

# FOR SALE

RT 176 & RT 45 / Mundelein, Illinois

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COMMERCIAL



## PRIME LAND SITE IN MUNDELEIN

### SITE VITALS

- .88 acre land site
- Utilities to the site
- Ready for development
- Zoning - C-5-C Downtown District

### PROPERTY INFORMATION

- Located just north of Route 176 on Route 45
- Highly visible on Route 45, traffic count of 45k at the intersection
- Zoning allows for numerous uses including restaurant, various retail uses, and mixed use

### DEMOGRAPHICS

	1 Mi	3 Mi	4 Mi
2020 Est. Population	11,220	61,640	107,874
Households (2020)	3,863	22,605	40,494
Avg. HH Income	\$110,513	\$158,870	\$158,578

**PRICE:** \$350,000

**MIKE ROURKE**

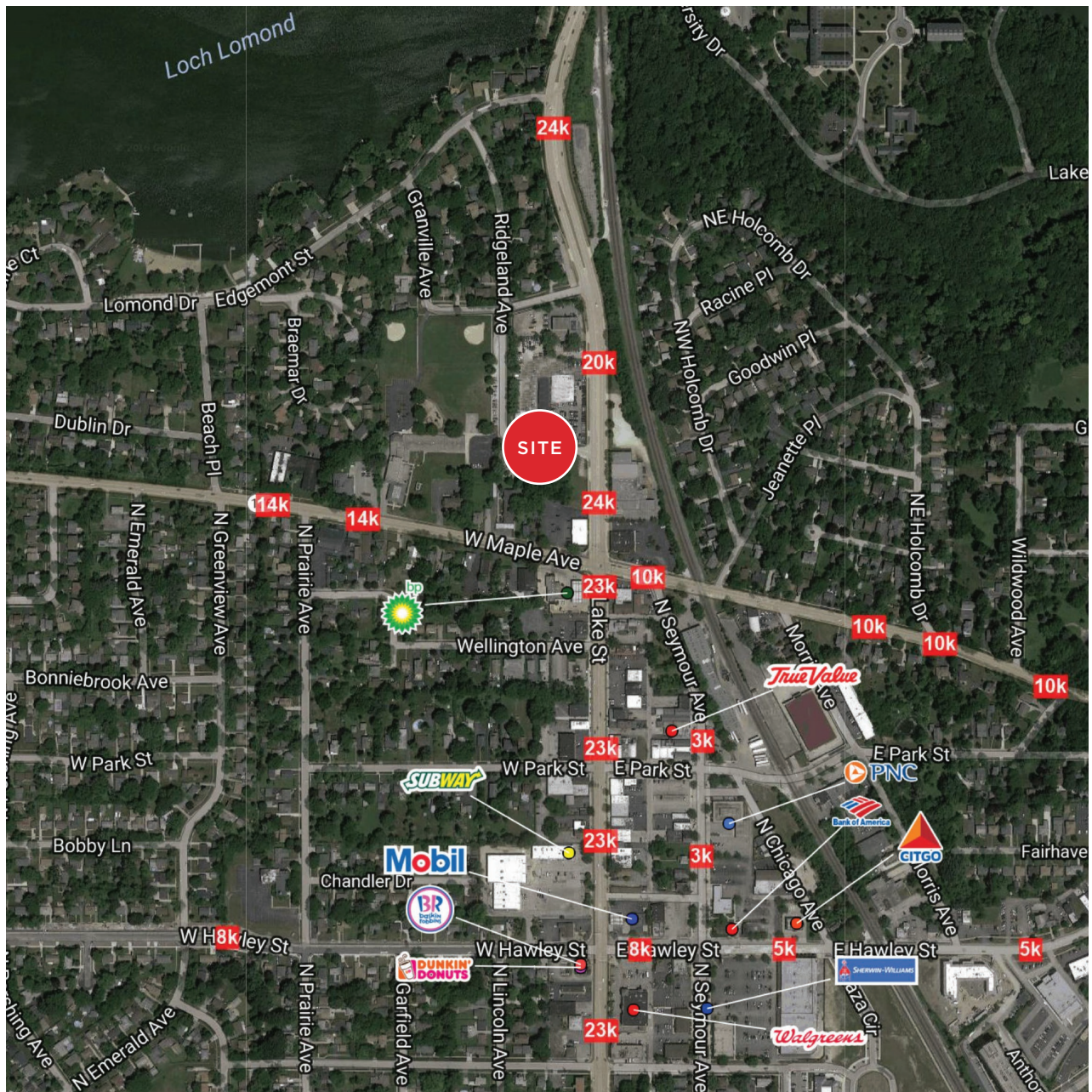
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retail and traffic information

Located in the heart of Lake County, Mundelein is a thriving community that continues to grow due to its abundant recreational opportunities, friendly community, and convenient transportation options. Once a popular resort area for city dwellers looking to escape the heat, Diamond Lake remains one of the village's gems. The recreation area, one of 33 in the community, stretches over 100 acres with a pristine lake, sandy beaches, and shaded picnic areas as well as a floating sports park, paddle boat, and kayak rentals.



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