

MORTON GROVE LAND

8800 WAUKEGAN ROAD | MORTON GROVE, ILLINOIS

1.02 ACRES

COMMERCIAL LAND FOR
GROUND LEASE OR BUILD-TO-SUIT



ECHO COMMERCIAL
REALTY, LTD.

NWC OF DEMPSTER AND WAUKEGAN ROAD

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MANAGING BROKER

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	15,524	155,006	397,431
2010 Population	15,050	152,632	399,080
2024 Population	15,496	154,282	394,099
Households	5,931	58,965	151,353
Avg. HH Income	\$86,283	\$100,920	\$107,218
Med. HH Income	\$74,359	\$76,374	\$81,045
Employees	5,628	89,675	230,665
Total Businesses	513	7,755	19,810
Total Consumer Spending	\$163.21M	\$1.7B	\$4.5B
Median Age	46.5	43.8	43.7

FEATURES:

- Across from SAWMILL STATION redevelopment, featuring 240-unit multi-family development and 240,000 sq ft of shopping, dining and entertainment options opening in 2020, including anchor LA Fitness
- Compelling demographics with a population of 153,021 people within 3 miles and an average household income of \$107,437
- Located along the highly visible intersection of Dempster Street (40,700 VPD) and Waukegan Road (29,900 VPD)
- Strong daytime population in the immediate area from businesses such as Advocate Lutheran General Hospital (3,500 employees)

