



**SALE**

# Industrial Land in Schaumburg

**525 ESTES AVENUE**

Schaumburg, IL 60193

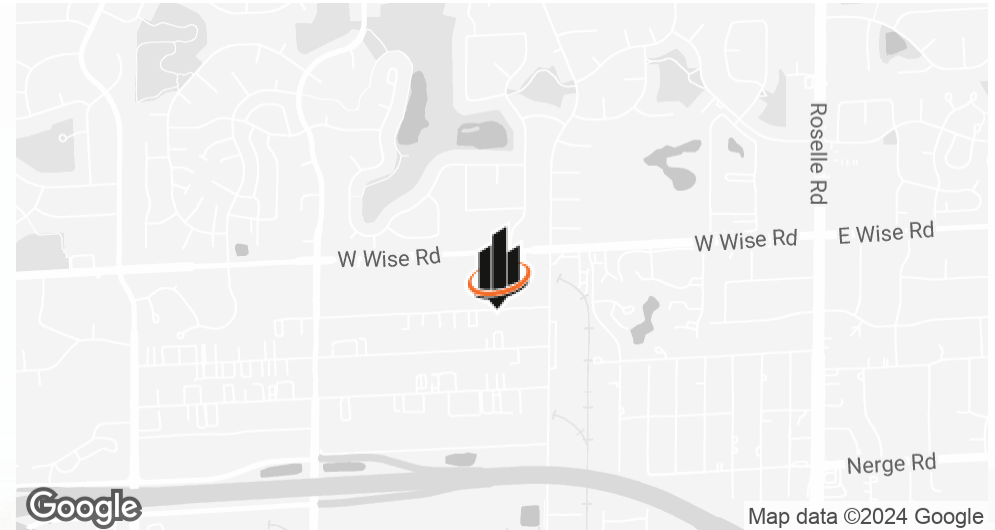
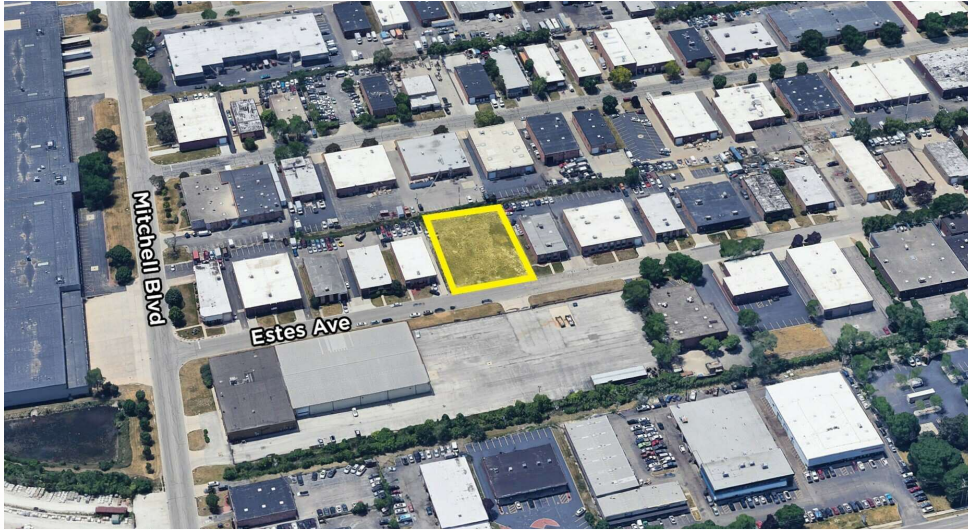
**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$459,000
<b>LOT SIZE:</b>	0.64 Acres

## PROPERTY DESCRIPTION

Discover a prime investment opportunity with the property at 525 Estes Ave in Schaumburg, IL. Boasting an M-1 Industrial zoning, this strategically situated parcel is ideally positioned within the warehouse and industrial area. The property offers an exceptional location for businesses seeking a strong industrial presence. With its advantageous zoning and strategic positioning, this property presents an excellent opportunity for land or industrial investors looking to establish or expand their operations in a dynamic and thriving commercial environment.

