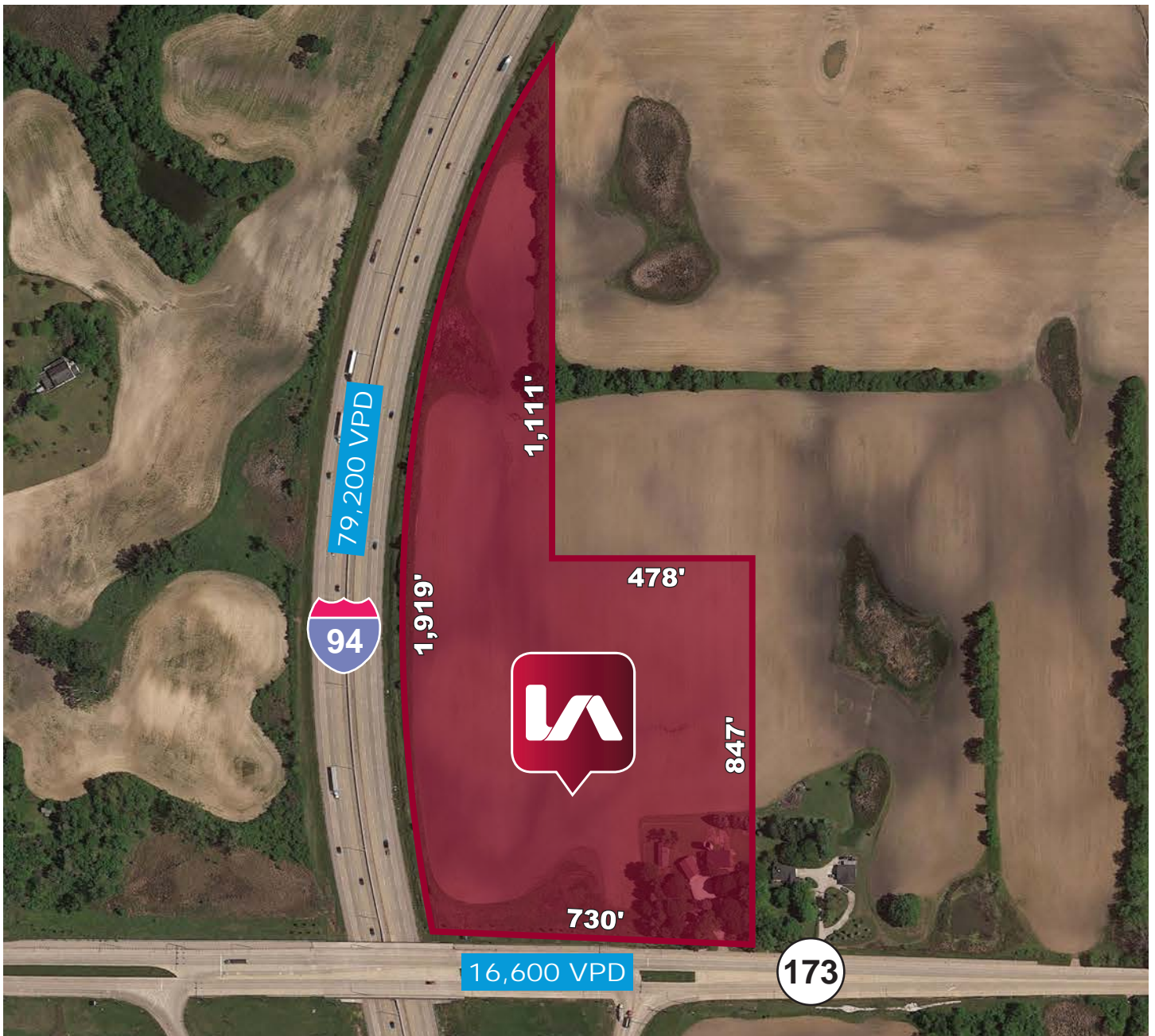


# 18.5 ACRES FOR SALE

16980 RT. 173, WADSWORTH, IL



**A. Rick Scardino**  
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**John Sharpe, SIOR, CCIM, LEED-AP**  
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AVAILABLE FOR SALE

16980 ROUTE 173

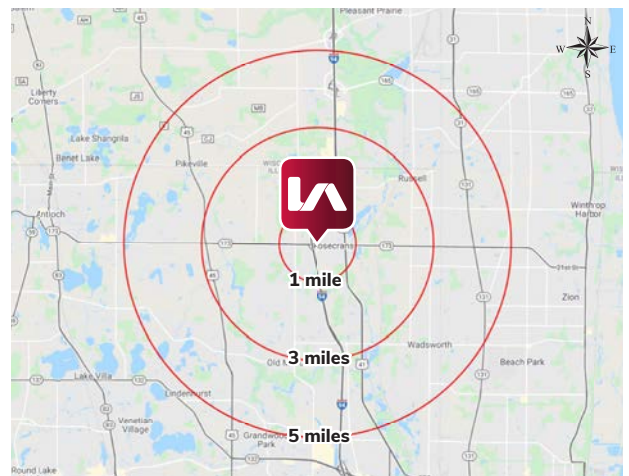
WADSWORTH, ILLINOIS | [www.villageofwadsworth.org](http://www.villageofwadsworth.org)





