



VAN VLISSINGEN AND CO.

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LAND FOR SALE 1.5 ACRES - VERNON HILLS, IL 60061

1760 N Milwaukee Ave

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Sale Price

\$996,304

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	B1-PUD
Lot Size	66,420 SF
APN #	1128411011

LOCATION INFORMATION

Street Address	1760 N Milwaukee Ave
City, State, Zip	Vernon Hills, IL 60061
County	Lake

TAXES & VALUATION

2023 Payable In 2024	\$35,155.72
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PROPERTY DESCRIPTION

Introducing a prime investment opportunity: 1760 N Milwaukee Ave, zoned B1-PUD and located in sought-after Vernon Hills. This versatile property offers an ideal canvas for retail or land development projects, with strategic positioning in a thriving commercial area. Anchored by Mariano's, Menards, Lowe's & Aldi, this space boasts exceptional visibility and accessibility, presenting a rare chance to invest in or locate on a valuable piece of real estate, poised for impactful growth and success.

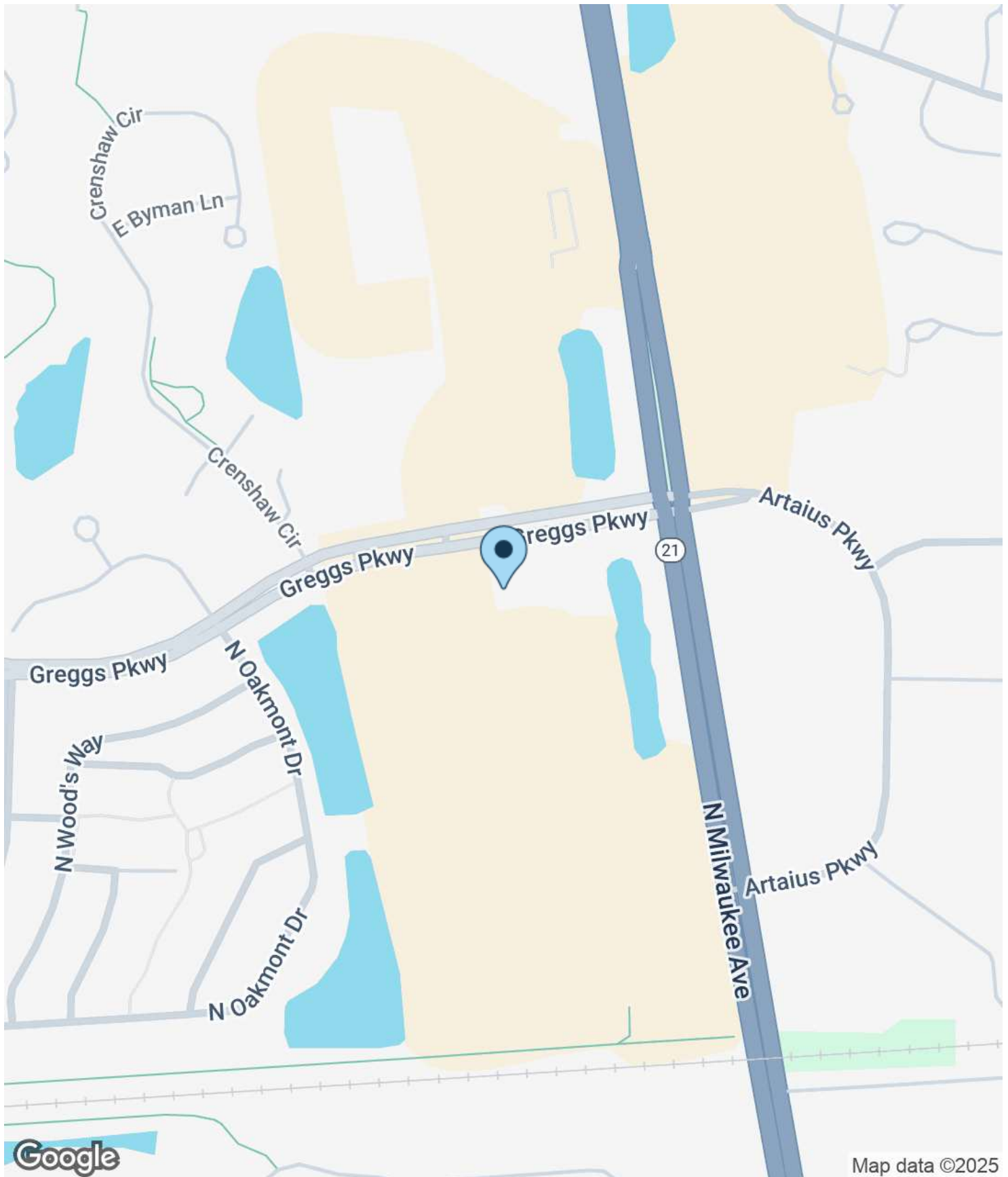
PROPERTY HIGHLIGHTS

- Signalized intersection location
- Zoned B1-PUD and flexible development options
- High-traffic area
- Prime retail location and excellent visibility
- Strong demographics
- Proximity to major retailers
- Potential for mixed-use development