## PROPERTY HIGHLIGHTS

- Zoned M-1 Industrial
- Strategic location in warehouse and industrial area
- Ideal for businesses seeking a strong industrial presence
- Excellent opportunity for land or industrial investors
- Prime location for establishing or expanding operations

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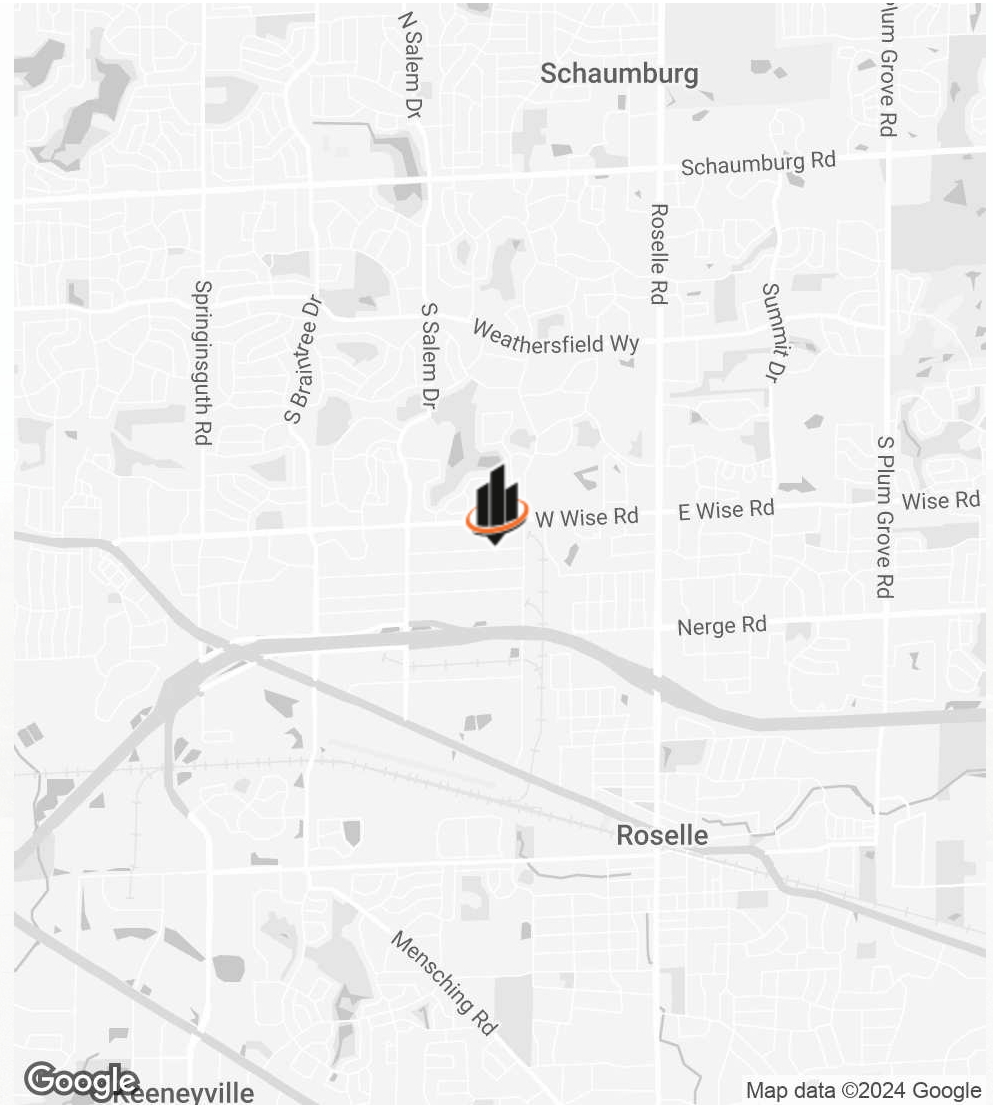
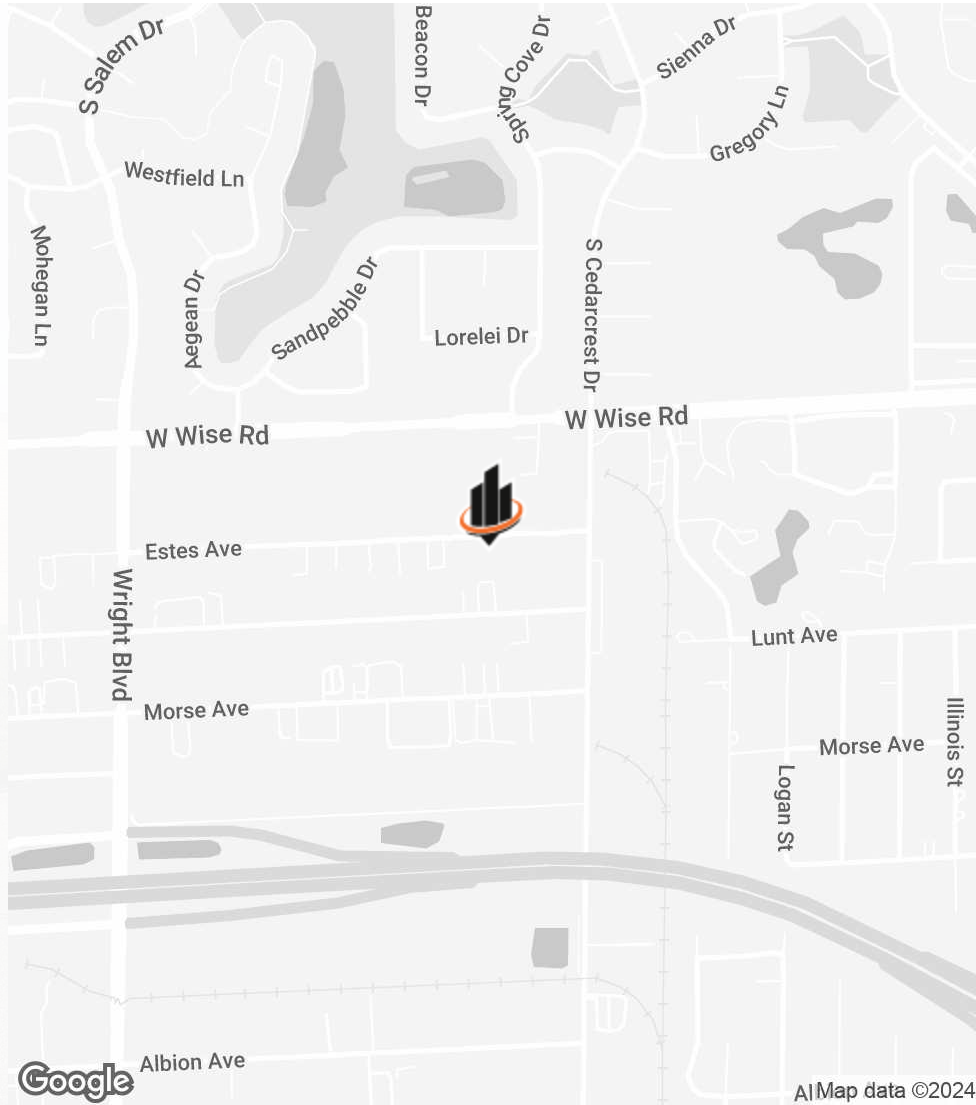
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**ADDITIONAL PHOTOS**



