

# 975 Lake Ave. & Route 47

Woodstock, IL 60098

# For Lease

MLS #11314686

LAND



LAND 2.63 ACRES

\$5,450.00 PER MONTH (GROSS)

### Commercial Land Parcel

#### LEASE ONLY

Vacant 2.63 acre commercial land parcel for lease. Located on high traffic Route 47 with 13,600 vpd on Route 47 and 6,700 vpd on Lake Ave. Owner requires minimum one year lease.

### Specifications

Description:	Commercial Land
Land Size:	2.63 Acres (114,563 SF)
Topography:	Level
Utilities:	To Site
Sewer/Water:	City
Frontage Dimensions:	217' on Lake Ave. 470' on Route 47
Zoning:	B2
Taxes:	Included in Lease
PIN #:	13-09-302-001

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,029	24,832	34,877
Average HH Income	\$66,819	\$83,992	\$88,968

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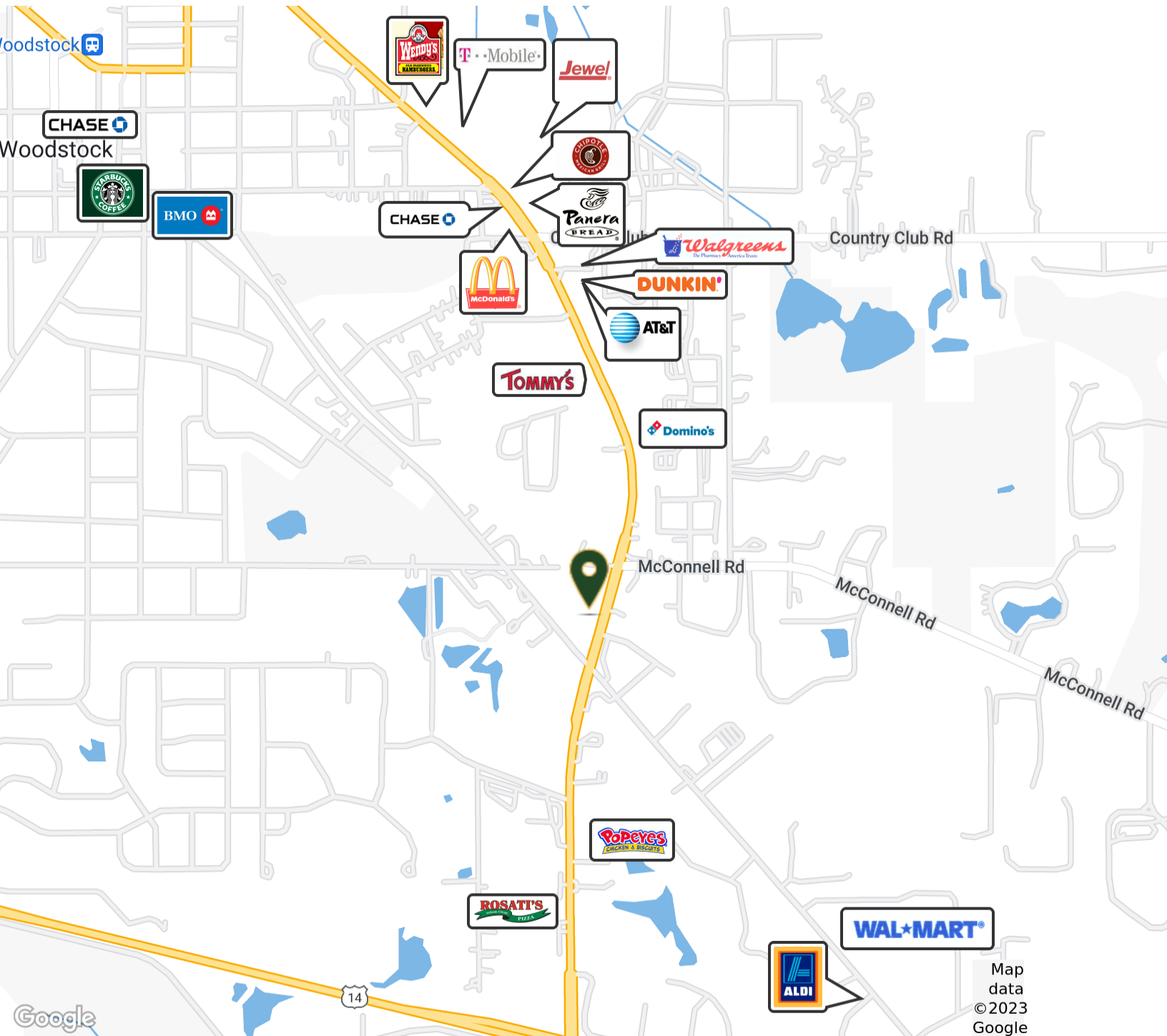
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