OFFERING SUMMARY

Sale Price:	\$996,304
Lot Size:	66,420 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	5	22
Total Population	3	13	57
Average HH Income	\$111,715	\$120,641	\$127,726



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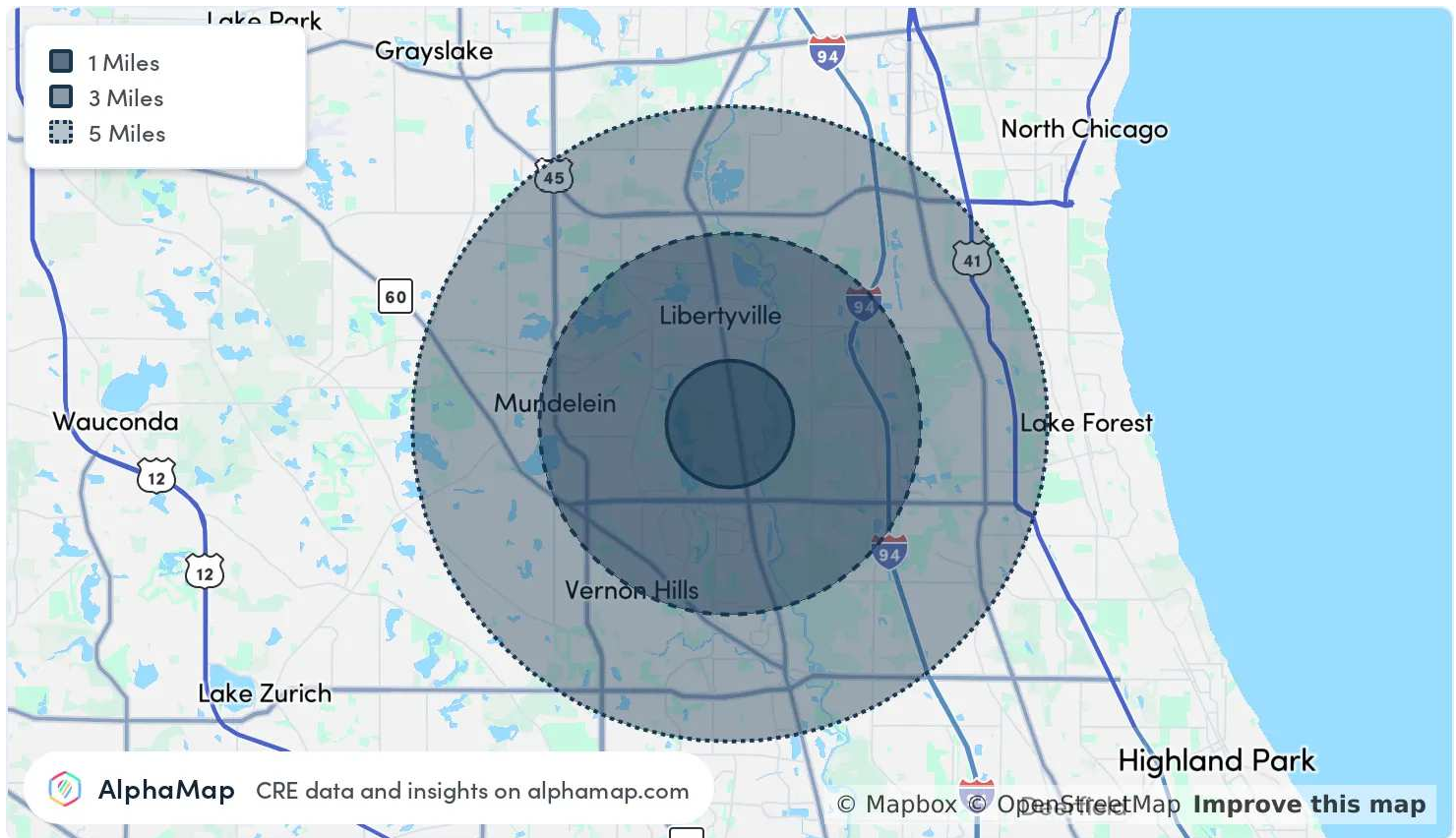
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Van Vliissingen & Co.

One Overlook Point, Ste. 100

Lincolnshire, IL 60069



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,252	59,915	123,306
Average Age	44	41	41
Average Age (Male)	42	40	40
Average Age (Female)	46	42	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,393	22,406	45,228
Persons per HH	2.4	2.7	2.7
Average HH Income	\$200,004	\$169,380	\$184,129
Average House Value	\$523,656	\$481,879	\$543,798
Per Capita Income	\$83,335	\$62,733	\$68,195

Map and demographics data derived from AlphaMap

DISCLAIMER

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