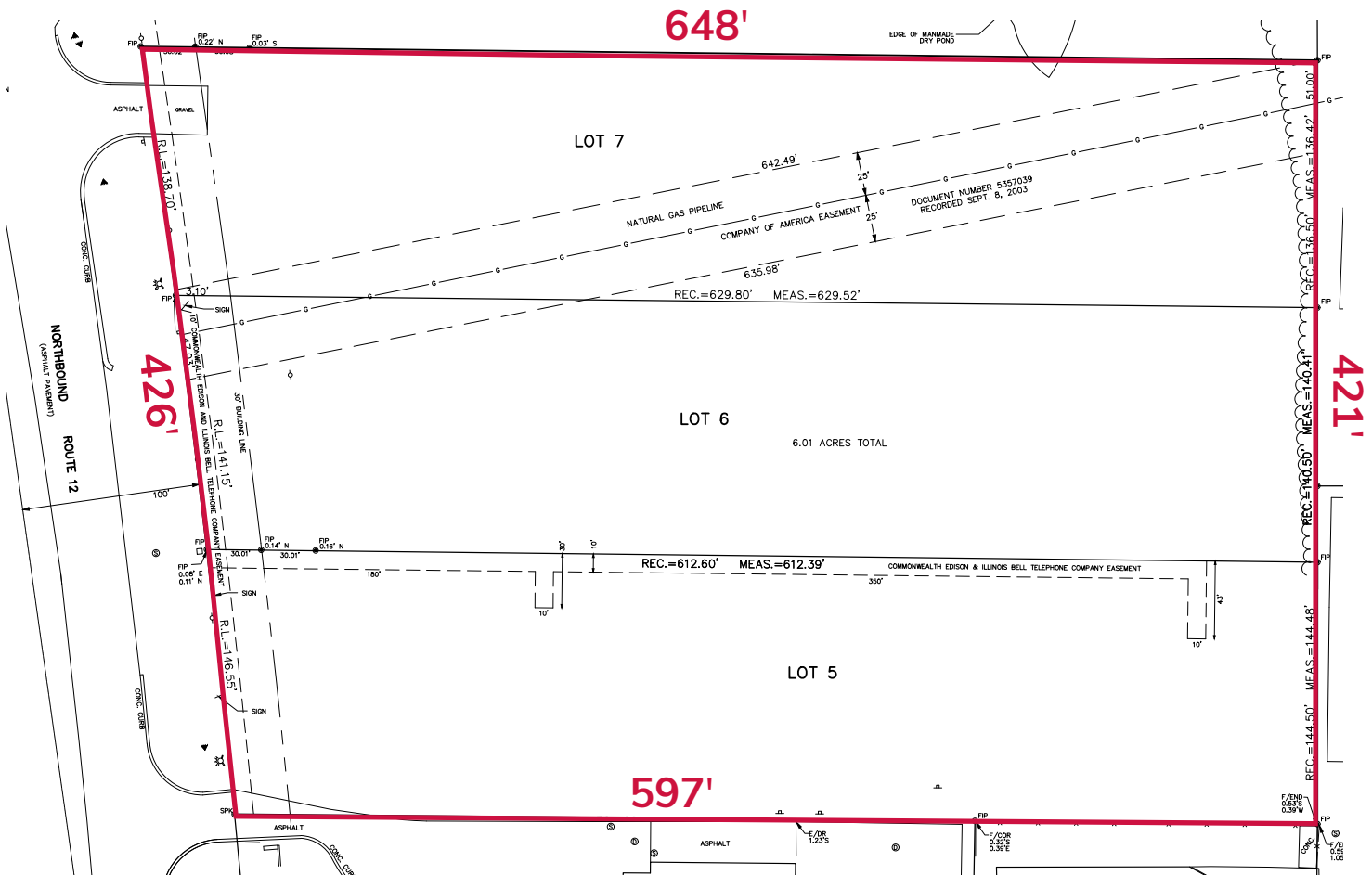
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- = 12" Water Main
- = 24" Sanitary Main

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