



VAN VLISSINGEN AND CO.

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LAND FOR SALE 6.1 ACRES - VERNON HILLS, IL 60061

1820 N Milwaukee Ave

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Sale Price

\$2,133,499**PROPERTY INFORMATION**

Property Type	Land
Property Subtype	Retail
Zoning	B1-PUD
Lot Size	266,687 SF
APN #	1128413067

LOCATION INFORMATION

Street Address	1820 N Milwaukee Ave
City, State, Zip	Vernon Hills, IL 60061
County	Lake

TAXES & VALUATION

2023 Taxes Payable In 2024	\$53,724.82
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PROPERTY DESCRIPTION

Introducing a promising investment and retail site opportunity: 1820 N Milwaukee Ave, a prime retail property zoned as Br-PUD and located in the heart of the desirable Vernon Hills retail corridor. Anchored by Mariano's, Menards, Lowe's & Aldi, this versatile space is a dream canvas for land or retail development, offering strategic positioning and immense potential for a lucrative venture. With permissive Br PUD zoning and located at a signalized intersection along the active Milwaukee Avenue, this property serves surrounding affluent suburbs and is just north of Melody Farms & Hawthorn Mall. With its sought-after location and powerhouse anchors, this property is an excellent chance to invest in a valuable piece of real estate, poised for impactful growth and success.

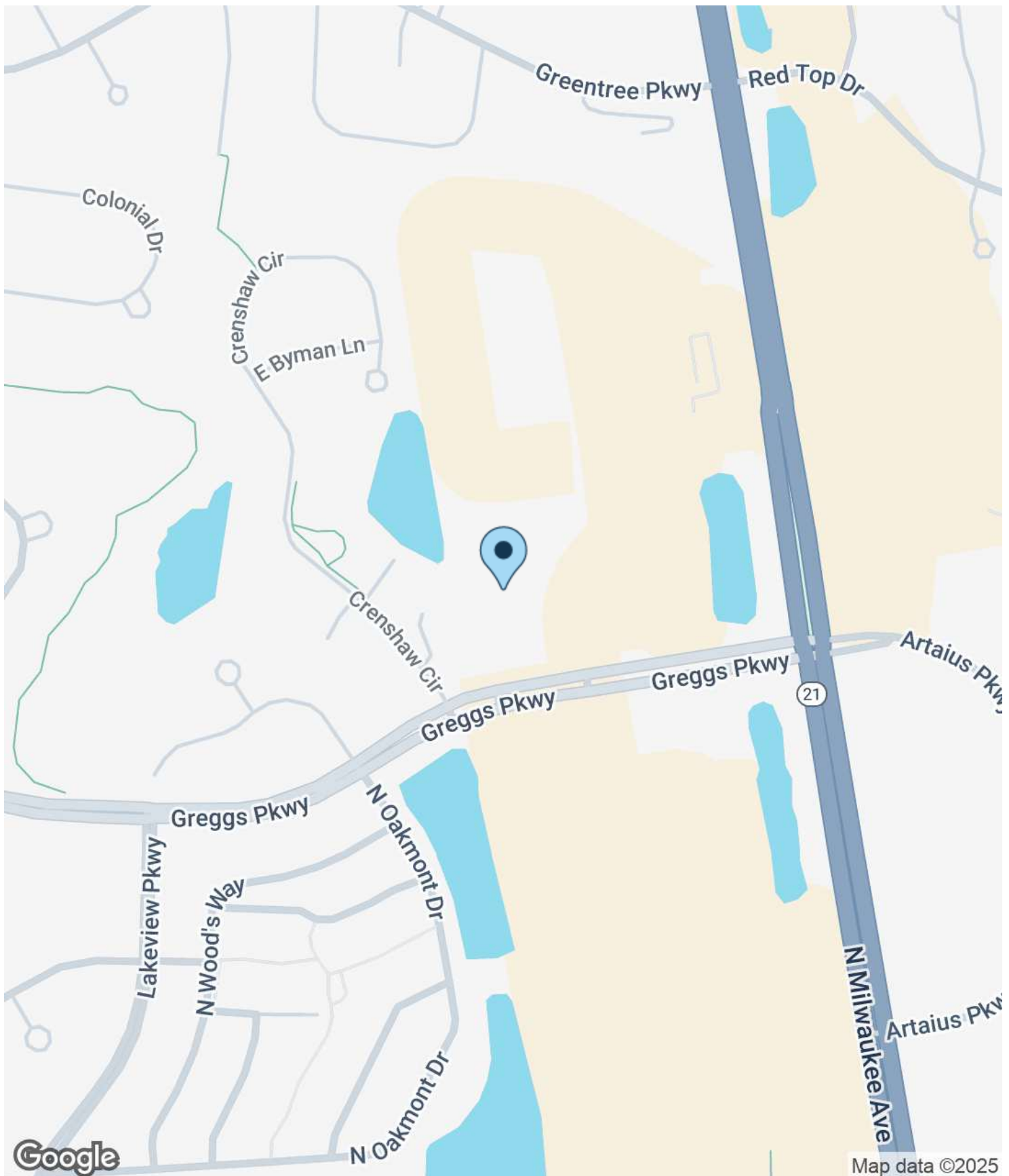
PROPERTY HIGHLIGHTS

- Signalized intersection location
- Zoned Br-PUD and flexible development options
- High-traffic area
- Prime retail location and excellent visibility
- Strong demographics
- Proximity to major retailers
- Potential for mixed-use development