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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

**0.3 MILES   0.5 MILES   1 MILE**

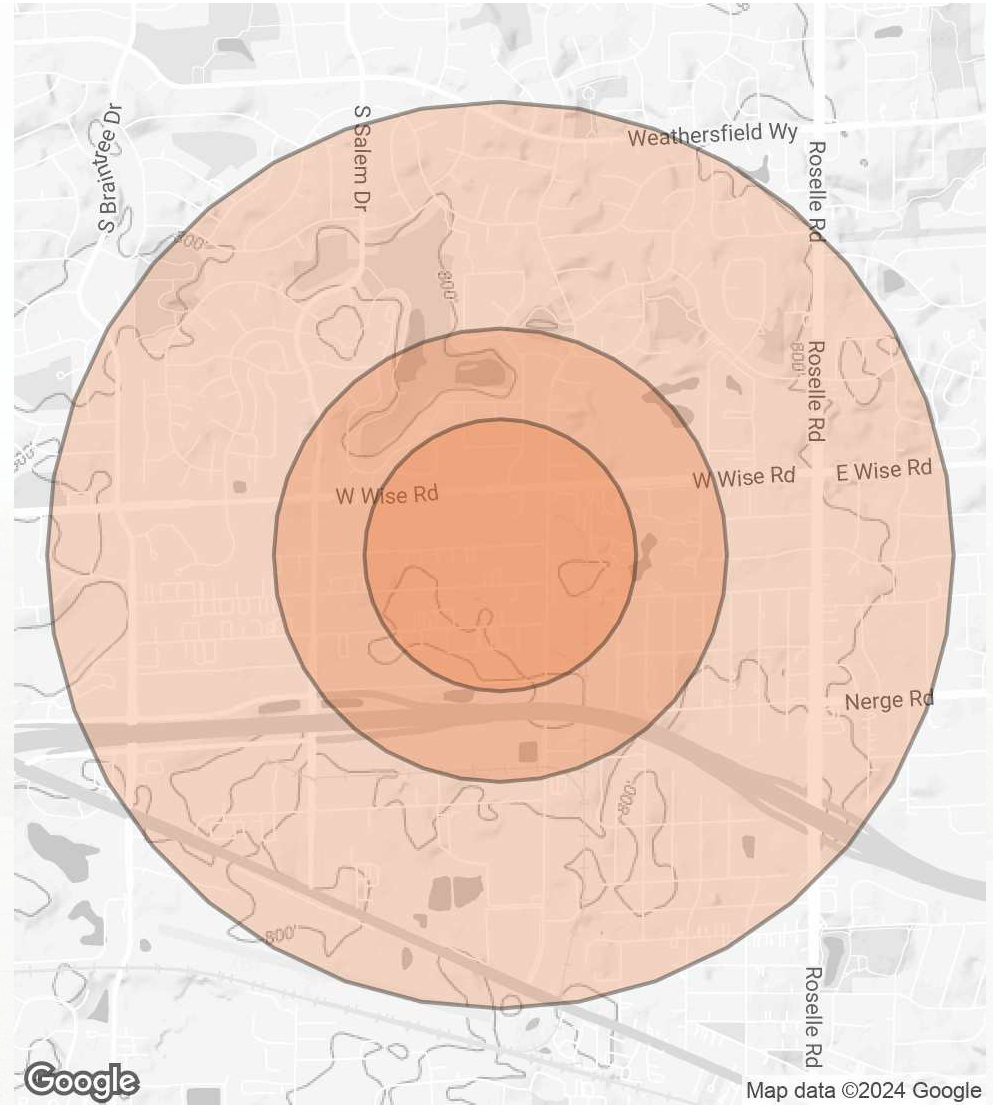
	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	216	2,193	10,053
<b>AVERAGE AGE</b>	42	41	42
<b>AVERAGE AGE (MALE)</b>	42	41	41
<b>AVERAGE AGE (FEMALE)</b>	43	42	43

## HOUSEHOLDS & INCOME

**0.3 MILES   0.5 MILES   1 MILE**

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	78	788	3,702
<b># OF PERSONS PER HH</b>	2.8	2.8	2.7
<b>AVERAGE HH INCOME</b>	\$116,683	\$109,518	\$113,542
<b>AVERAGE HOUSE VALUE</b>	\$437,442	\$424,266	\$393,699

*Demographics data derived from AlphaMap*



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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