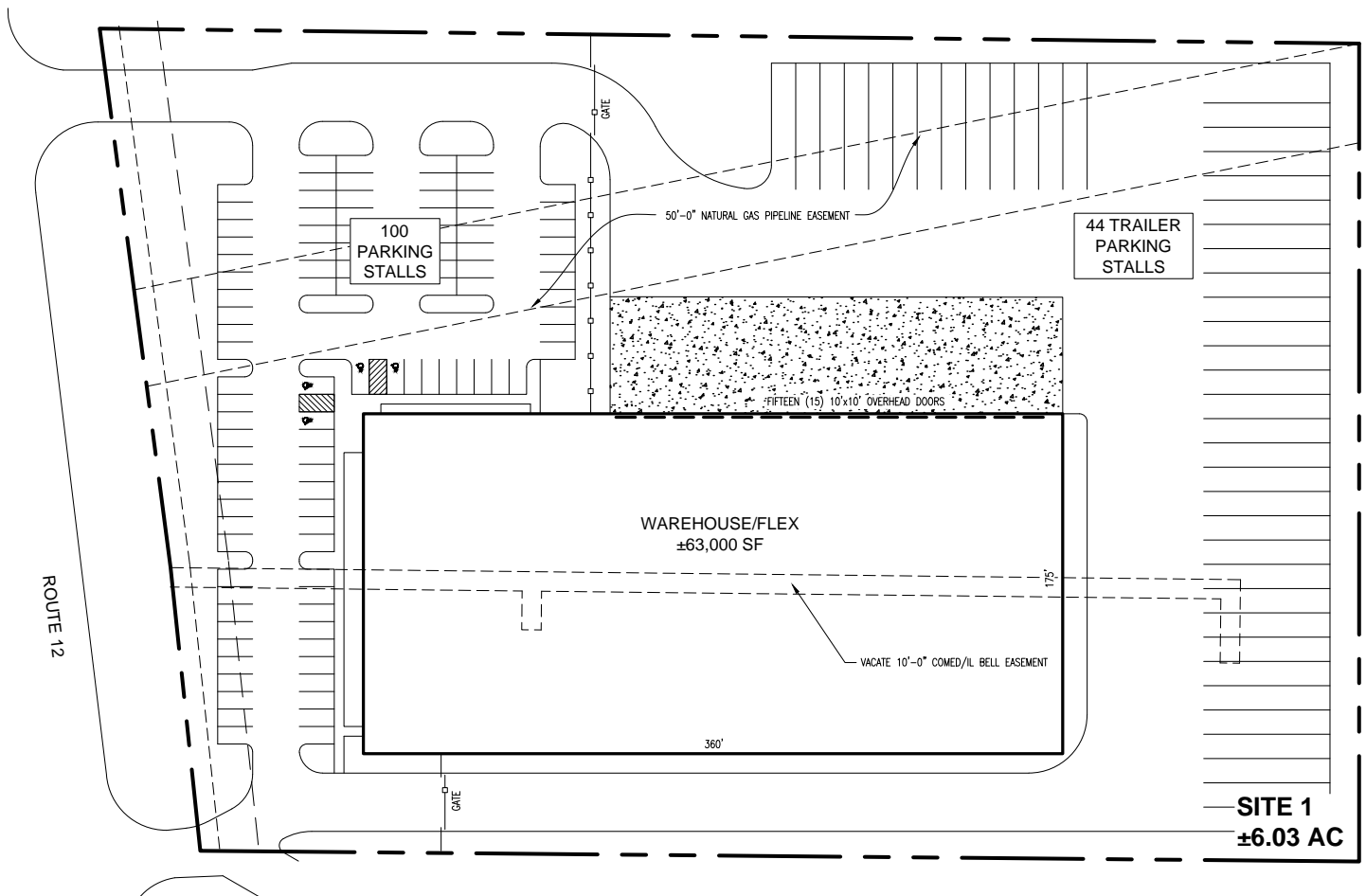
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CONCEPTUAL SITEPLAN #1



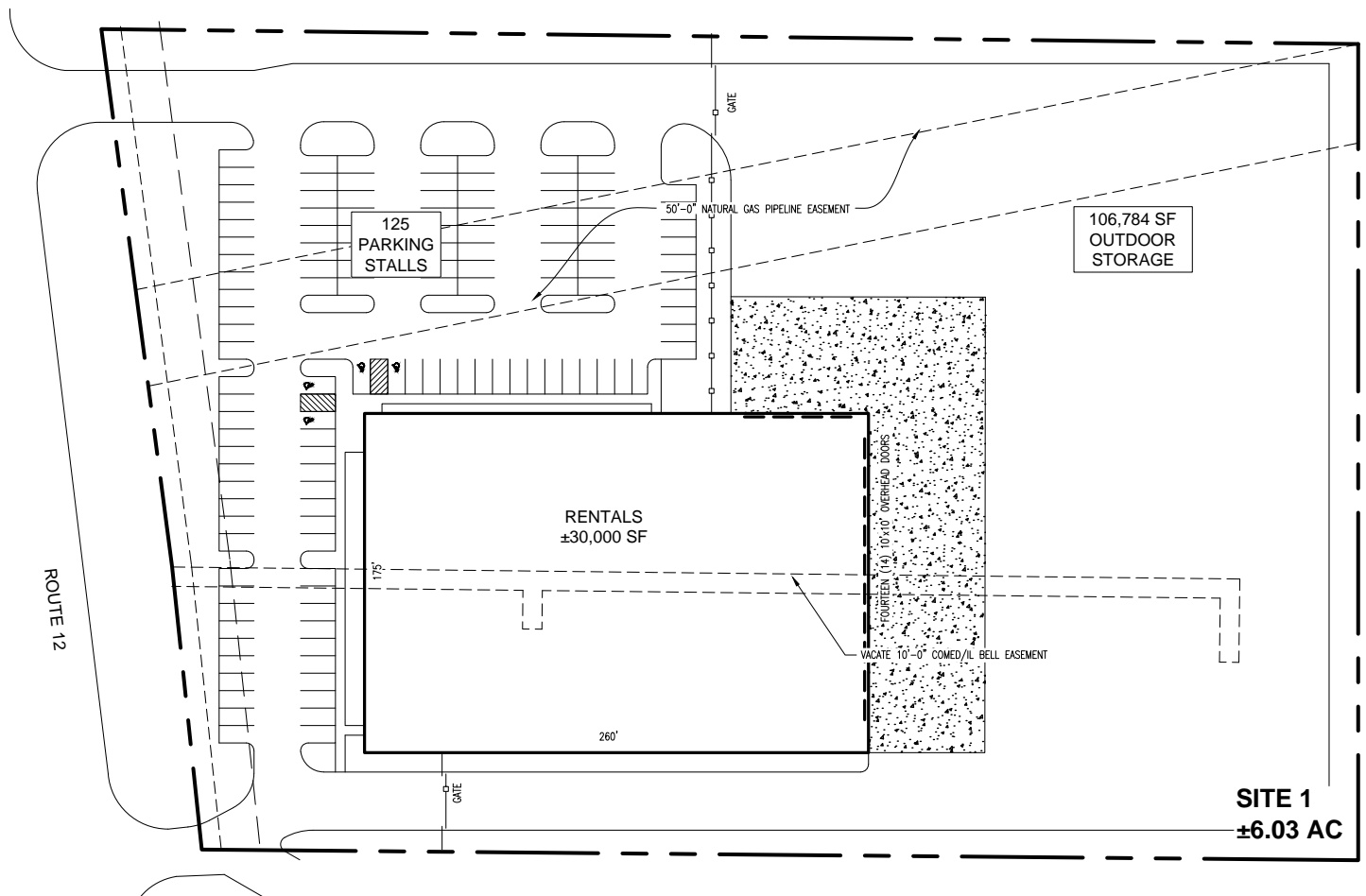
JTS | Architects

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CONCEPTUAL SITEPLAN #2



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