

2791 WOODWARD DRIVE

CBRE

ST CHARLES, IL

±2.14 ACRES - DIVISIBLE

LAND FOR SALE



PROPERTY HIGHLIGHTS

FOR SALE ±2.14 ACRES - DIVISIBLE

ZONED

BC - Community Business District PUD

LOCATION

- Great location just west of Randall Road in a rapidly growing trade area
- Randall Rd is the major north/south commercial corridor that runs through Kane County
- Situated just 35 miles from Downtown Chicago and 22 miles from O'Hare International Airport
- Signalized intersection at Oak Street and Route 64
- Join new area businesses In Pine Ridge Park including Tractor Supply, PetSuites, and Kiddie Academy

TRAFFIC COUNTS:

22,400 vehicles per day on Rt 64 (North Ave)

32,200 vehicles per day on Randall Rd

PIN NUMBERS:

09-29-454-001 & 09-29-454-002

TAXES

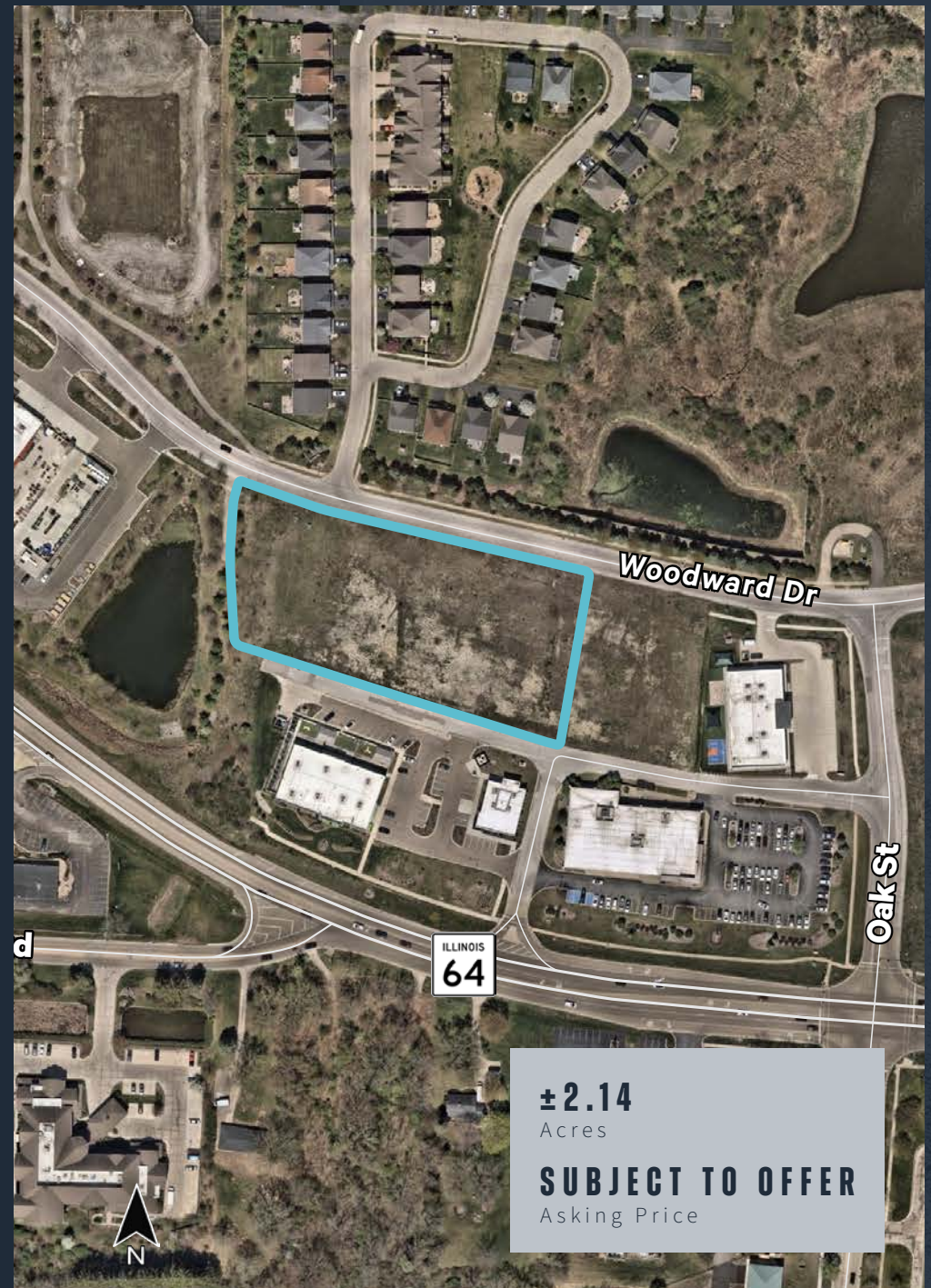
\$13,371

ASKING PRICE

Subject to Offer

PLEASE CALL FOR ADDITIONAL INFORMATION

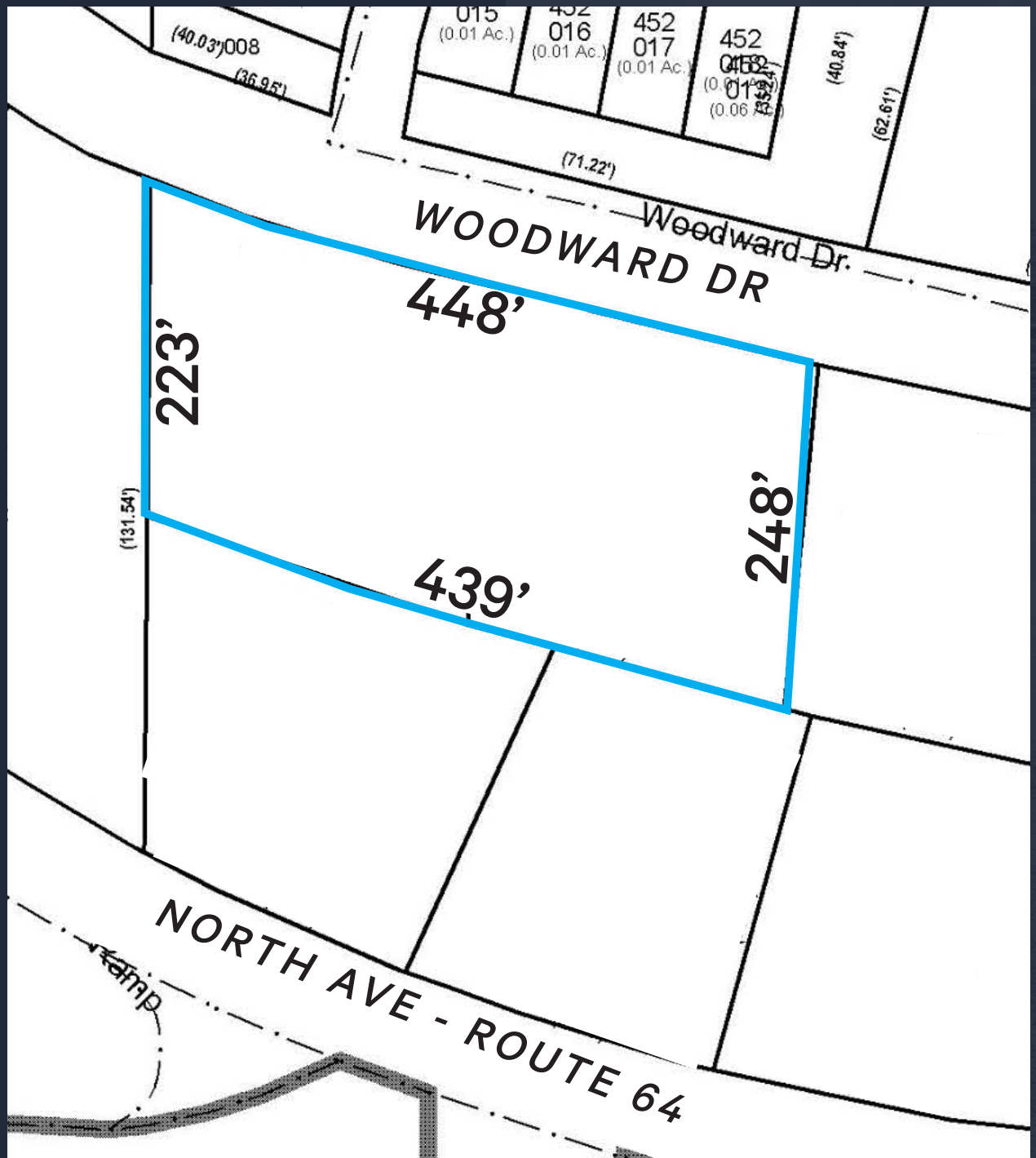
www.cbre.us/lsgoakbrook



±2.14
Acres

SUBJECT TO OFFER
Asking Price

SITE DIMENSIONS



Dimensions and square footages are
approximate and subject to
refinement after field verification