**SITE SPECIFICATIONS:**

- SITE SIZE:** 18.5 acres
- COUNTY:** Lake
- ZONING:** Commercial (PUD)
- SALE PRICE:** Call agent for details
- COMMENTS:**
  - › Located at the NEC of I-94 and Rt. 173 at the exit
  - › Annexed into Wadsworth and will have a special zoning designation regulated by an intergovernmental agreement with Lake County, Zion, Wadsworth and Old Mill Creek (retail, office and light manufacturing will be allowed)
  - › Surrounded by CenterPoint who will build a business park (will bring utilities to the area)
  - › There is a possibility that the intersection will be improved to a four way in the future
  - › Due diligence materials available upon request



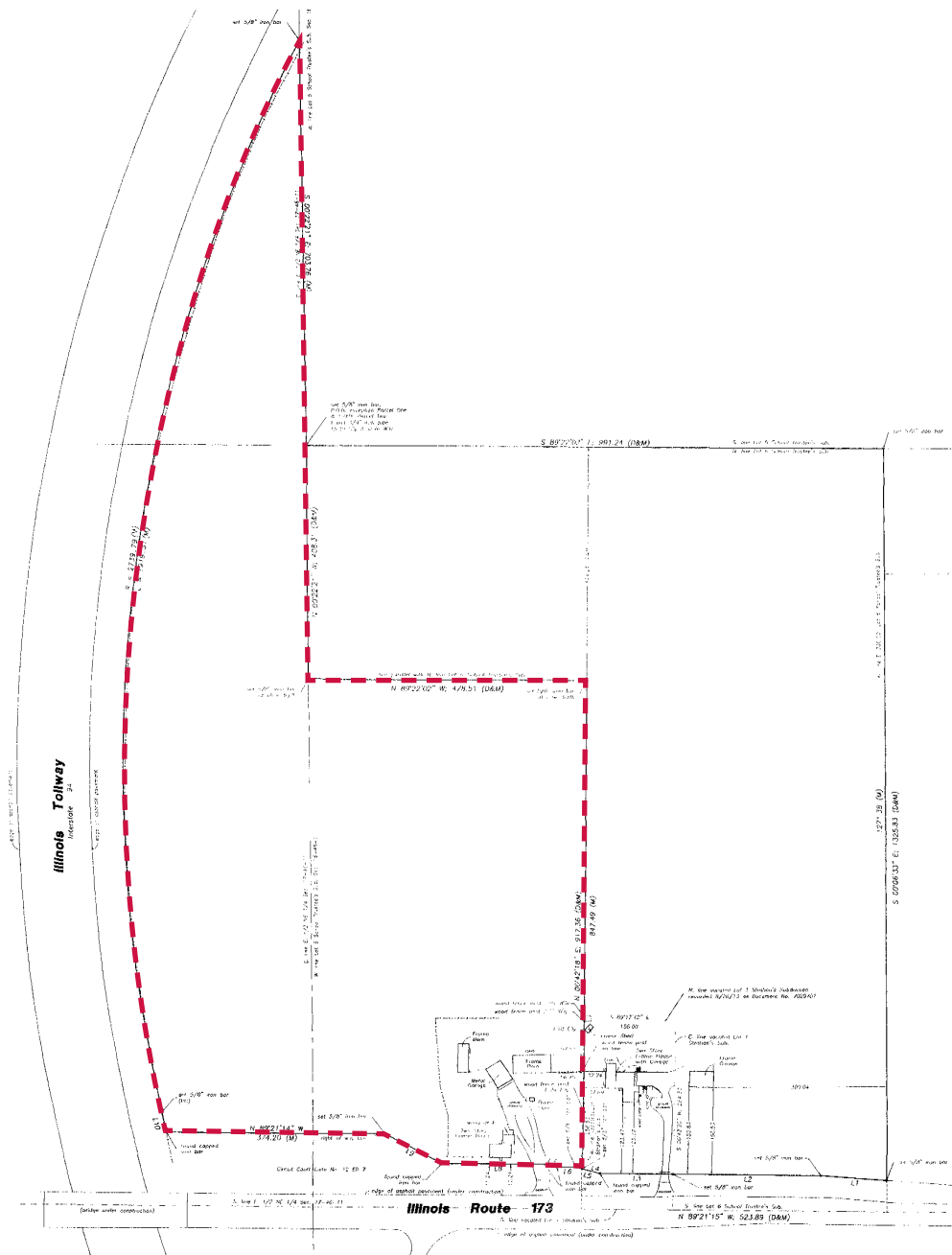
	1 MILE	3 MILES	5 MILES
Estimated Population	123	1,710	31,946
Number of Households	47	639	11,271
Household Income (AVG)	\$181,705	\$155,512	\$120,884
Daytime Population	127	1,729	17,752

**\*\*\*Click Here For Full Demographics Report\*\*\***

AVAILABLE FOR SALE

16980 ROUTE 173

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