

Hotel/Restaurant Development Opportunity

FOR SALE | 3.71 Acres

NEC of Army Trail Road & Swift Road
Addison, IL 60101



Anne Dempsey

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

Kate Dempsey

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

Colliers

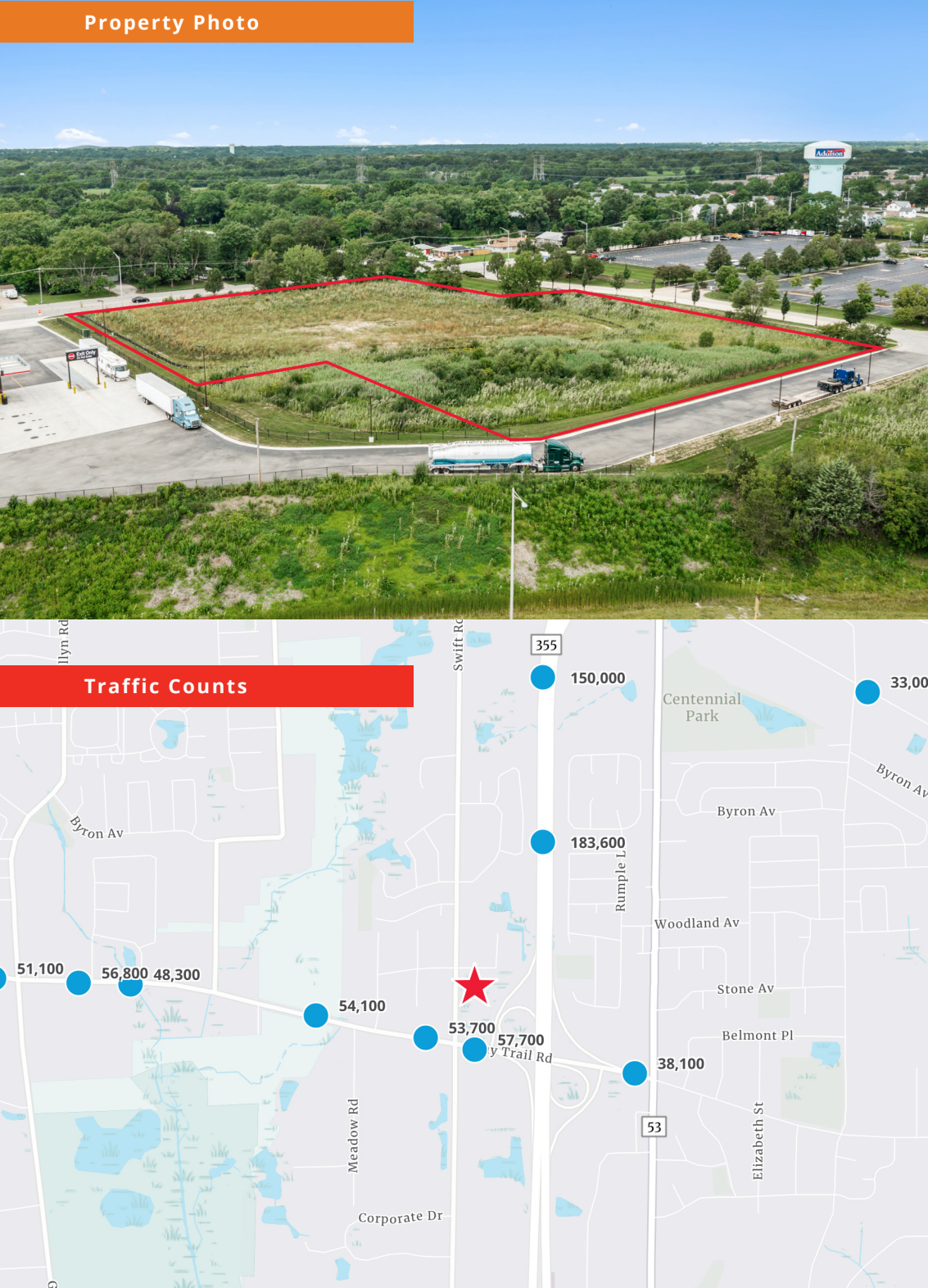
Property Specs

Address	NEC Army Trail & Swift Road	
City, State	Addison, Illinois	
County	DuPage	
Acres	3.71	
Zoning	B-2	
Traffic Counts	I-355	183,600
	Army Trail Road	57,700
	Swift Road	18,400
APN	02-24-400-041	
Sale Price	\$950,000	

- Highlights
- Located at the northeast corner of Army Trail Road & Swift Road
 - Positioned just east of the I-355 full interchange, ensuring exceptional connectivity
 - Directly north of a newly constructed QuikTrip fueling station and convenience store
 - High traffic visibility: Army Trail Blvd (~48,300 VPD) and Swift Rd (~38,400 VPD)
 - Surrounded by national retailers, including Walmart, Target, Costco, Meijer, and Sam's Club
 - Proximity to major intersections, retail centers, and infrastructure.
 - 14 Miles to O'Hare International Airport (22 minutes)
 - 23 miles to Chicago (40 minutes)

