

24132 W. Black Road

SHOREWOOD, IL 60404

For Sale

COMMERCIAL LAND SITE



- ▶ 9.32 acre commercial land site
0.8 to 3.2 acre pads available for sale
0.8 acre pad: \$14.50 PSF
Larger pads: \$13.50 PSF
- ▶ Class-A luxury apartment building anchoring the project with 149 units, creating a captive audience for future retail
- ▶ Located just 640 feet from IL-59 (Brook Forest Avenue)
- ▶ Ownership will consider subdividing the parcel
- ▶ Excellent traffic counts:
 - » 13,400 VPD along Black Road
 - » 28,900 VPD along IL-59 (Brook Forest Avenue)
- ▶ Area retail includes ALDI, Mariano's, The Home Depot, Portillo's, Petco, Marshalls, Raising Cane's, and many more

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	10,173	68,492	152,101
Adj. Daytime Population	10,185	51,724	131,851
Estimated Households	3,688	24,239	55,301
Estimated Average Household Income	\$127,526	\$133,431	\$122,156

CHUCK WHITLOCK

chuck@baumrealty.com
312.275.3133

MIKE MEKSTO

mmeksto@baumrealty.com
312.275.3103



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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM