

FOR SALE

HOTEL/RETAIL/RESTAURANT DEVELOPMENT OPPORTUNITY

NEC OF LAKE STREET AND GARY AVENUE

Hanover Park, DuPage County, Illinois



PROPERTY HIGHLIGHTS



DESCRIPTION

- + Lot 1 ±6.09 Acres, Retail/Commercial - **Under Contract**
- + Lot 2 ±4.40 Acres, Retail/Commercial
- + Potential uses include hotel/retail/restaurant
- + Infill location
- + Zoned B-2 Local Business District
- + Good visibility on Lake Street and Gary Avenue
- + Just east of the new I-390 Expressway
- + PIN #'s 02-08-101-009 (Entire Parcel)
- + 2015 Taxes: \$585.68 (Entire Parcel)
- + Traffic Counts:
32,100 vehicles per day on Lake Street
22,000 vehicles per day on Gary Avenue
- + Please call for additional information regarding this opportunity



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CBRE

FOR SALE

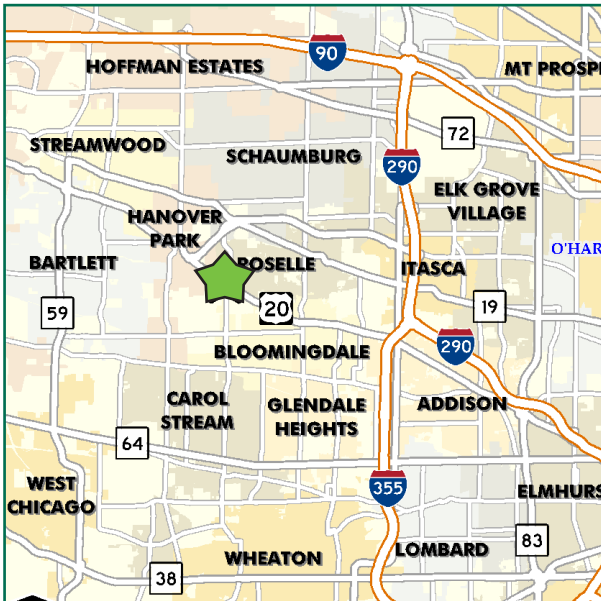
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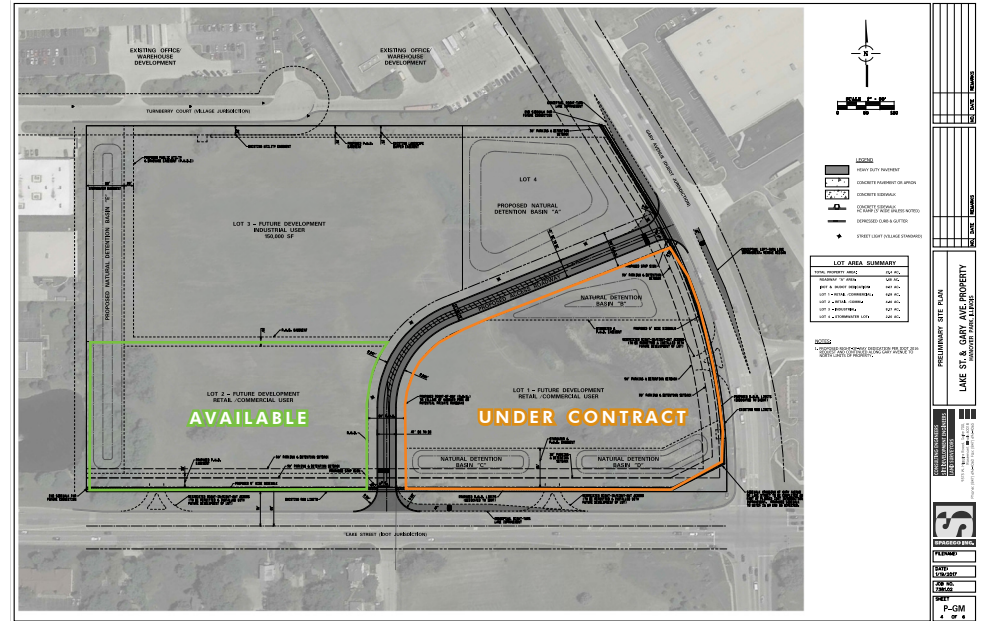
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LOCATION MAP



SITE PLAN



DEMOGRAPHICS

+ Population	+ Average Household Income	+ Average Age
- 3 miles: 104,935	- 3 miles: \$94,946	- 3 miles: 37.9
- 5 miles: 297,268	- 5 miles: \$92,982	- 5 miles: 38.4
- 7 miles: 470,556	- 7 miles: \$93,123	- 7 miles: 38.4

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