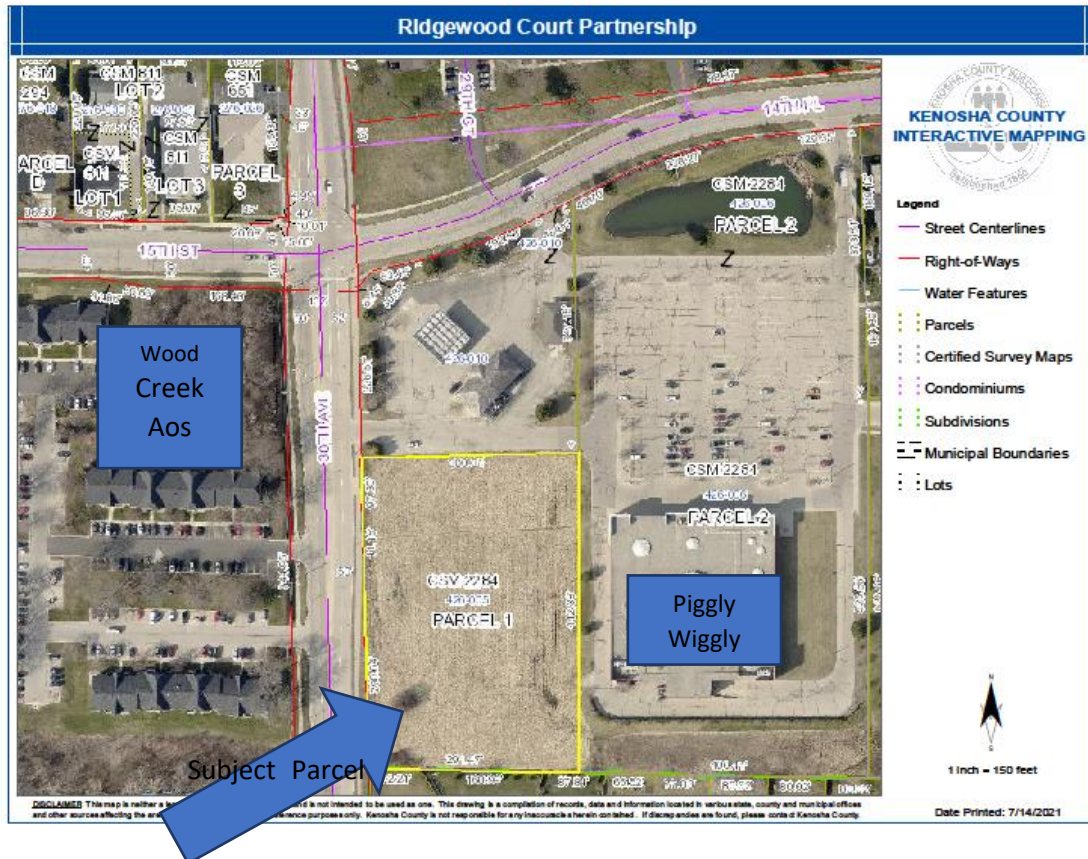


# Prime Commercial Development Parcel

2.97 Acres with 300+feet of frontage on 30<sup>th</sup> Ave

Zone: B-2 Community Business

\$499,900



- Traffic Count of 9,800 vehicles per day on 30<sup>th</sup> Ave. Per DOT Website (2017)
- Parcel anchored by Piggly Wiggly Store, Kenosha Municipal Library, Aurora Health Care Clinic and City of Kenosha Fire Station with EMT services and BP Convenience Store
- All utilities at site (storm water detention accommodated for offsite)
- In excess of 14,000 College students within 1.8 miles (< than 5 minutes' drive)
- Ingress Curb cut in place
- Dense Multifamily housing to West and North

Ideal for Restaurant, Financial, Pharmacy, Services,  
Seniors Housing & Much more.

Contact 262-552-2995 for more information  
Broker Owner/Brokers Protected