



**CAPITAL**  
REAL ESTATE PARTNERS

**1100 & 1266 E. NORTH AVENUE  
WEST CHICAGO, IL**

**LAND  
+/-53.3 ACRES**

**FOR  
SALE**

**SALE TERMS  
SUBJECT TO OFFER**



DRONE VIDEO

**FOR MORE INFO,  
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## ABOUT THE PROPERTY

- Former Cascade Drive-in Theater and adjacent parcels
- Six APNs totaling approximately 53.3 acres
- Low DuPage County taxes
- Multiple access points to North Avenue (IL 64)
- Stoplight at North Avenue and Prince Crossing
- ER-1 Zoning

## LOCAL STATISTICS

• Traffic counts per day along North Avenue:	36,000+ vehicles
• Median Home Value within a 2 mile radius:	\$324,180
• Avg. Household Income within a 2 mile radius:	\$134,232

\*Traffic Count and Demographics Data Source: CoStar

### **NOTEWORTHY PROXIMITY TO:**

- + IL Route 59 (1.5 miles)
- + Interstate 355 (7.5 miles)
- + Interstate 88 (9.5 miles)
- + DuPage Airport (3 miles)

### **ROADSIDE FRONTAGE:**

- Approx. 1,100 FT of frontage along North Avenue (IL 64)
- Approx. 1,800 FT of frontage along Prince Crossing Road



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## **DISCLAIMER**

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Prospective buyers are encouraged to conduct, and must rely solely on, their own due diligence.

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