

# SALE

## GENOA LAND

Lot 14 & 15 Pearson Dr Genoa, IL 60135



### OFFERING SUMMARY

Sale Price:	\$150,000
County:	DeKalb
Lot Size:	1.25 Acres
PINS:	03-29-153-004 03-29-153-005
Zoning:	Suburan Commercial

### PROPERTY OVERVIEW

Excellent opportunity to build from the ground up! .61 acre commercial lot just off busy Rt 23. Zoned Suburban Commercial which includes: Retail, Office, Restaurant, and Car Shop. Can be sold together or separate with the .64 acre corner lot. Surrounding businesses include: McDonalds, Northwest Medicine, self storage facility, US Post Office, and a Chevy dealership. Come bring your ideas of your new business! \$75,000 for each lot

### PROPERTY HIGHLIGHTS

- Just off Route 23
- Zoned Suburban Commercial
- Some uses include: Car shop, Retail, Office, Restaurant
- Electric, Gas and Water to site

**Lisa Perry-Gagliano**  
(773) 818-1888



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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### LOCATION DESCRIPTION

Two Commercial lots located on the corner of Pearson Drive and South Centre Drive. Great visibility from State Route 23.

Lot 14 is .61 Acres and Lot 15 is .64 Acres.

### SITE DESCRIPTION

Located just off busy Route 23 in Genoa, IL. Lot 15 is the corner lot that is .64 acres. Lot 14 is an inside lot that is .61 acres. They can be sold together or separate. Located close to: McDonald's, Ace Hardware, Northwestern Medicine, Chevy Dealership, Rosati's Pizza, Frank's Freshway Market.

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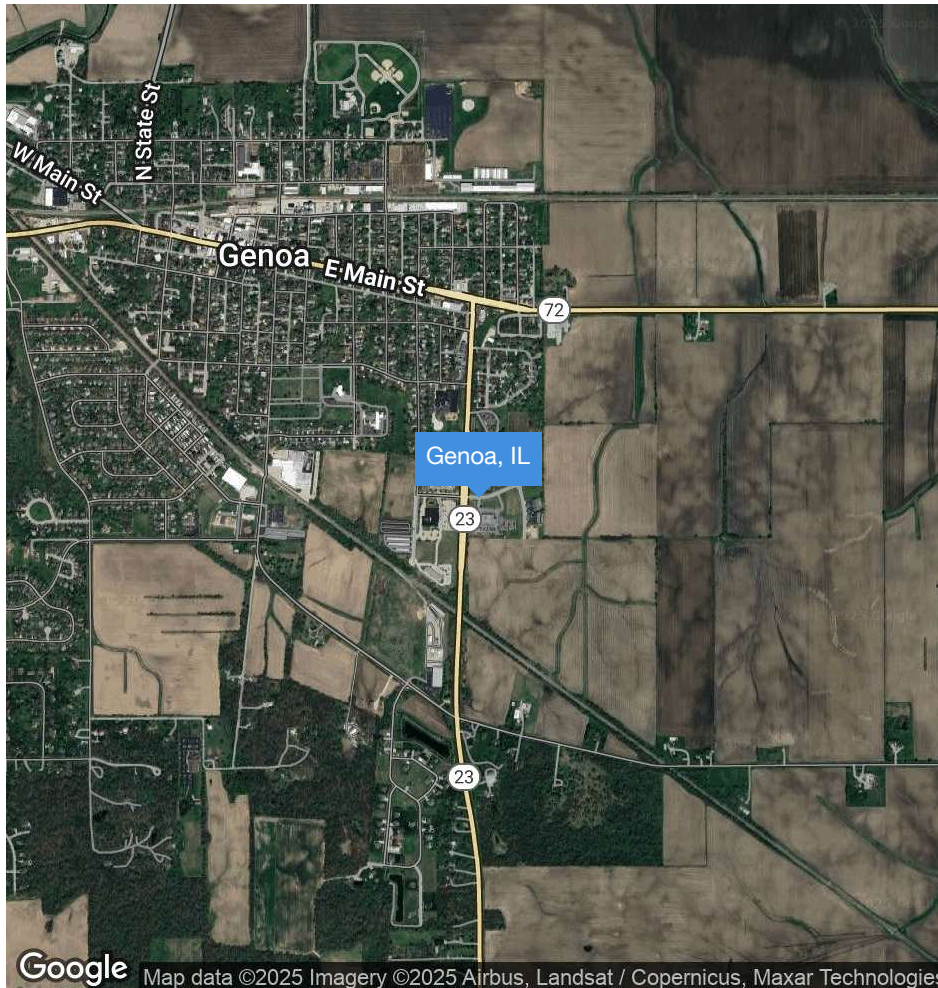
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### CITY OF GENOA:

