

# Prime Development Opportunity



## **Property Highlights**

#### For Sale ±6.65 Acres total ±1.65 acre site and ±5.00 acre site

- + Currently Zoned O-R Office Research, which includes office, research, restaurant, multi-family, hotel, and health club
- + The Village of Lisle is an affluent suburb of Chicago located 26 miles from the city and is known as the "Arboretum Village"
- + Conveniently located just off of the Route 53 and I-88 full interchange
- + Just south of the Hyatt Regency Lisle, which includes an upscale restaurant and an informal lounge bar
- + Low DuPage County taxes

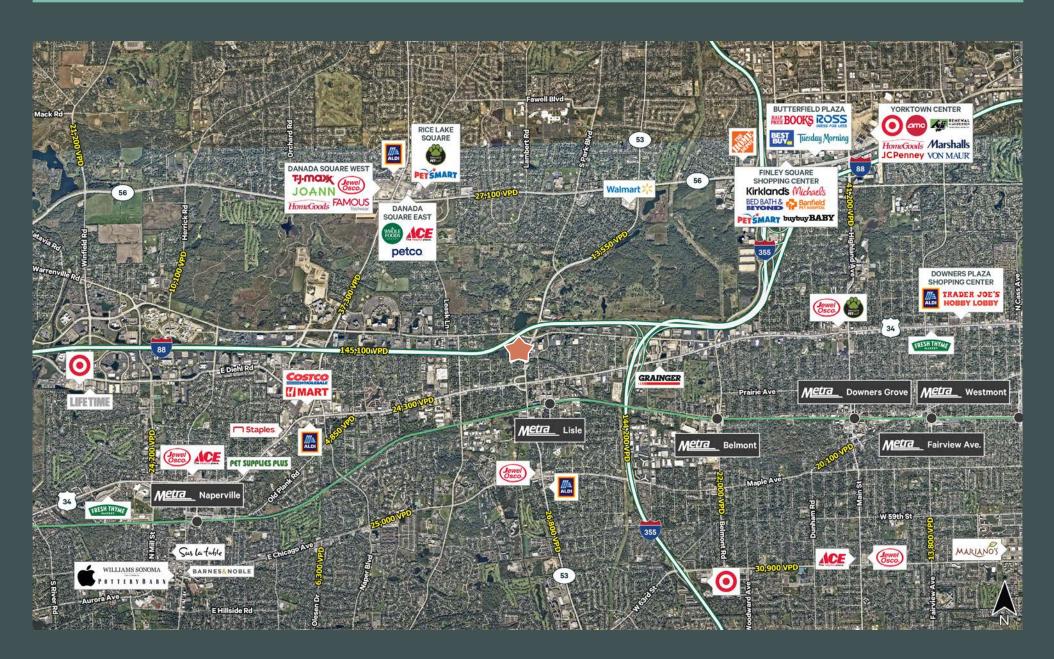
- + Traffic Counts: 13,550 vehicles per day on Route 53 145,100 vehicles per day on I-88
- + PIN Numbers: 08-03-303-015, 08-03-429-001, 08-03-429-002
- + Taxes: \$37,758.68
- + Subject to Offe
- + Please call for additional Information

#### Site Survey



±6.65 Acres Total















## Demographic Snapshot

	1 MILE	3 MILES	5 MILES
Population	5,053	72,354	244,784
Households	2,234	30,433	96,735
Average Household Income	\$118,529	\$126,522	\$134,340
Average Housing Value	\$343,502	\$382,333	\$417,295

# Floodplains / Wetlands







## **Contact Us**

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