



327 South Gary Avenue

CAROL STREAM, IL



OFFERING MEMORANDUM

KW COMMERCIAL
580 Duane St
Glen Ellyn, IL 60137

PRESENTED BY:

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Broker
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Property Summary



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with this prime property in the sought-after Carol Stream area. Boasting R-4 zoning, this expansive 1.7-acre parcel offers immense potential for development and growth. Comprising 10 parcels, this versatile property presents a rare chance to create a bespoke office or commercial space tailored to specific business needs. Its strategic location provides easy access to key amenities and major thoroughfares, ensuring convenience for tenants and customers alike. Embrace the potential of this well-located property, perfectly suited for realizing ambitious real estate visions.

PROPERTY HIGHLIGHTS

- Zoned R-4
- Prime location in Carol Stream area
- 10 Parcels
- 1.7 acres

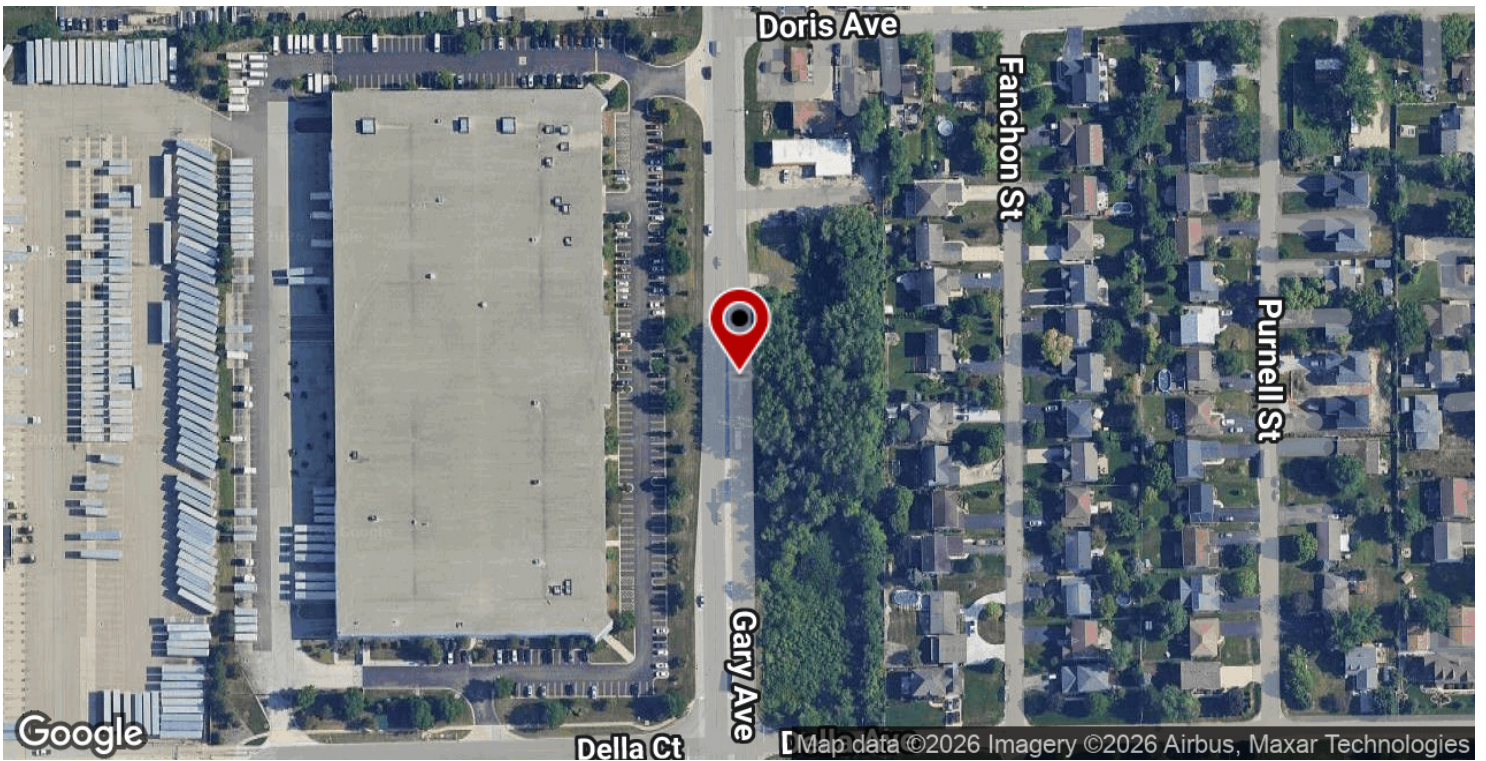
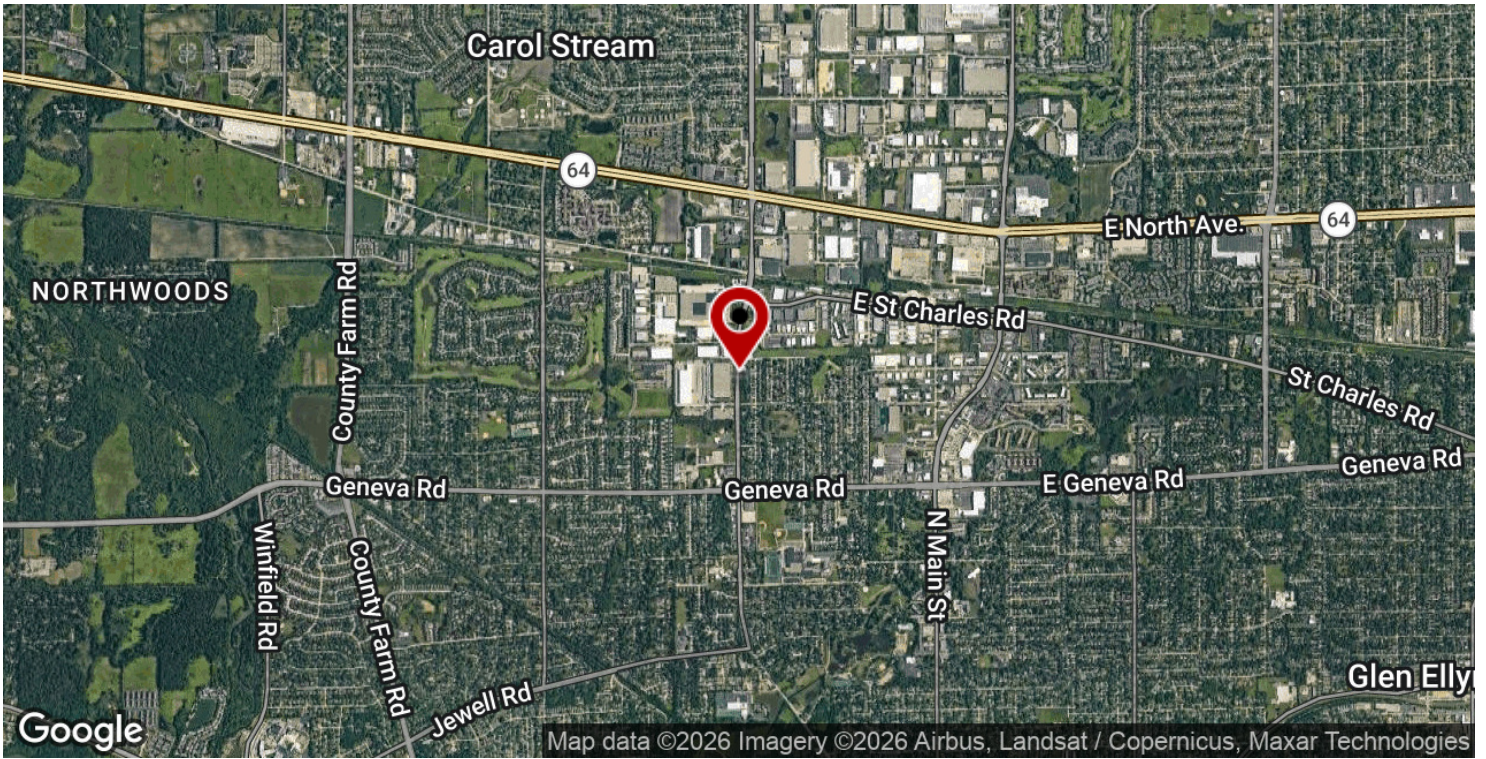
OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	1.7 Acres

