

# FOR SALE

## RARE 4.5-ACRE DEVELOPMENT OPPORTUNITY

2445 Corporate West Drive Lisle, IL 60532



**SALE PRICE**

**\$3,500,000**

**Frank Paganis, CCIM**

(708) 217-5004

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## OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	4.55 Acres
Zoning:	O-R

## PROPERTY OVERVIEW

Zoned O-R (Office Research), the site offers exceptional flexibility and is not limited to medical use. While ideally suited for medical offices, outpatient services, specialty clinics, and research-oriented users, the zoning also supports a wide range of office, corporate, technology, professional, and commercial development opportunities.

The 4.5-acre footprint allows for multiple development strategies, including single-user facilities, campus-style development, or phased projects. Strong regional access, nearby amenities, and adjacency to a major institutional presence make this location attractive to both medical and non-medical users seeking a stable, high-quality environment.

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# INFORMATION

2445 Corporate West Drive Lisle, IL 60532



## HIGHLIGHTS

- 4.5 acres of developable land
- O-R zoning with broad permitted uses
- Immediate adjacency to Rush–MD Anderson Cancer Center
- Proven institutional presence in the surrounding area
- Suitable for medical, office, research, technology, and professional uses

This property represents a versatile development opportunity in a proven corridor where institutional investment, corporate presence, and long-term growth intersect.

## LOCATION DESCRIPTION

A rare 4.5-acre development opportunity located in Lisle's established corporate and medical corridor, immediately adjacent to the Rush–MD Anderson Cancer Center campus.

The property benefits from direct proximity to a nationally recognized healthcare institution. The neighboring MD Anderson Cancer Center at Rush has made a significant long-term investment to create a modern, state-of-the-art medical facility, reinforcing the area as a growing destination for healthcare, research, and professional services.

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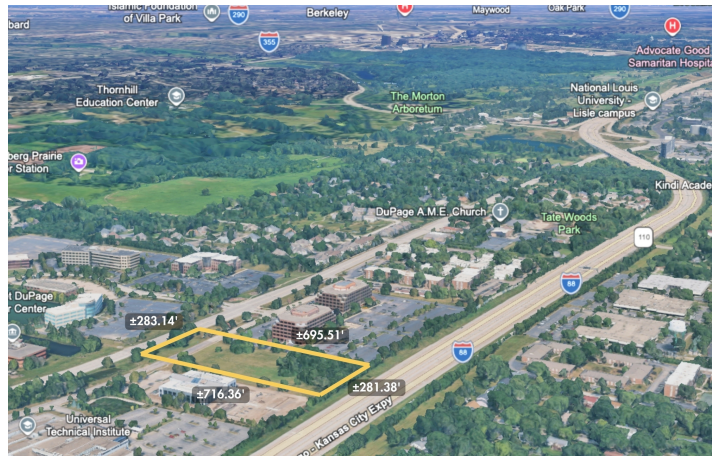


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# PHOTOS

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# RETAILER MAP

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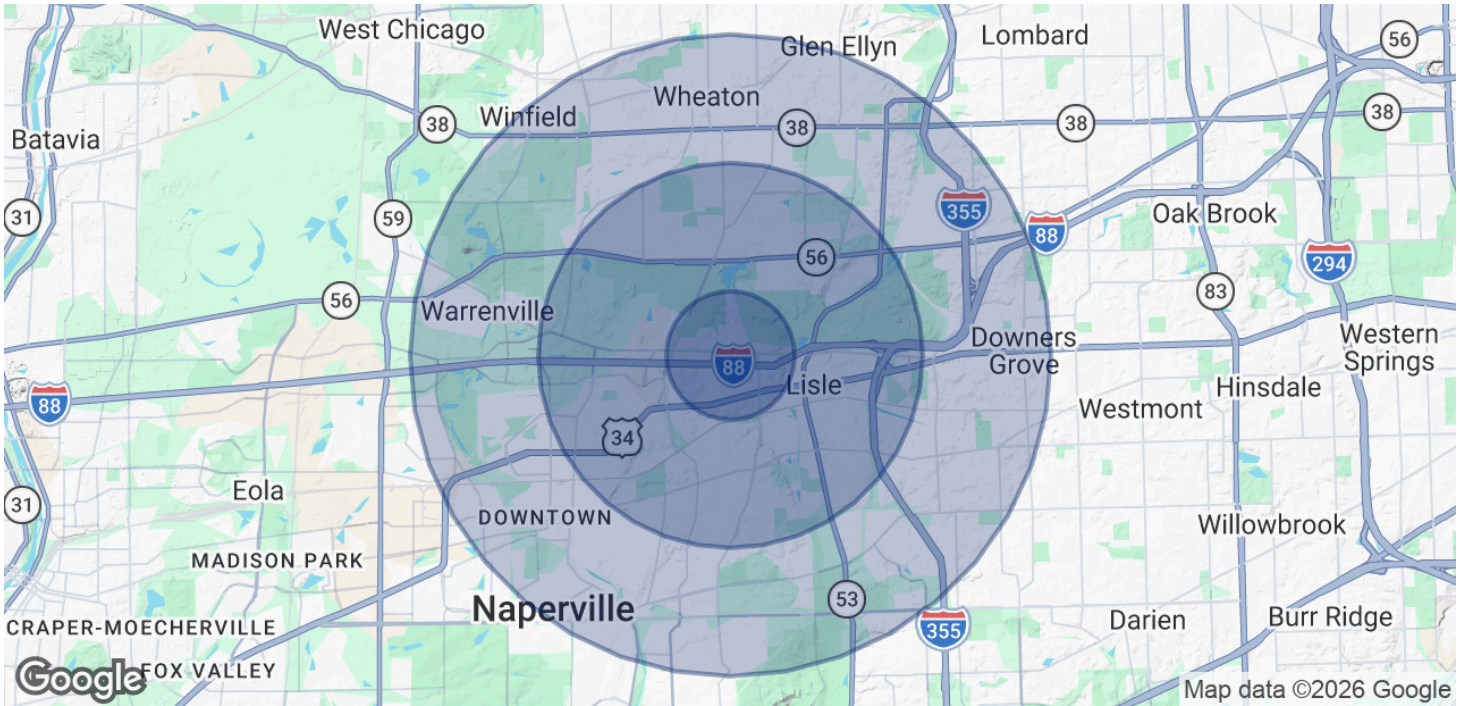
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# DEMOGRAPHICS

2445 Corporate West Drive Lisle, IL 60532



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,412	74,084	225,371
Average Age	39	42	42
Average Age (Male)	37	41	40
Average Age (Female)	40	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,680	30,563	88,298
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$125,543	\$163,827	\$165,711
Average House Value	\$493,965	\$496,845	\$513,086

Demographics data derived from AlphaMap

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# CONTACT ME RARE 4.5-ACRE DEVELOPMENT OPPORTUNITY

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