

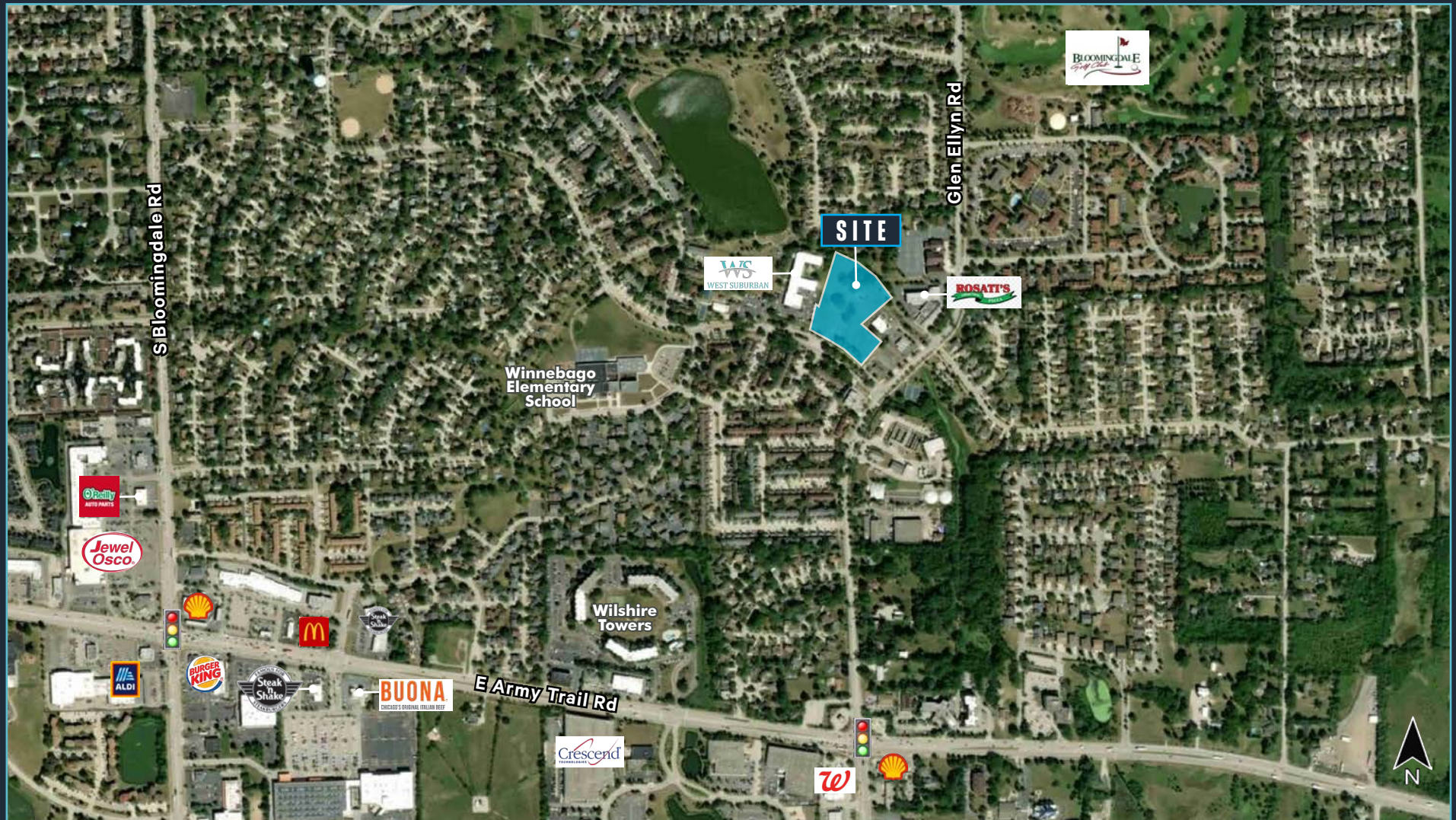
# 321 EDGEWATER DRIVE

CBRE

BLOOMINGDALE IL

±4.70 ACRES - RARE INFILL SITE IN DUPAGE COUNTY!

LAND FOR SALE



# PROPERTY HIGHLIGHTS

**FOR SALE** ±4.70 ACRES

**ZONED:** R3 General Residence Special Use Planned Development District

**LAND USES:** Multifamily, senior housing, townhomes and medical office

**ZONING REQUESTED:**

R4 Multi-Family Dwelling Residence District with a special use for Building Height of 45 feet

**LOCATION**

- South of Lake St (Rt 20), a major east/west corridor
- Easy access to I-355 full interchange via Army Trail Rd
- Bloomingdale is an affluent Chicagoland suburb, offering shopping, dining and entertainment
- Lake Park High School District, a top 50 high school in Illinois

**TRAFFIC COUNTS:**

- 18,800 vehicles per day on Glen Ellyn Rd
- 54,100 vehicles per day on Army Trail Rd
- 32,600 vehicles per day on Rt 20

