

FOR SALE

LYNWOOD - 1.31 ACRES

3570 Sauk Trail, Lynwood, IL 60411



OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	1.31 Acres
Price / Acre:	\$114,504
Zoning:	C-4

PROPERTY OVERVIEW

- Excellent corner location - Rte. 30 and Sauk Trail
- Zoned C-4 Commercial with 310ft. of Frontage.
- Traffic Count of 25,000 VPD!!
- Many possibilities!

McCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

BUCK TAMBLYN
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815.549.4301
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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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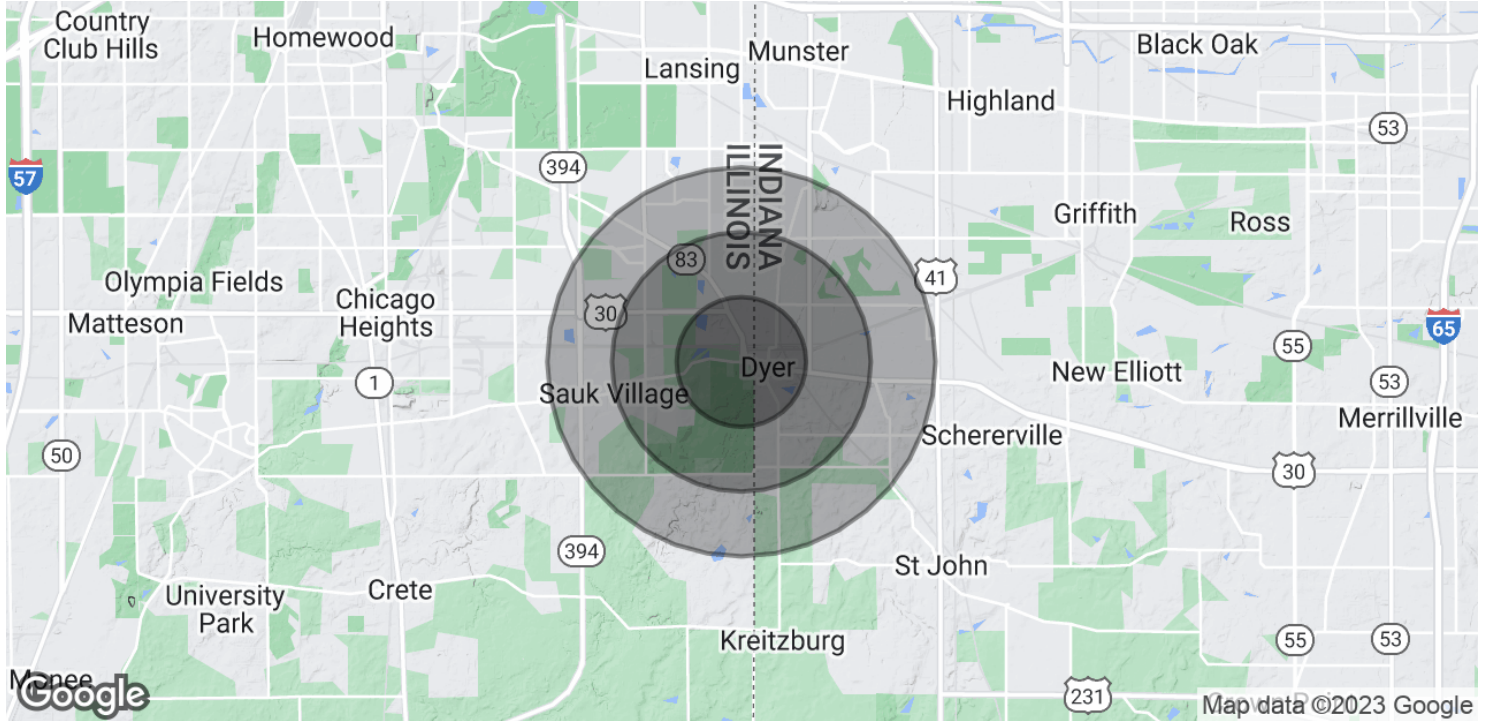
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,740	22,897	45,242
Average Age	38.9	40.8	42.7
Average Age (Male)	39.0	39.0	40.0
Average Age (Female)	41.5	43.5	45.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,955	9,097	18,290
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$73,513	\$80,211	\$91,243
Average House Value	\$180,623	\$178,886	\$205,489

* Demographic data derived from 2020 ACS - US Census

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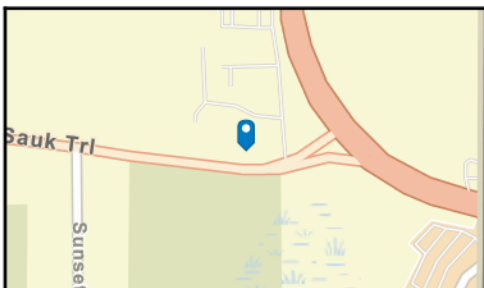
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3570 E Sauk Trl, Sauk Village, Illinois, 60411 2
 3570 E Sauk Trl, Sauk Village, Illinois, 60411
 Rings: 1, 3, 5 mile radii

