

# 1821 W IRVING PARK RD Schaumburg, IL

Schaumburg is the 2nd largest economic development city in the State of Illinois, outside the city of Chicago.

Located at a lighted intersection with multiple entry/egress points.

200' of frontage along Irving Park Rd (Route 19).

1/3 Mile from the IL-390 on/off ramp.

High density residential in surrounding area.

Ideal for multi-tenant strip mall or freestanding quick-service restaurant w/drive-thru capability.



EDGEMARK

**REDUCED PRICE!**



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INFORMATION

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**1821 W IRVING PARK RD  
SCHAUMBURG, IL**

**40,000 SF  
LOT FOR SALE OR  
GROUND LEASE**

DEMOGRAPHICS	
POPULATION 	
1 MILE	13,279
3 MILE	128,118
5 MILE	280,675
AVERAGE HH INCOME 	
1 MILE	\$115,081
3 MILE	\$127,466
5 MILE	\$133,346



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

## WHY THIS SITE IS DIFFERENT

# Pre-Engineered. Approved. Ready to Build.

Most development sites require 12–18 months of entitlement work before a shovel touches the ground. This site has completed that entire process — municipal approvals, full engineering, a Cook County tax incentive, and subsurface investigation are all done. The next buyer steps in with momentum already behind them.

**6-0**

VILLAGE BOARD VOTE

**40,000 SF**

TOTAL LOT SIZE

**200'**

IRVING PARK RD FRONTAGE

**35**

PARKING SPACES

## WHAT HAS ALREADY BEEN COMPLETED

- ✓ **Unanimous village approval** — site plan, drive-through, parking variation, landscape variation, and signage all approved 6-0 by the Village of Schaumburg Board of Trustees.
- ✓ **Cook County tax incentive secured** — a significant multi-year property tax incentive designation is in place, materially improving the investment economics of development.
- ✓ **Full civil & structural engineering completed** — site plans, grading, utility, stormwater, and structural drawings by licensed PE firms, adopted into the governing ordinance.
- ✓ **MWRD stormwater permit advanced** — detention pond verified, all agency comments resolved, permit resubmitted with full engineering documentation.
- ✓ **Geotechnical investigation complete** — subsurface conditions fully documented, foundation solution engineered. Costs and solutions are known before closing.
- ✓ **Landscape plans adopted** — full landscape design by licensed architect incorporated into village ordinance approval.
- ✓ **IDOT highway permit process initiated** — required items letter issued for Irving Park Road (IL-19), pathway to permit established.

### APPROVED & SUITED FOR

QSR / fast casual

Drive-through

Double-lane drive-thru

Walk-up service

Future retail pad

## IDEAL BUYER PROFILE

- ✓ **QSR or fast casual operators** — seeking speed to market in an established Schaumburg trade area with proven national co-tenancy including Starbucks, CVS, Culver's, and Subway.
- ✓ **Developers** — seeking a site with reduced entitlement risk, known infrastructure costs, and a secured Cook County tax incentive already in place.
- ✓ **Owner-operators** — who want a clear, defined path from acquisition directly to permitting and construction with no major unknowns remaining.

## TRADE AREA CONTEXT

- ✓ **24,400 VPD** on Irving Park Road (IL-19)
- ✓ **1/3 mile** from IL-390 interchange
- ✓ **128,118** population within 3 miles
- ✓ **\$127,466** avg. household income within 3 miles
- ✓ **National co-tenancy** — Starbucks, CVS, Culver's, Subway, 7-Eleven directly adjacent

### DUE DILIGENCE PACKAGE AVAILABLE

Engineering plans, municipal approvals, geotechnical reports, tax incentive documentation, and supporting materials available to qualified buyers upon execution of NDA. Contact listing brokers to request access.