

# For Sale - 7.86 Acres Available Commercial/Residential Development Opportunity

2600 14<sup>th</sup> Street,  
North Chicago, IL 60085



**Anne Dempsey**

Executive Vice President  
+1 847 989 8359  
anne.dempsey@colliers.com

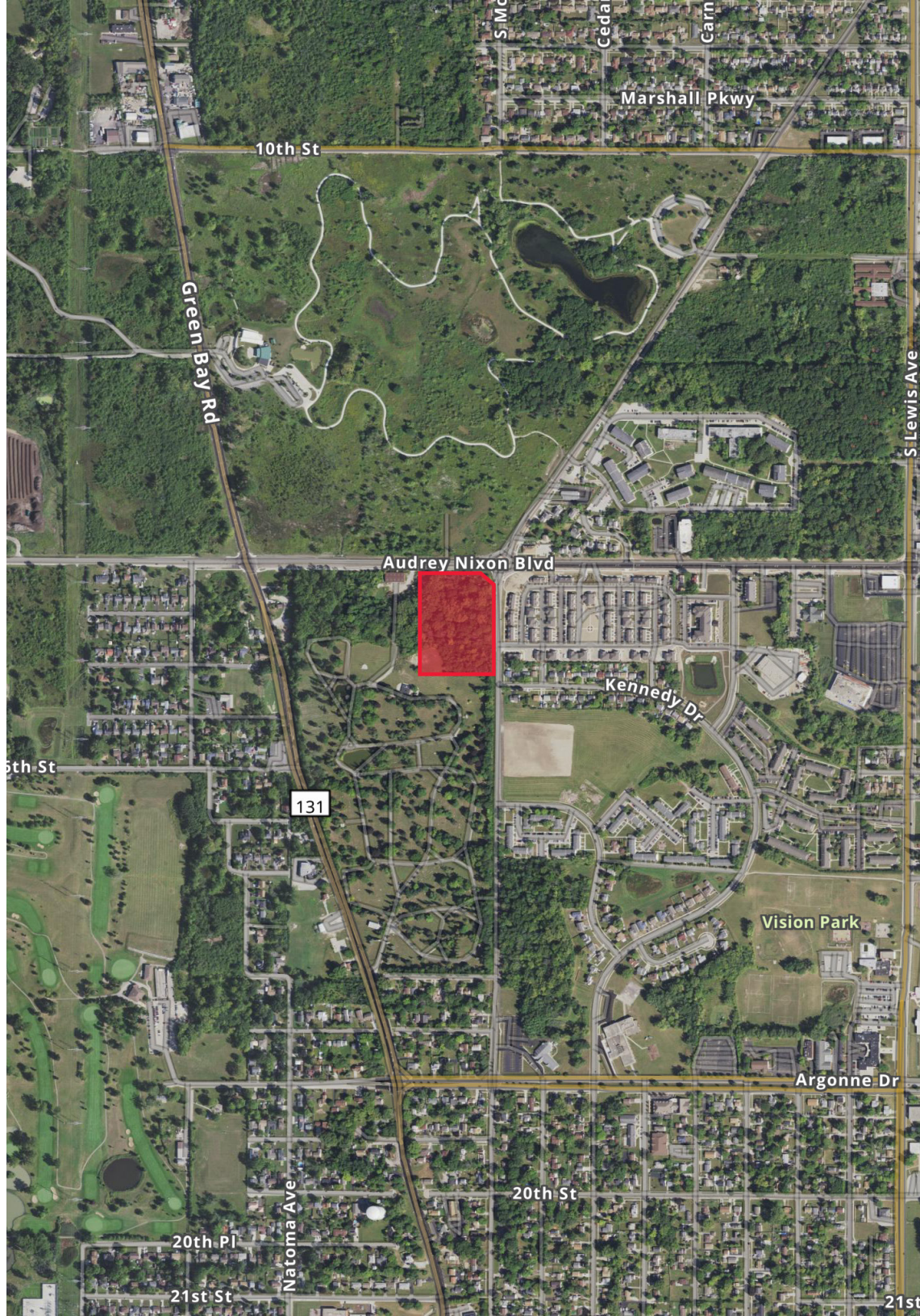
**Kate Dempsey**

Associate  
+1 847 989 4404  
kate.dempsey@colliers.com



# Property Specs

Address	2600 14 <sup>th</sup> Street, North Chicago, IL 60085
County	Lake
Acres	7.86
Zoning	R-1
Frontage	575' on 14 <sup>th</sup> Street
APN	08-31-400-023
Taxes (2023)	Exempt
Price PSF	\$2.05
Sale Price	\$700,000
Highlights	<ul style="list-style-type: none"><li>• City's new comprehensive plan (pending August 5<sup>th</sup> approval) envisions the property as "Local Mixed-Use"</li><li>• Property is part of the Northshore Garden of Memories Cemetery and is currently tax exempt</li><li>• All utilities to site</li><li>• 30-minute drive to O'Hare International Airport</li><li>• 1-hour drive to Downtown Chicago</li></ul>



