



LAND FOR SALE

**68 EAST IRVING PARK ROAD STREAMWOOD, IL
4.21 ACRES- ZONED COMMERCIAL (C-2)**

ASKING PRICE \$1,400,000 (\$7.63 PSF)



4.21 Acres Located at 68 E. Irving Park Rd Streamwood, IL with 576 Feet Of Frontage on Irving Park Rd

***Village will consider Retail, Office or Medical Developments

Prepared by:



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68 EAST IRVING PARK ROAD STREAMWOOD, IL,



New Development Opportunity in the greater Streamwood, IL Trade Area

4.21 Acres located 0.1 miles east of Bartlett Rd on Irving Park Rd

POTENTIAL USES

Restaurant, Retail, Auto Dealership, Office or Medical Space

TRAFFIC & FRONTAGE

- 576 feet of frontage on Irving Park Road with over 28,217 vehicles per day
- Sites back up to existing Industrial/warehouse to the West
- Unique opportunity to join area retailers such as: Jewel-Osco, 7-Eleven, McDonald's, Walgreens, US Post Office, Burger King, Chase Bank & many more!

- 4 parcels totaling ± 4.21 Acres
- Zoned: C-2 Neighborhood Commercial District
- Taxes payable in 2020 = \$21,678

DEMOGRAPHICS (2021) 2 Mile 5 Miles 10 Miles

- Total Population 57,659 232,165 749,411
- Median HH Income \$102,452 \$105,557 \$110,124

DEMOGRAPHICS (2020)

	2 Mile	5 Miles	10 Miles
• Total Population	57,659	232,165	749,411
• Median HH Income	\$102,452	\$105,557	\$110,124

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**Chicagoland
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REAL ESTATE

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■ 4.21 Acres For Sale