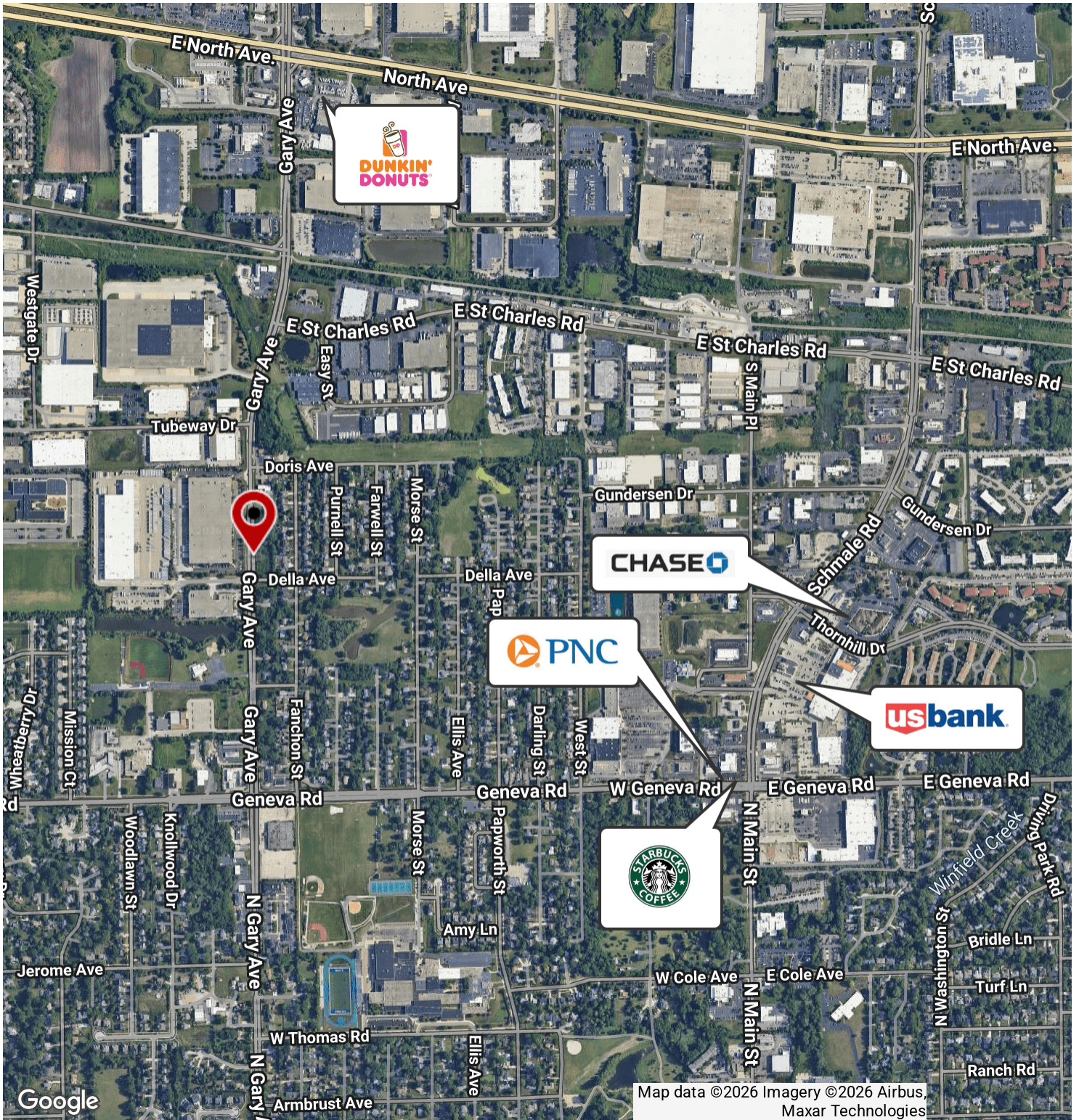
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	144	594	2,965
Total Population	417	1,724	8,154
Average HH Income	\$157,719	\$162,261	\$154,956



