

404-408 East Devon Avenue

Elk Grove Village, IL 60007

REDEVELOPMENT OPPORTUNITY



john
greene
REAL ESTATE

404-408 East Devon Avenue | Elk Grove Village, IL 60007

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john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	2.44± Acres
Zoning:	O-T, B-2
Traffic Count:	17,811 (E Devon Ave.)
2024 Taxes:	\$54,143

PROPERTY OVERVIEW

Prime 2.44± AC of land zoned O-T, B-2 within Elk Grove Village. With the potential for redevelopment and the opportunity to secure the Cook County Class 6B Tax Incentive, this property presents an attractive investment prospect for industrial and manufacturing investors looking to establish a strong presence in the sought-after O'Hare submarket.

PROPERTY HIGHLIGHTS

- Prime land for redevelopment in sought-after O'Hare submarket
- Potential to secure Cook County Class 6B Tax Incentive
- Strong surrounding industrial presence
- Easy access to major transportation

Shamus Conneely

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773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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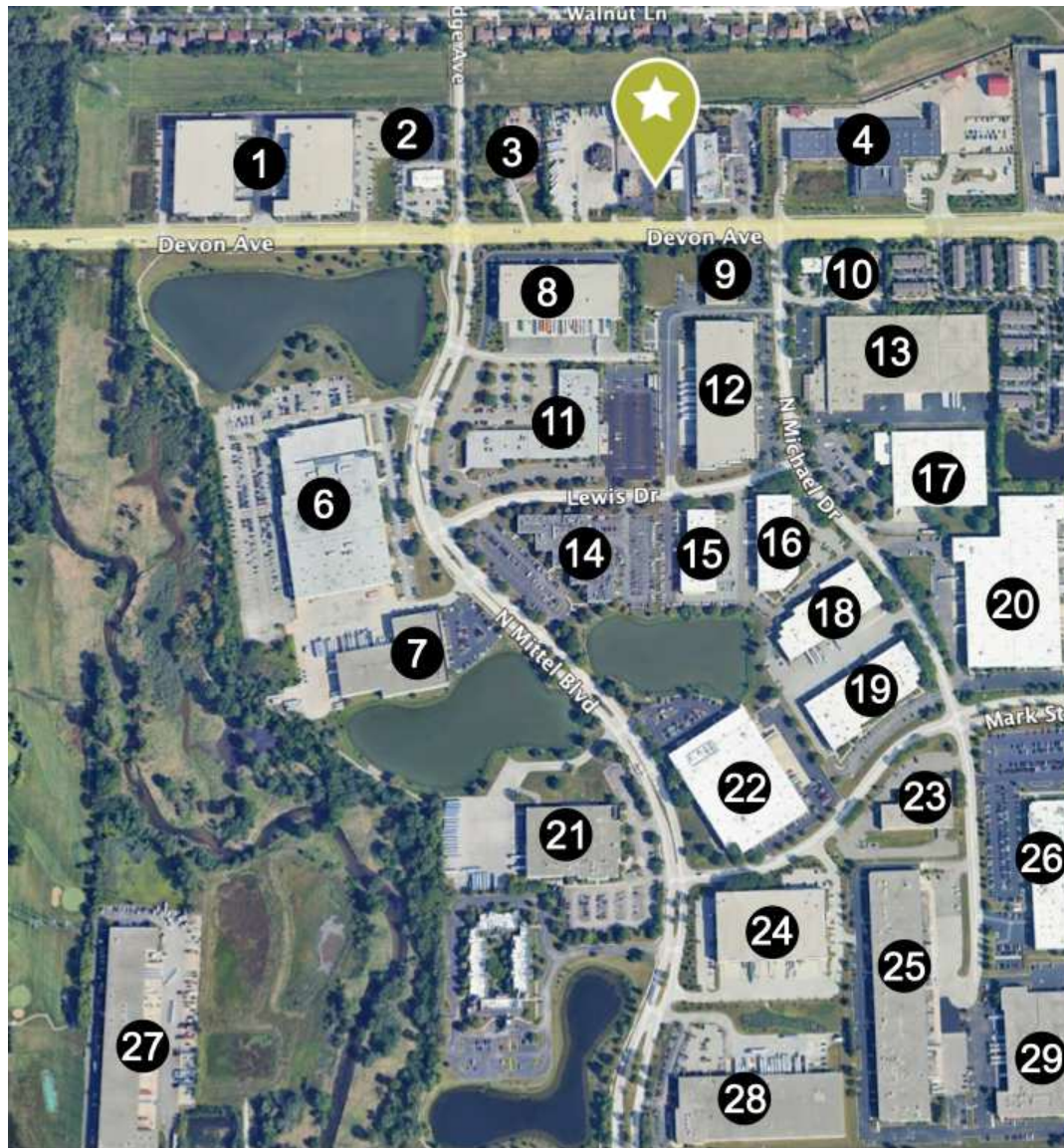
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NEARBY INDUSTRIAL USERS