Genoa is an award-winning City, with the benefits of both an urban and rural community. Genoa is situated within just twenty minutes of I-90, I-39, and I-88, all of which allow access to urban areas such as Chicago and Madison. Passenger rail to Chicago is also just 20 minutes away and O'Hare airport can be reached within an hour. Chicago is 60 miles away and Rockford just 15 minutes. Illinois' second-largest public university, Northern Illinois University can be reached in 20 minutes. Locally, the City of Genoa has an excellent school system, a thriving downtown, and housing for all incomes. The community is ideal for families with many community events, parks and activities. The City is also welcoming of business through tax incentives and a proactive Chamber of Commerce. Genoa offers the benefits of a long-established City, with planning for the future, in addition to small-town friendliness. For more information please reach out to Alyssa Seguss the City Administrator for Genoa: (815) 784-7106

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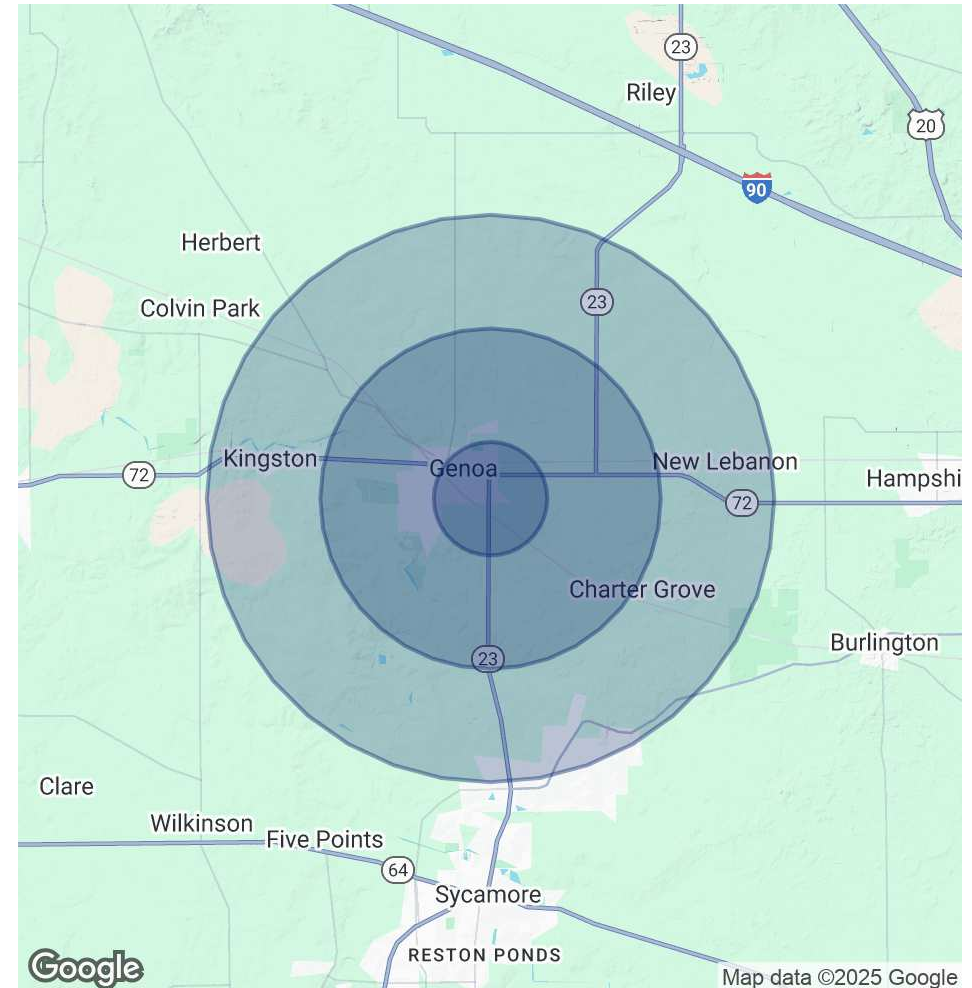
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,696	7,225	11,253
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,395	2,671	4,098
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$111,120	\$116,409	\$121,914
Average House Value	\$286,436	\$291,122	\$313,672

Demographics data derived from AlphaMap



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