# Demographics

## 1 Miles

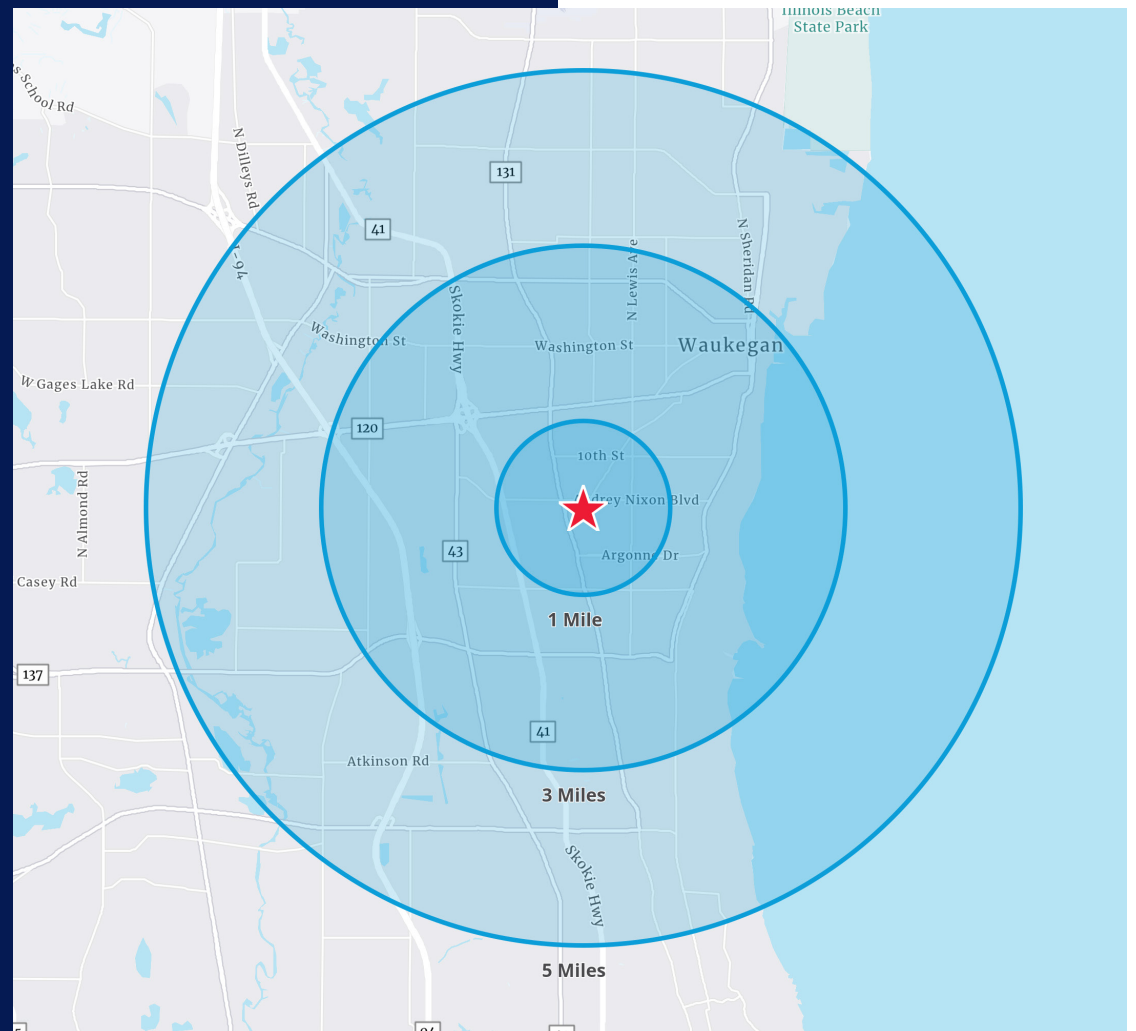
Population	9,872
Median Age	33.5
Avg. Income	\$53,302
Median Home Value	\$176,223

