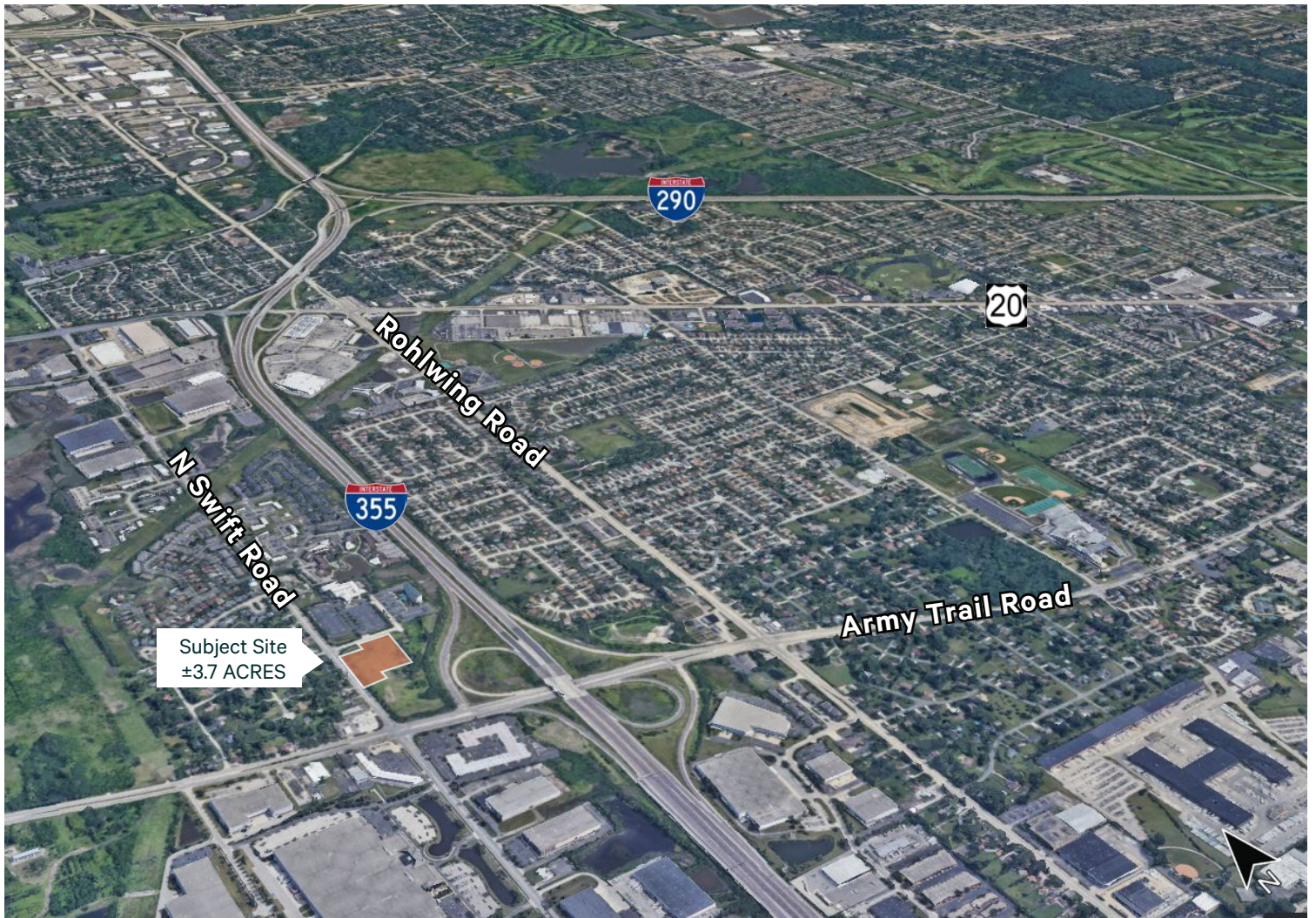


Prime Development Opportunity

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



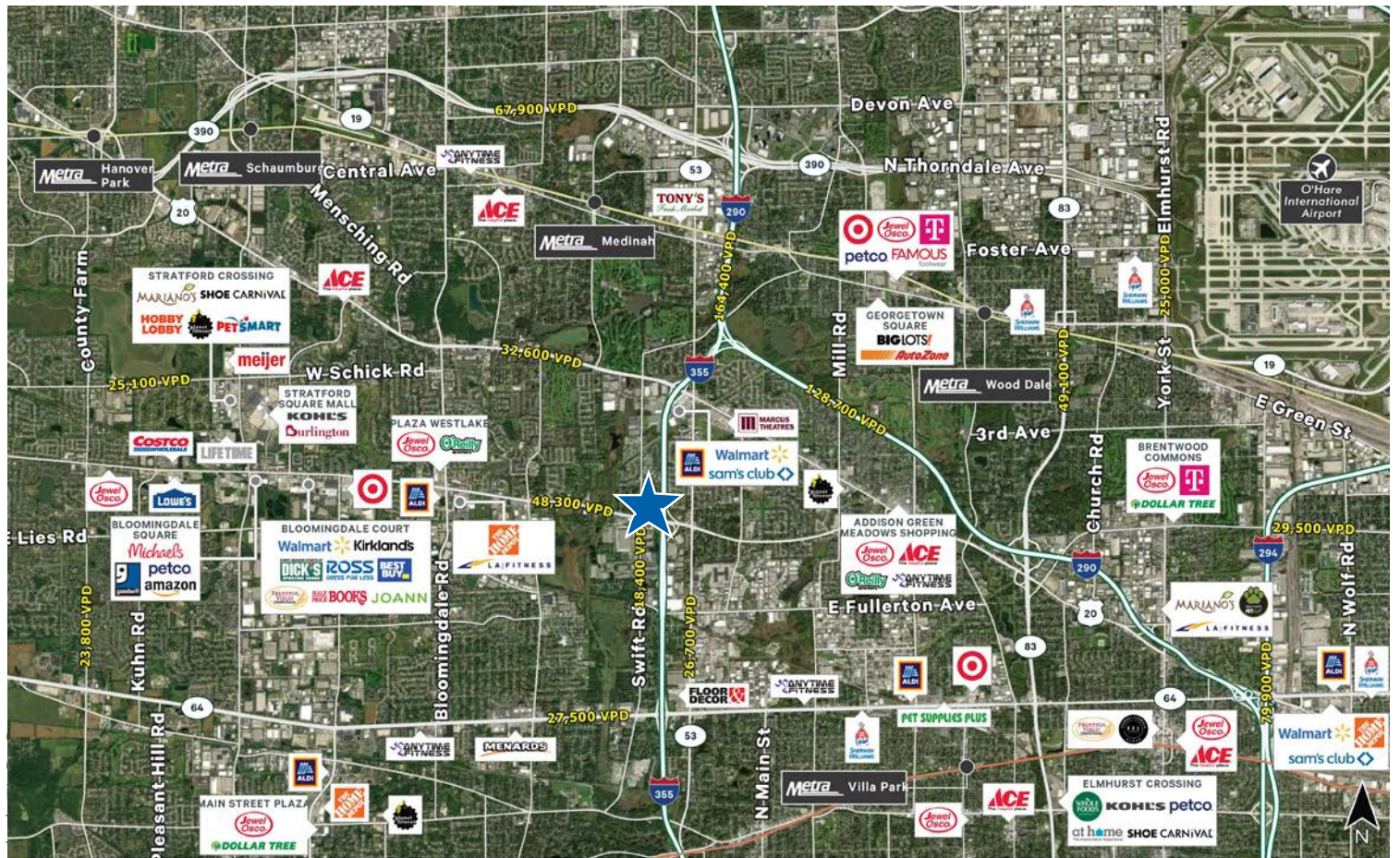
Property Highlights

- + ±3.7 Acres
- + Zoned B-2 Community Business District
- + The 5 Acres for sale is just north of a brand new QuikTrip fueling station and Convenience Store
- + QuikTrip Construction start date is September '22, with opening planned in July '23
- + Located at prime intersection of Army Trail Road and Swift Rd, just east of the full I-355 interchange
- + PIN Number: 02-24-400-041
- + Asking Price: \$1,200,000
- + Please call for additional Information