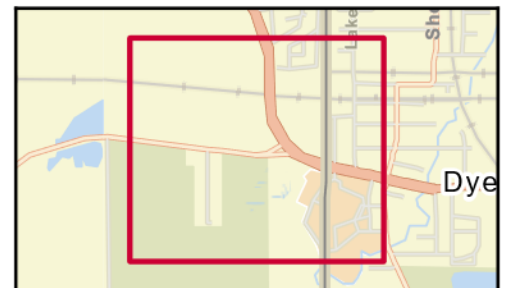
Prepared by Esri
 Latitude: 41.49539
 Longitude: -87.52972



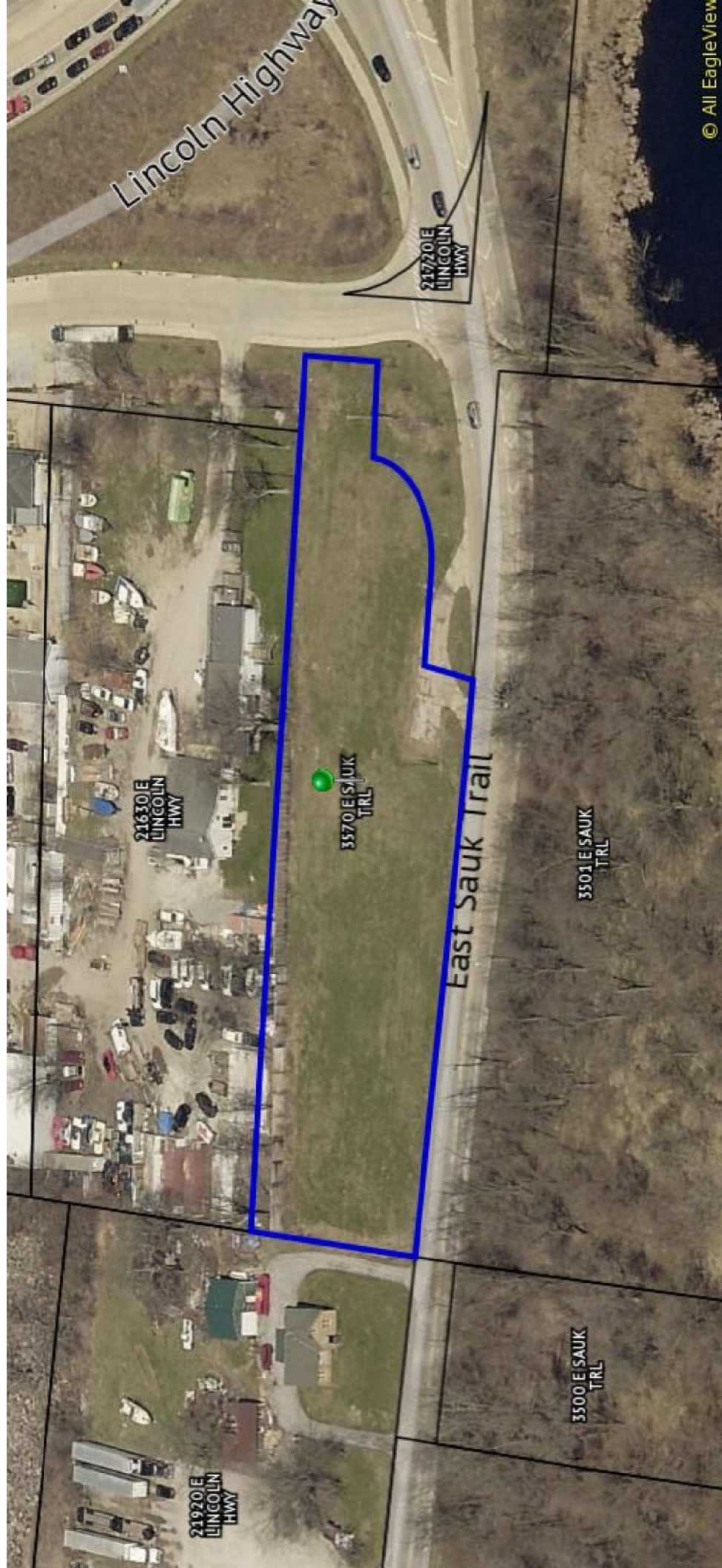
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).



Lincoln Highway

21720 E LINCOLN HWY

21630 E LINCOLN HWY

3570 E SAUK TRL

East Sauk Trail

3501 E SAUK TRL

3500 E SAUK TRL

21920 E LINCOLN HWY

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3570 E SAUK TRL LYNWOOD, IL 60411-5220

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	170054	PANEL	0832J
PANEL DATE	August 19, 2008	MAP NUMBER	17031C0832J

