

FOR SALE

DEVELOPMENT OPPORTUNITY

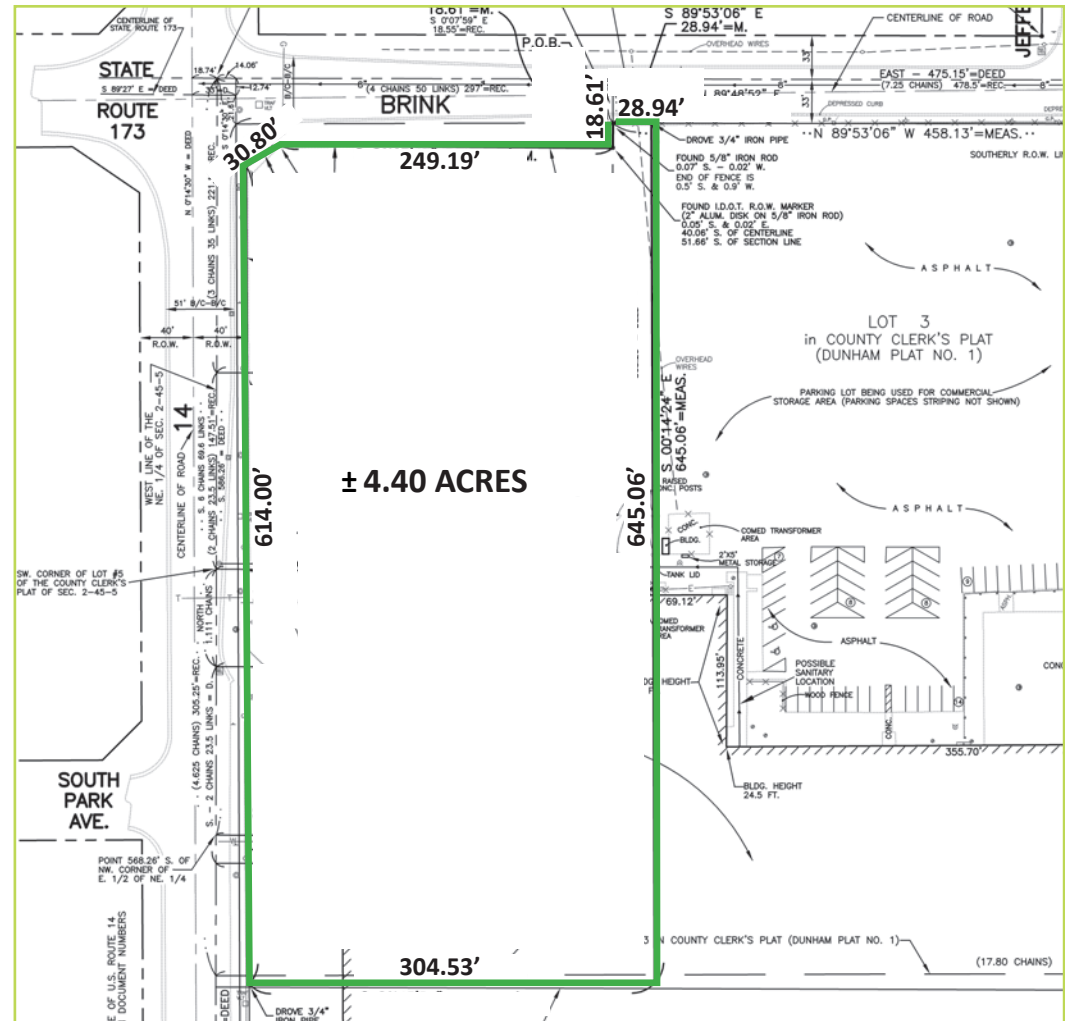
SEC of Route 14 and Brink Street, Harvard, IL



