

FOR SALE

# DEVELOPMENT OPPORTUNITY

NWQ OF ROUTE 60 AND RT 83

Mundelein, Illinois



[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)

CBRE



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Mundelein, Illinois

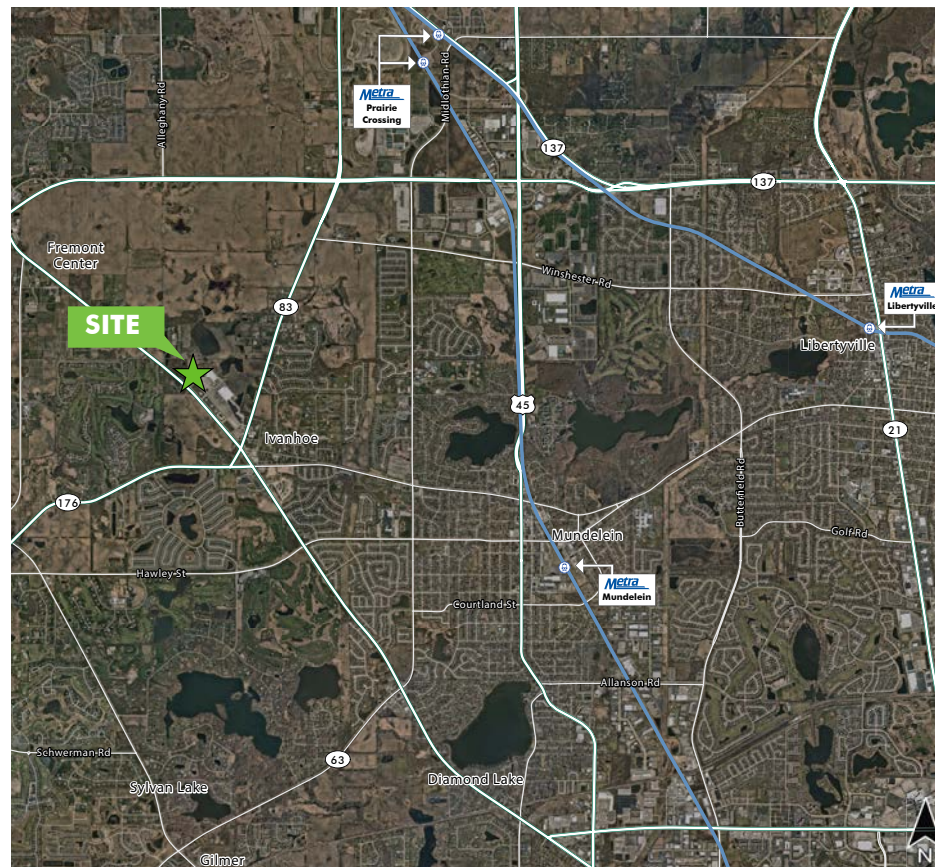


## PROPERTY HIGHLIGHTS

- +  $\pm 9.47$  acres total
- + 3 Outlots Available:
  - $\pm 6$  acres - ideal for senior & self-storage
  - $\pm 1.98$  acres - retail site
  - $\pm 1.94$  acres - retail site
- + Adjacent to Mundelein Crossing, a Home Depot and Super Target anchored shopping destination
- + All roads included
- + Zoned [C-4 Shopping Center District](#)
- + Traffic Counts:
  - 21,200 vehicles per day on Route 60
  - 11,900 vehicles per day on Route 83
- + Parcel Numbers: 10-15-403-001, 10-15-403-002, 10-15-403-005
- + Asking:
  - \$3,000,000 /  $\pm 6$  acres
  - \$750,000 / each outlot
- + Please call for additional information



## LOCATION MAP



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## AREA RETAIL



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## DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	3,848	30,956	114,602
Average Household Income	\$141,472	\$130,609	\$137,979
Average Housing Value	\$359,041	\$355,446	\$386,449



## CONTACT US

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