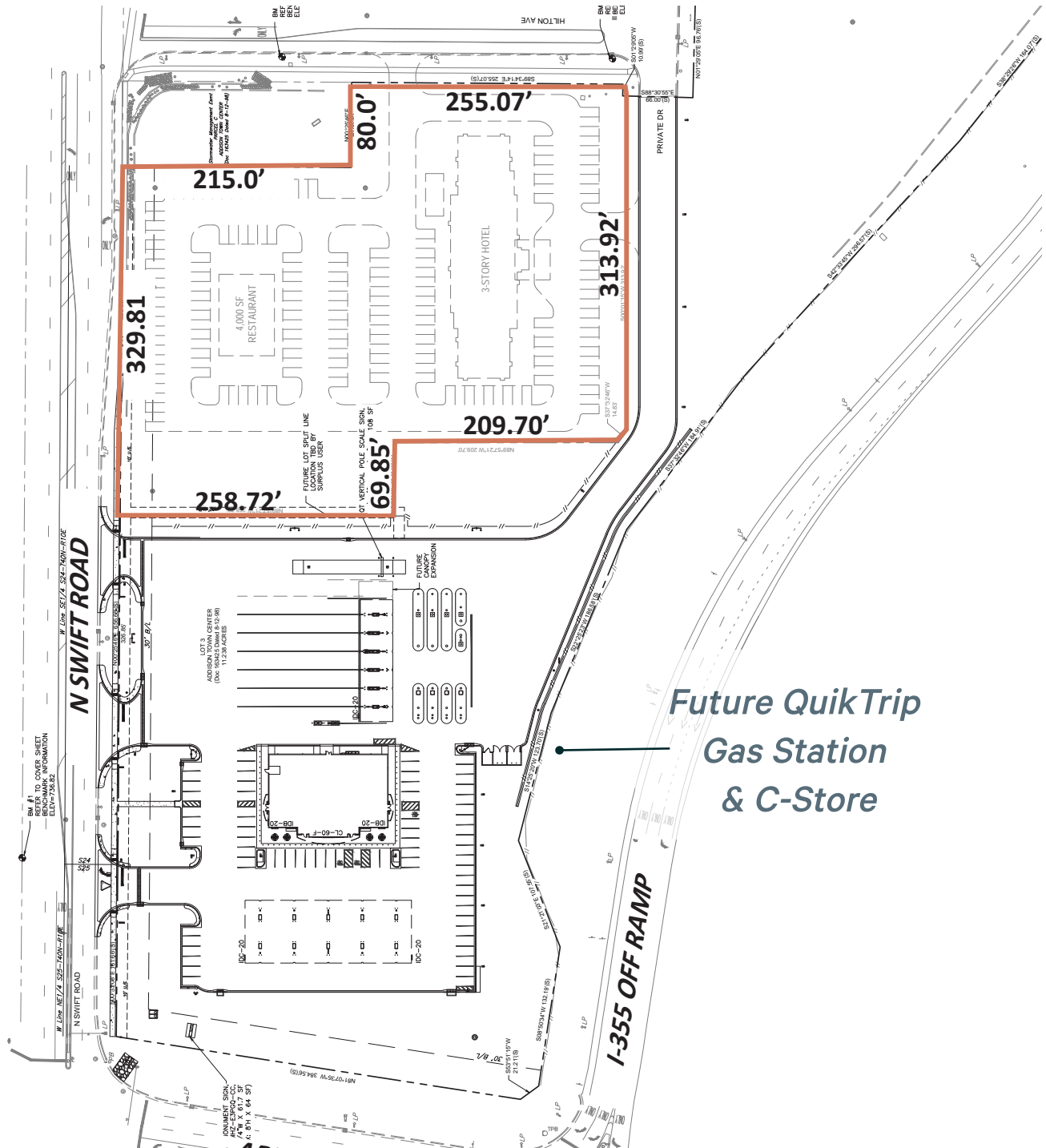
Site Aerial



Area Amenities and Transportation Corridors



Site Plan



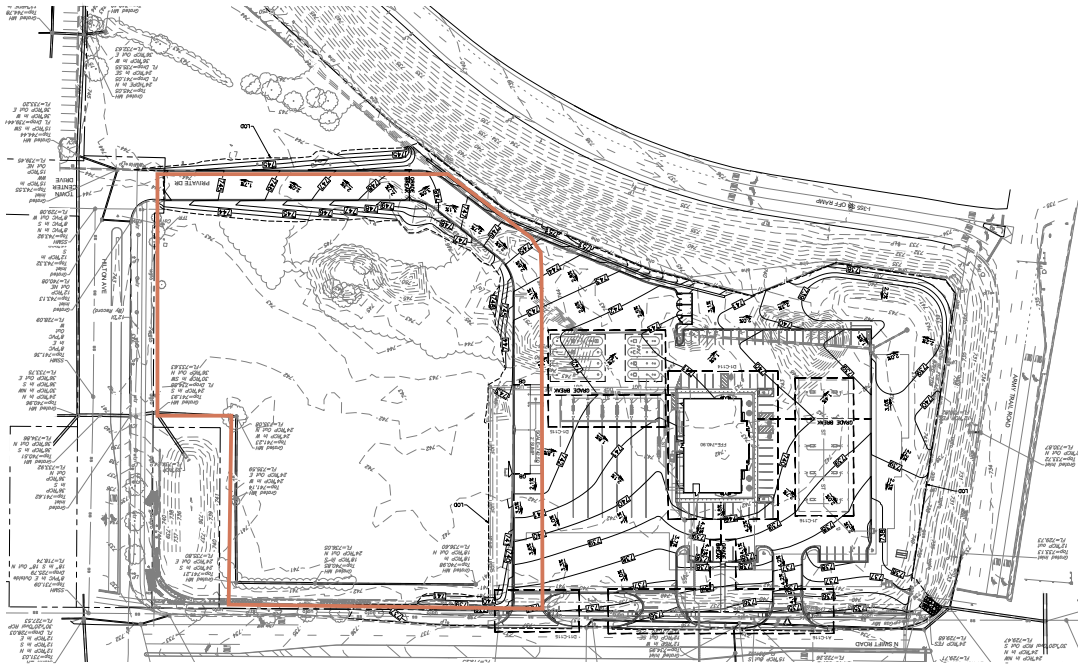
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Addison & Surrounding Area Demographics

Demographics	1 Miles	3 Miles	5 Miles
Population	7,603	94,766	265,368
Households	2,818	33,460	97,515
Average Household Income	\$93,349	\$107,076	\$120,604
Average Household Income	\$321,295	\$311,751	\$348,861

Traffic Counts	
Army Trail Road	48,300
Swift Road	18,400
I-355	164,400

Grading Plan



Contact Us

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