Site Plan

Landscape Plan



Demographics

3 Miles

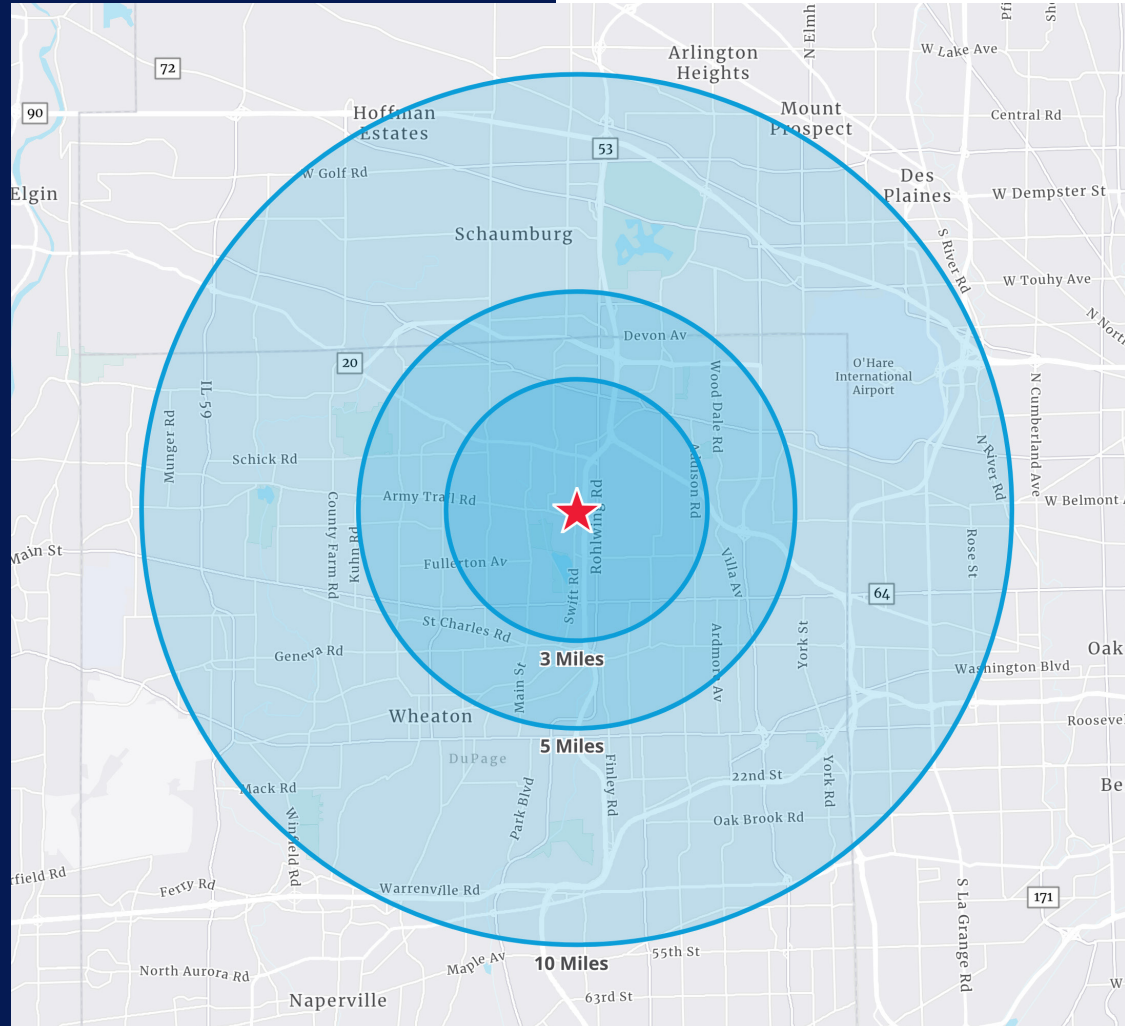
Population	90,981
Median Age	40.4
Avg. Income	\$92,454
Median Home Value	\$334,278

5 Miles

Population	255,768
Median Age	40.7
Avg. Income	\$103,272
Median Home Value	\$360,475

10 Miles

Population	964,726
Median Age	40.7
Avg. Income	\$102,005
Median Home Value	\$352,063



[Click for Details](#)

Proposed Site Plan

Colliers



Location Overview

Colliers



ROSATIS

DUNKIN' Mobil

Hilton Garden Inn



CIRCLE K



Walgreens

QT Quikrip



7-Eleven

Mobil

SUBWAY



ABC Supply Co. Inc.

Property Aerial

Colliers



FOR SALE

Hotel/Restaurant Development Opportunity

NEC of Army Trail Road & Swift Road
Addison, IL

CONTACT US

Anne Dempsey

Executive Vice President

+1 847 989 8359

anne.dempsey@colliers.com

Kate Dempsey

Senior 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). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.