



401 West Dundee Avenue, Elgin, IL



AI-enhanced for marketing purposes

**DRIVE-THRU
FOR SALE
\$285,000**

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PROPERTY SUMMARY

PRIME CORNER RETAIL/OFFICE BUILDING WITH DRIVE-THRU

401 WEST DUNDEE AVENUE
ELGIN, IL 60120

OFFERING SUMMARY

SALE PRICE:	\$285,000
BUILDING SIZE:	1,555 SF
LOT SIZE:	±-9,148



PROPERTY SUMMARY

Prime Corner Lot at 401 West Dundee Avenue in Elgin, IL. This 1,555 SF building offers a strategic location in the heart of Elgin's Dundee Road Corridor. Perfect for a restaurant, coffee & QSR w/Drive-thru, office, and retail.

PROPERTY HIGHLIGHTS

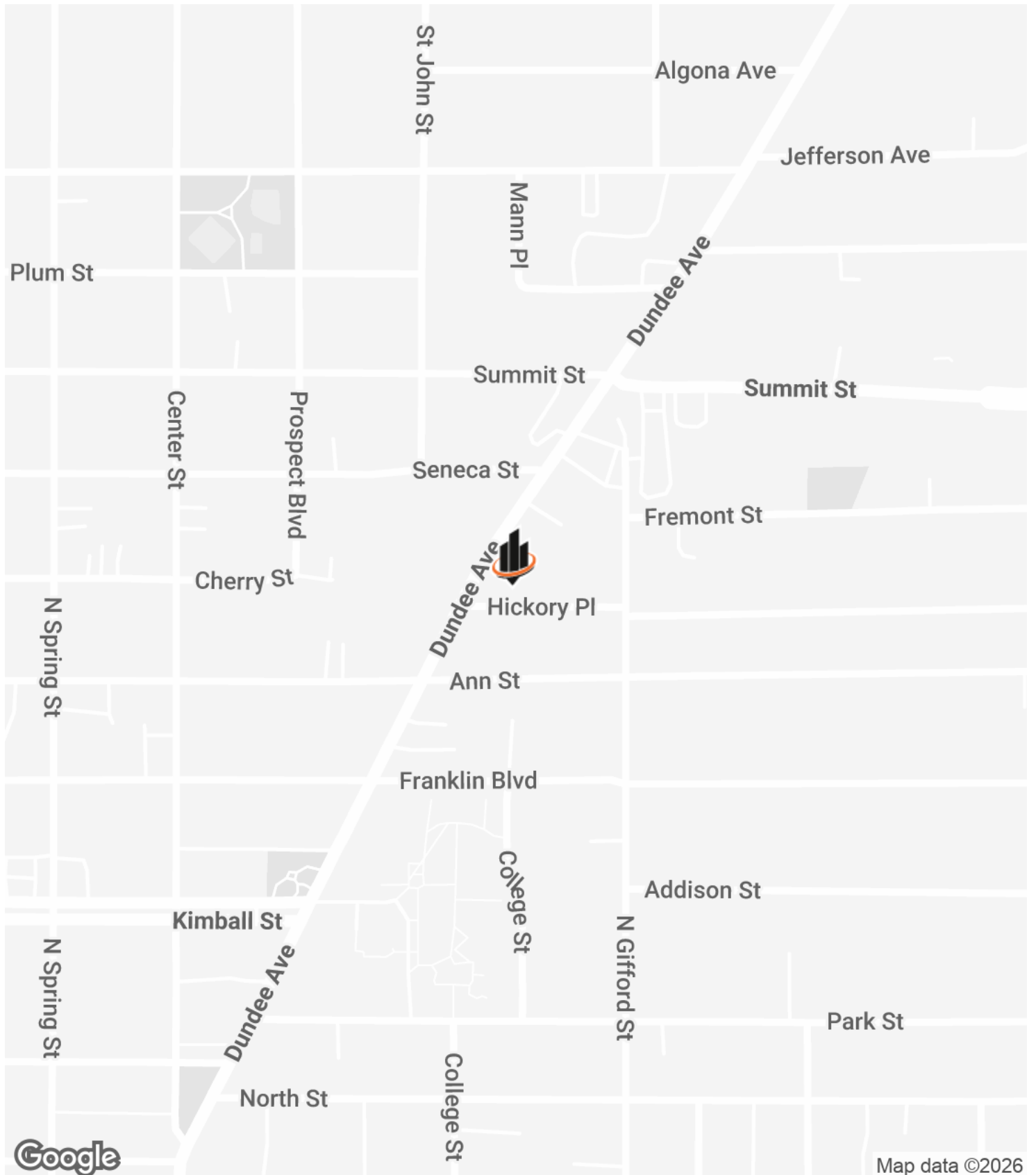


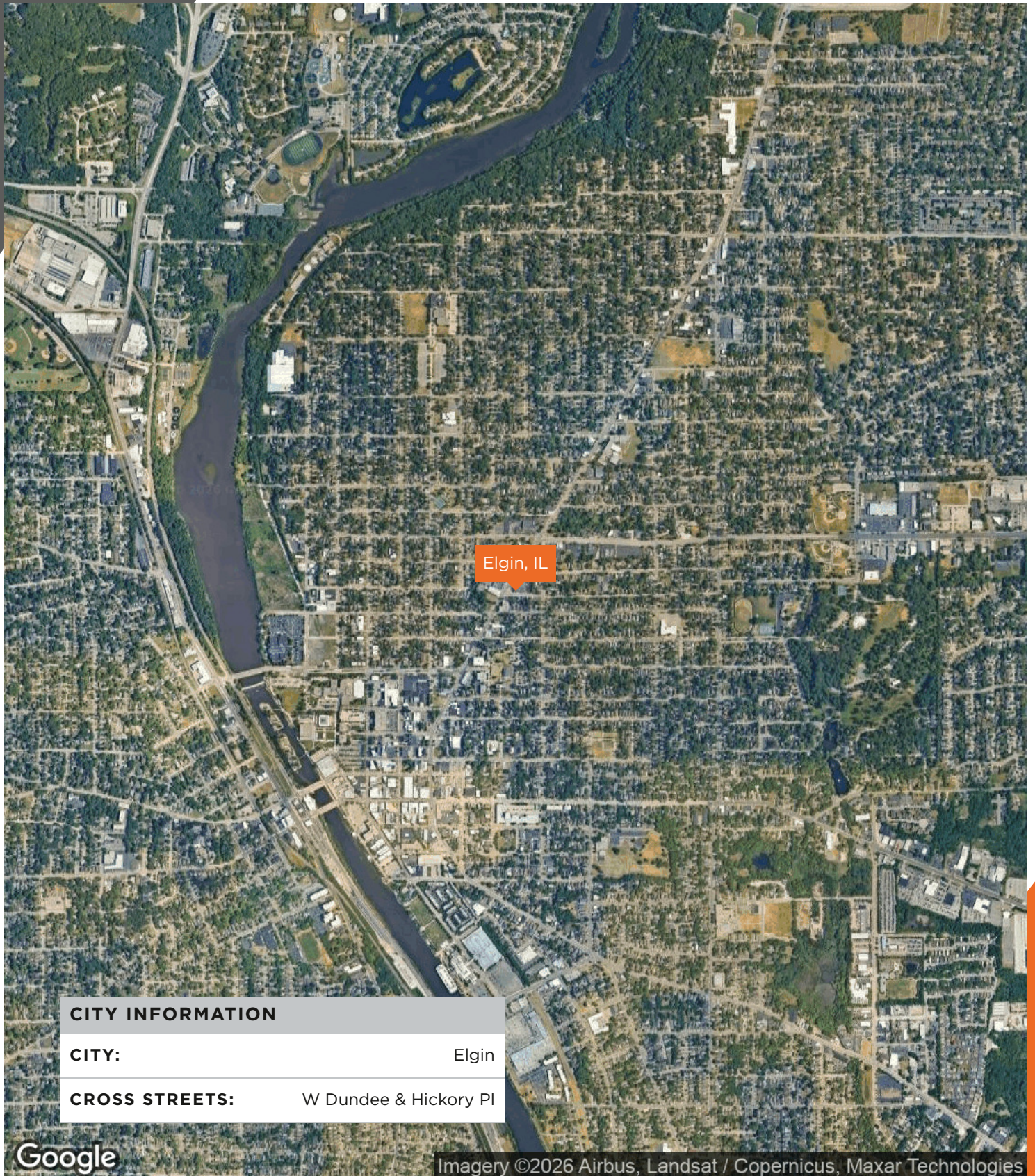
FREESTANDING BUILDING WITH DRIVE-THRU

- Prime Corner
- 1,555 SF building
- Restaurant, Coffee & QSR Drive-thru, Office, Retail
- Plenty of Parking