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1. Panos Food Corporation
2. Arlington Heights Heating & Cooling, Inc
3. Genualdi's Landscaping, Inc
4. Elk Grove Village Public Work
5. Cambria Sales
6. Videojet Technologies, Inc
7. Satellite Air-Land Motor Services
8. JAS Forwarding
9. Sloan Industries, Inc
10. Reilly International
11. C.H. Robinson
12. Mac Funding Corporation
13. Prologis
14. Quest Diagnostics Corporate Office
15. MRV Systems
16. Konica Minolta Business Solutions
17. Champion Container Corporation
18. Max Cargo Inc. (ORD)
19. PHC Corporation of North America
20. MNX Global Logistics
21. Amazon
22. OPTO International Inc - Modular & Custom Retail Displays
23. Electro Rent Corporation
24. Heidolph North America
25. Emo Trans USA
26. AAR Corp
27. American Bear Logistics Corp
28. Kintetsu World Express, Inc
29. Toyo Ink America

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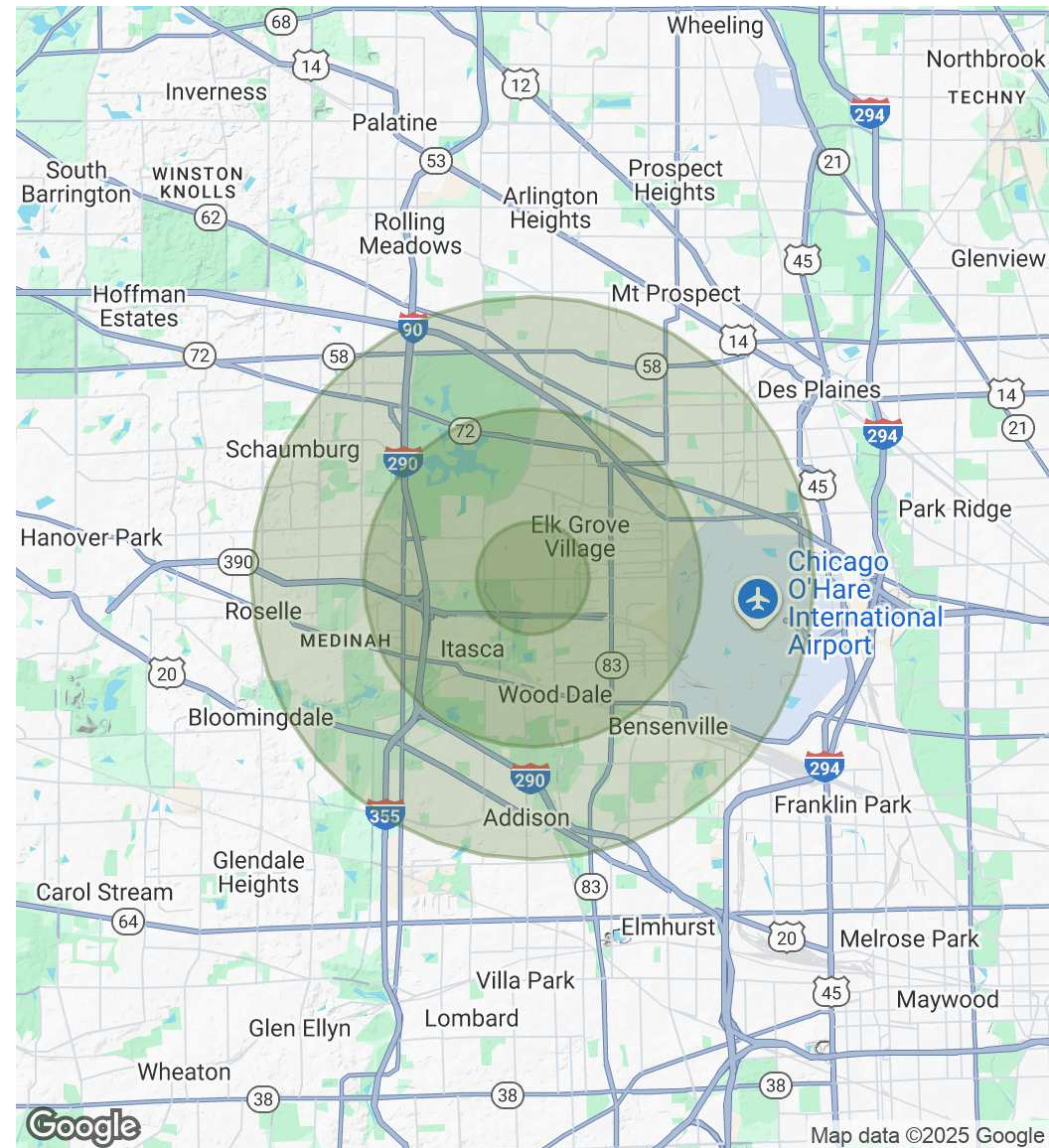
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,594	58,548	214,888
Average Age	44	42	42
Average Age (Male)	43	41	41
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,706	22,922	82,549
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$125,828	\$114,114	\$114,423
Average House Value	\$345,336	\$329,647	\$353,232

Demographics data derived from AlphaMap



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