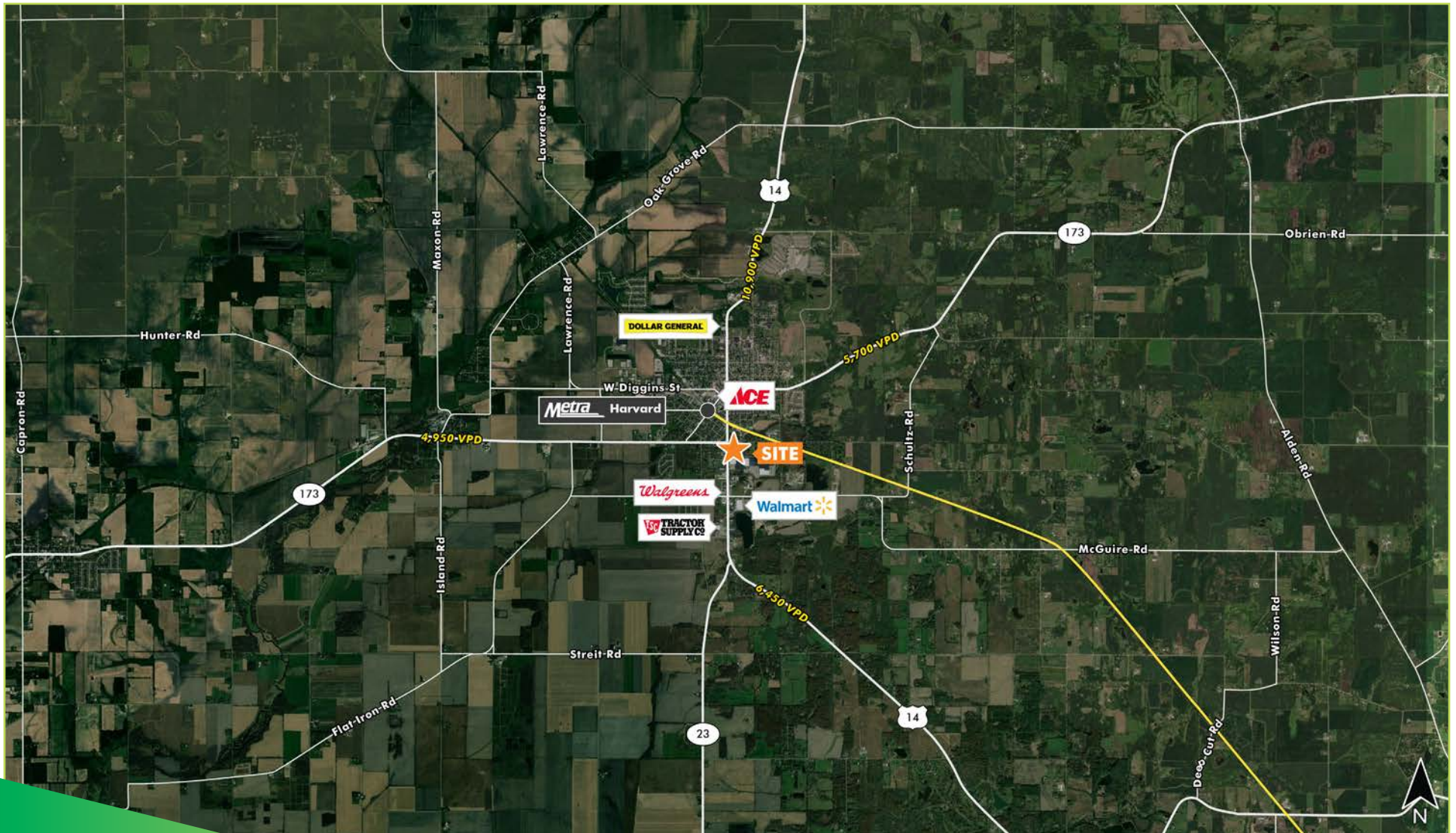
PROPERTY HIGHLIGHTS

- + ± 4.40 acres
- + Zoned B3 - Commercial District
- + Centrally Located in Harvard
- + Harvard is approximately 7 miles south of the Illinois/Wisconsin border
- + Traffic Counts:
15,900 vehicles per day on Route 14
5,450 vehicles per day on Brink Street
- + Parcel Numbers: 06-02-226-010,
06-02-226-011 & 06-02-226-013
- + Taxes: \$24,849.78
- + Please call for additional information

SURVEY



AREA AMENITIES & TRANSPORTATION CORRIDORS



The image contains two site plan diagrams for a proposed retail store at the intersection of Brink Street and U.S. Route 44. The left diagram shows the current layout, and the right diagram shows the proposed layout.

Left Diagram (Current Layout):

- Streets:** Brinks Street (top), U.S. Route 44 (center, running vertically), South Park Ave. (left), Admiral Drive (bottom left).
- Landmarks:** Retail Store (existing), Landscaping (existing), Stack-On (existing, hatched area).
- Proposed Changes:** New parking spaces (indicated by dashed lines), New Landscaping (indicated by dashed lines), New Stack-On (indicated by dashed lines).
- Orientation:** North arrow pointing up.

Right Diagram (Proposed Layout):

- Streets:** Brink Street (top), U.S. Route 44 (center, running vertically), South Park Ave. (left), Admiral Drive (bottom left).
- Landmarks:** Retail Store (proposed), Landscaping (proposed), Stack-On (proposed, hatched area).
- Proposed Changes:** New parking spaces (indicated by dashed lines), New Landscaping (indicated by dashed lines), New Stack-On (indicated by dashed lines).
- Orientation:** North arrow pointing up.

DEMOGRAPHIC SNAPSHOT AND FLOODPLAINS/WETLANDS

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	7,388	11,347	12,910
Average Household Income	\$65,506	\$69,657	\$72,395
Average Housing Value	\$160,538	\$189,768	\$225,722



PLEASE CONTACT:

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