



1100 & 1266 E. NORTH AVENUE
WEST CHICAGO, IL

LAND
+/-53.3 ACRES

**FOR
SALE**

**SALE TERMS
SUBJECT TO OFFER**



**FOR MORE INFO,
CONTACT:**

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

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