## 3 Miles

Population	95,106
Median Age	29.6
Avg. Income	\$60,148
Median Home Value	\$182,058

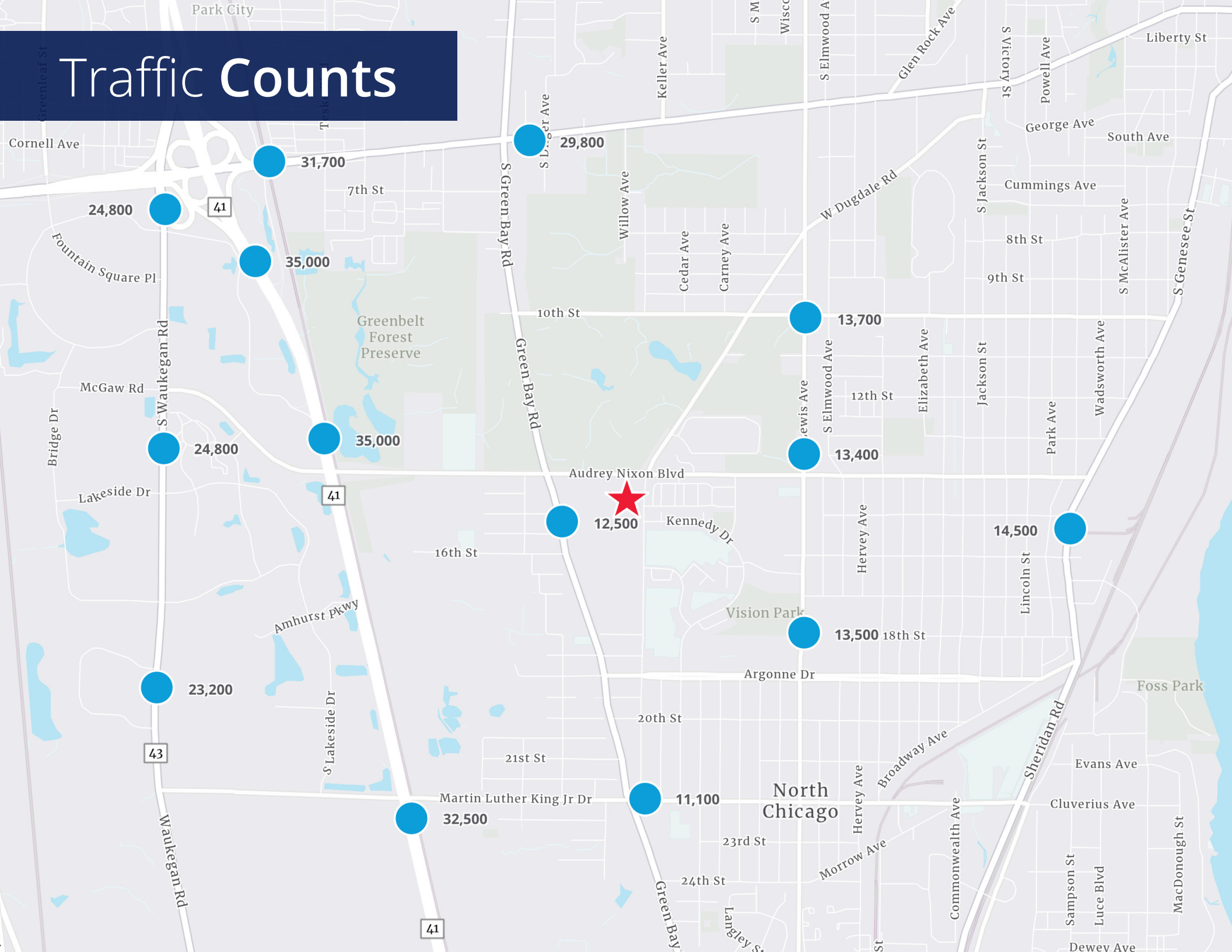
## 5 Miles

Population	154,53
Median Age	33.0
Avg. Income	\$73,079
Median Home Value	\$235,056



[Click for Details](#)

# Traffic Counts



DEVELOPMENT OPPORTUNITY

# For Sale - 7.86 Acres Available

2600 14<sup>th</sup> Street,  
North Chicago, IL 60085

CONTACT US

**Anne Dempsey**

Executive Vice President  
+1 847 989 8359  
anne.dempsey@colliers.com

**Kate Dempsey**

Associate  
+1 847 989 4404  
kate.dempsey@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.