OFFERING SUMMARY

Sale Price:	\$2,133,499
Lot Size:	266,687 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	5	22
Total Population	3	13	57
Average HH Income	\$111,715	\$120,641	\$127,726



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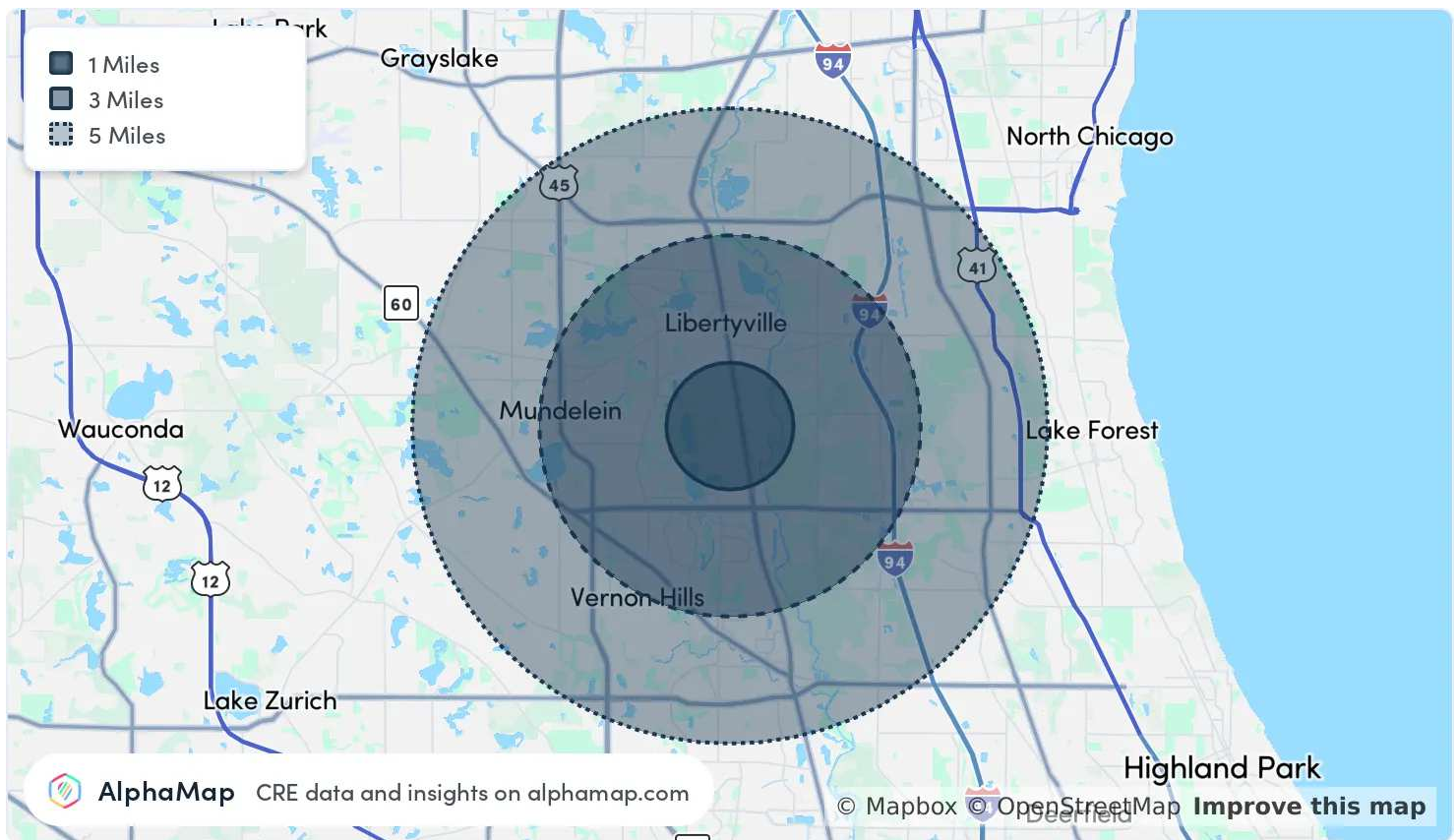
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Van Vlissingen & Co.

One Overlook Point, Ste. 100

Lincolnshire, IL 60069



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,556	59,106	120,650
Average Age	44	41	41
Average Age (Male)	41	40	41
Average Age (Female)	45	42	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,467	22,116	44,374
Persons per HH	2.5	2.7	2.7
Average HH Income	\$203,486	\$168,282	\$182,520
Average House Value	\$528,153	\$479,154	\$542,416
Per Capita Income	\$81,394	\$62,326	\$67,600

Map and demographics data derived from AlphaMap

DISCLAIMER

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