SITE PLAN

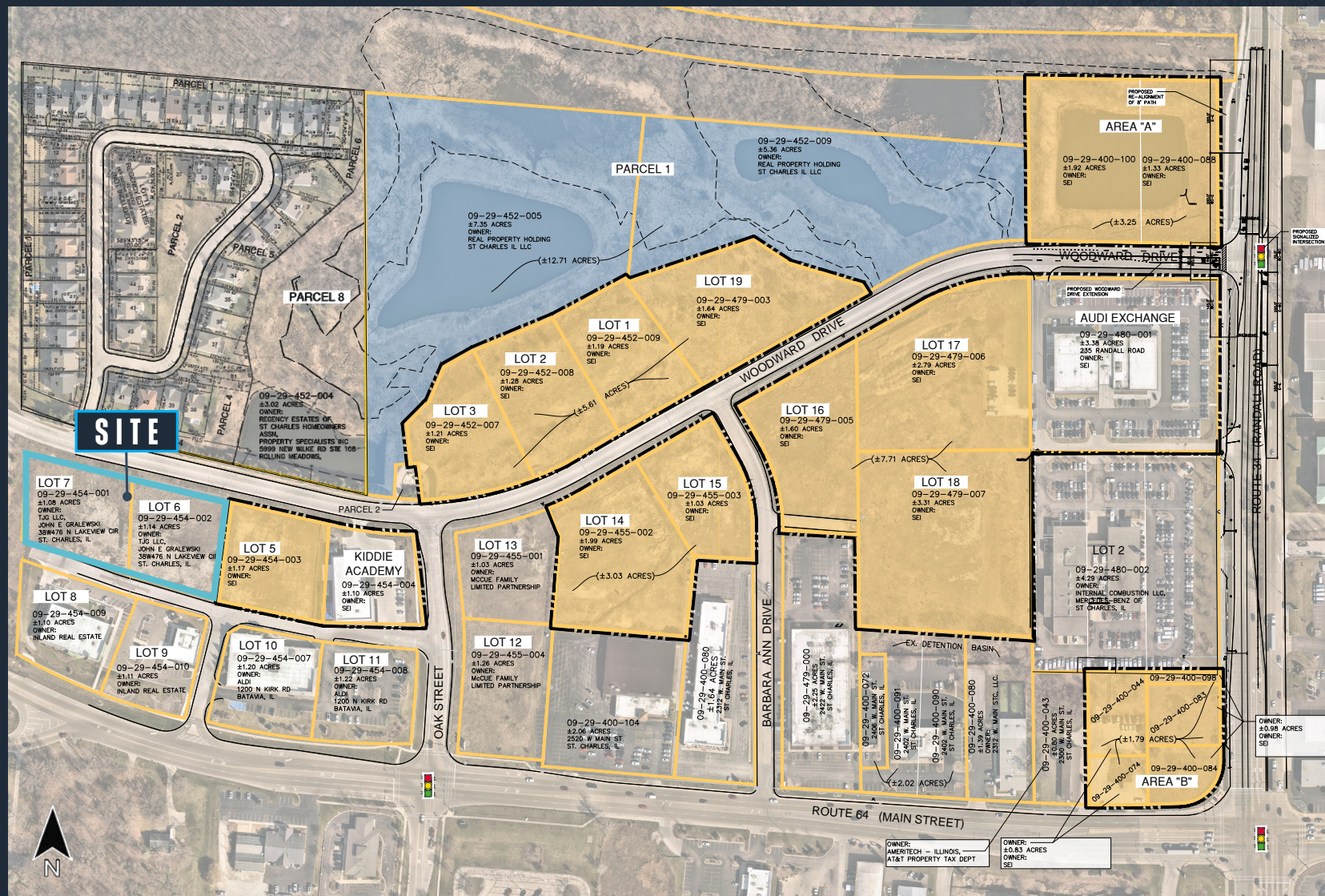
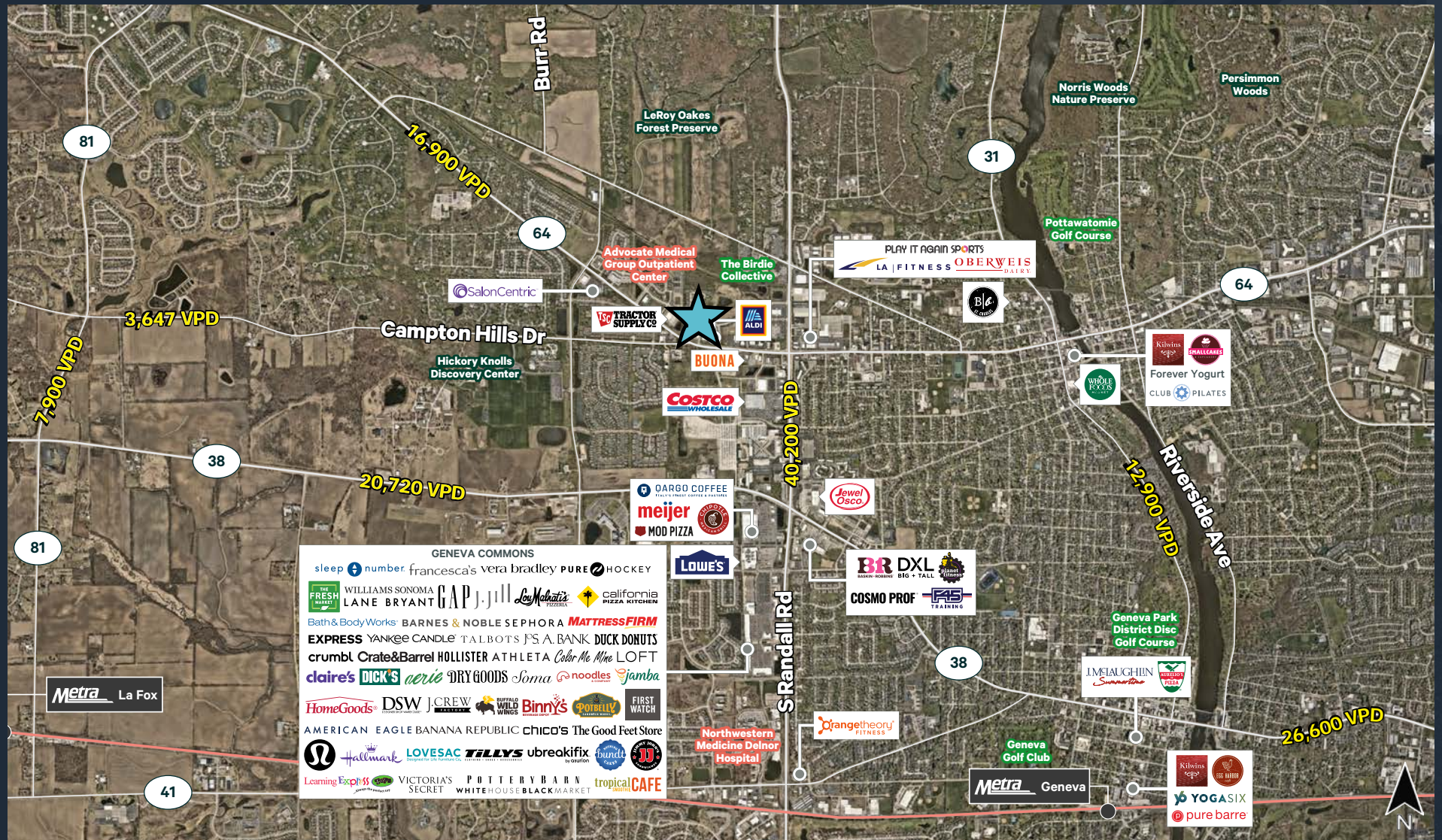


EXHIBIT KEY:

 SEI OWNERSHIPSEI LOT AREA
SCHEDULE:

LOT #	LOT AREA (S.F.)	LOT AREA (AC.)
1	51,826	1.190
2	55,840	1.282
3	51,815	1.190
4	47,757	1.096
5	50,978	1.170
14	86,522	1.986
15	45,092	1.035
16	69,736	1.601
17	121,459	2.788
18	144,034	3.307
19	71,403	1.639
Audi Exchange	147,285	3.381
Area "A"	141,217	3.242
Area "B"	77,766	1.785
Total Area (+/-)	1,162,730	26.693

AMENITIES + TRANSPORTATION



DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE: 7,384
3 MILES: 44,405
5 MILES: 102,947



HOUSEHOLDS

1 MILE: 3,090
3 MILES: 17,888
5 MILES: 40,181



AVERAGE HOUSEHOLD INCOME

1 MILE: \$137,117
3 MILES: \$165,461
5 MILES: \$169,791



AVERAGE HOUSING VALUE

1 MILE: \$419,117
3 MILES: \$496,604
5 MILES: \$497,875

CONTACT US

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