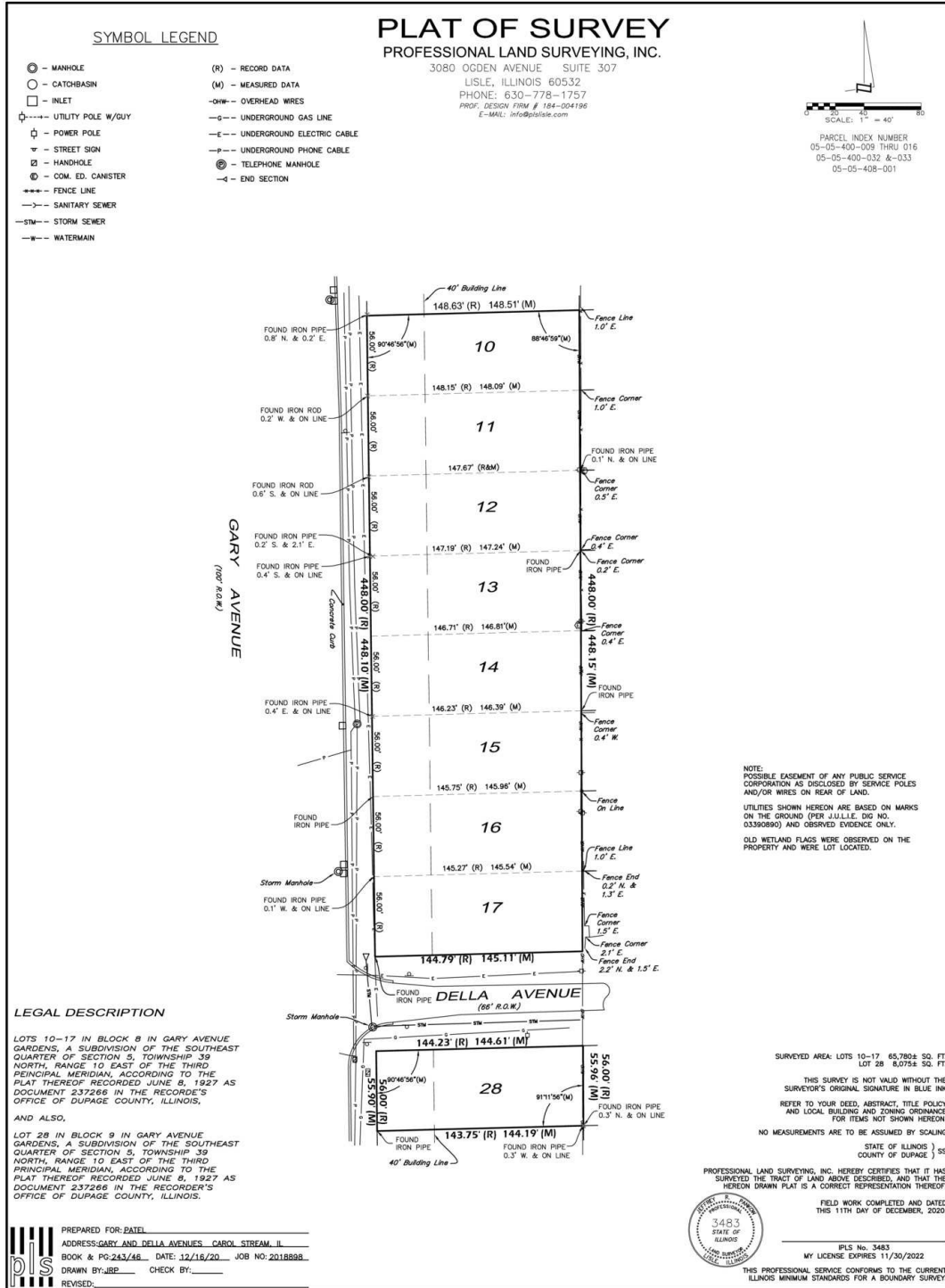
Location Map



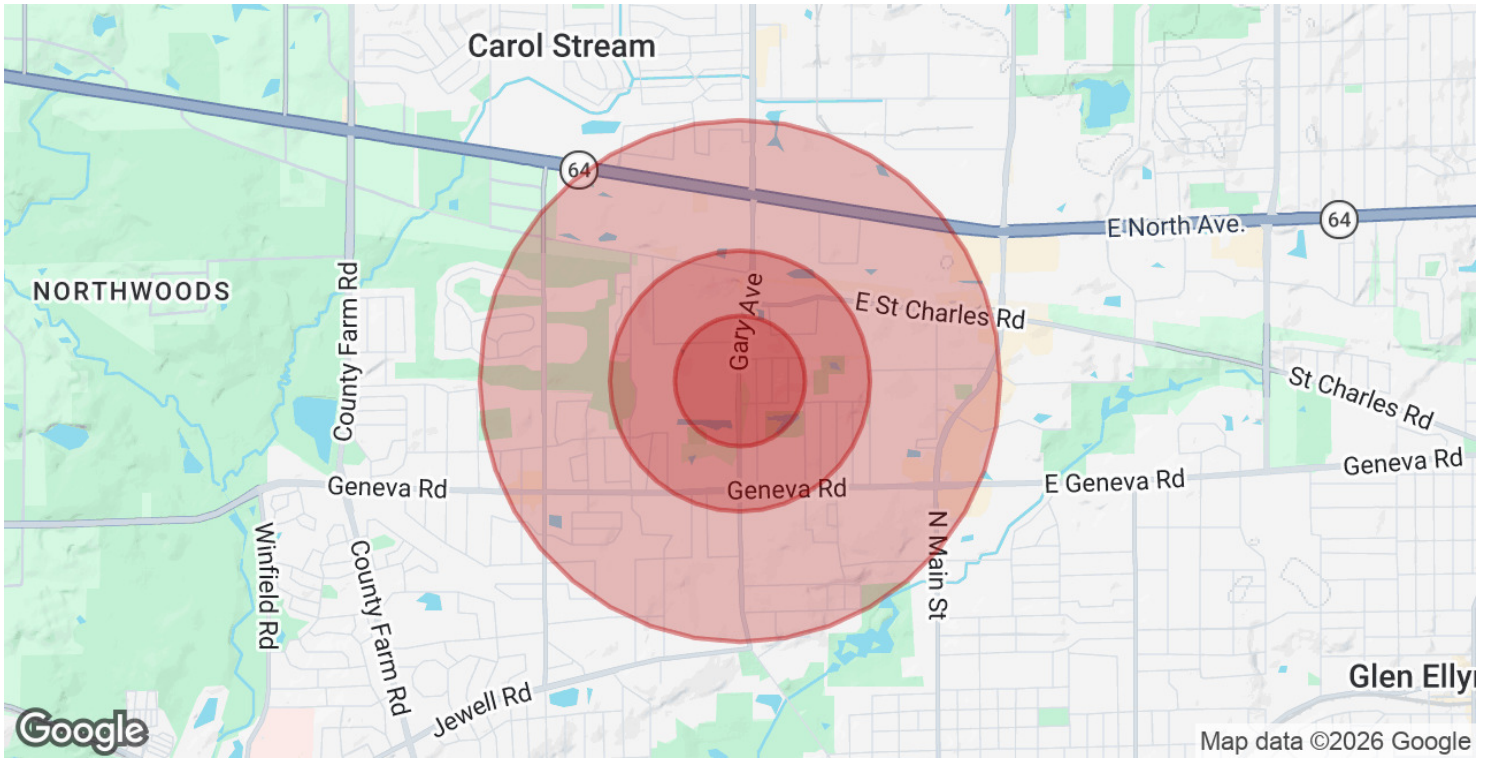
Retailer Map



Survey



Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	417	1,724	8,154
Average Age	43.8	43.5	41.9
Average Age (Male)	45.0	44.8	42.5
Average Age (Female)	41.8	41.7	42.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	144	594	2,965
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$157,719	\$162,261	\$154,956
Average House Value	\$476,602	\$485,763	\$475,916

2023 American Community Survey (ACS)