**PIN NUMBERS:**

02-23-124-065 & 02-23-124-065

**TAXES**

\$55,358

**ASKING PRICE**

\$2,500,000

PLEASE CALL FOR ADDITIONAL INFORMATION

[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)

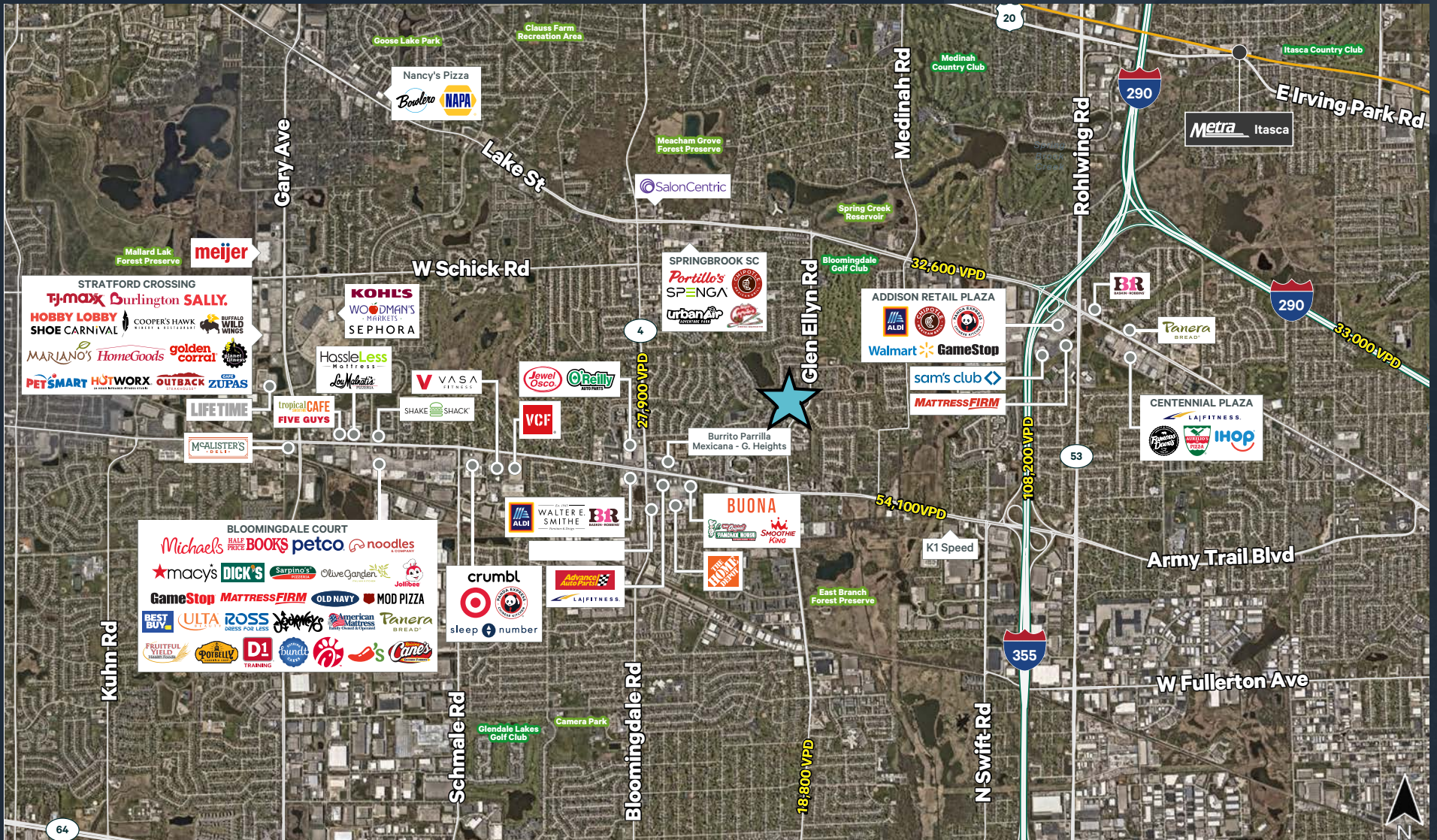


# SURVEY



*Dimensions and square footages are approximate and subject to refinement after field verification*

# AMENITIES + TRANSPORTATION



# DEMOGRAPHIC SNAPSHOT

## POPULATION



1 MILE: 13,258  
3 MILES: 84,376  
5 MILES: 258,876

## HOUSEHOLDS



1 MILE: 5,183  
3 MILES: 31,939  
5 MILES: 97,418

## AVERAGE HOUSEHOLD INCOME



1 MILE: \$111,359  
3 MILES: \$125,818  
5 MILES: \$133,713

## AVERAGE HOUSING VALUE



1 MILE: \$395,140  
3 MILES: \$390,558  
5 MILES: \$402,713

## CONTACT US

### MATT ISHIKAWA

Senior Vice President  
+1 630 573 7068  
matt.ishikawa@cbre.com