LOCATION MAP





Elgin, IL

CITY INFORMATION

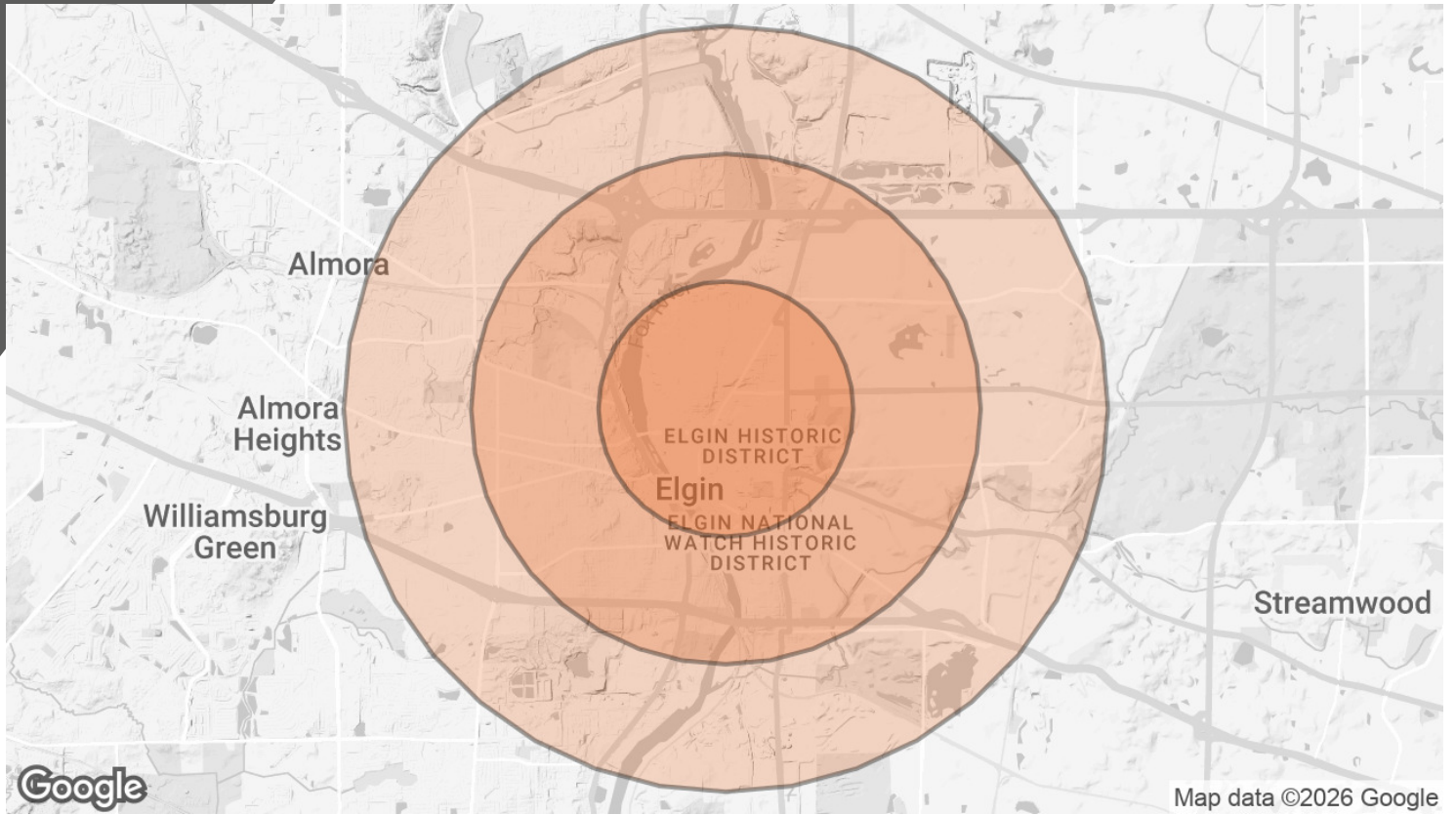
CITY: Elgin

CROSS STREETS: W Dundee & Hickory Pl

Google

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	21,921	65,599	93,907
AVERAGE AGE	32.0	34.6	36.5
AVERAGE AGE (MALE)	34.0	35.5	36.2
AVERAGE AGE (FEMALE)	33.1	34.9	37.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,034	22,345	32,622
# OF PERSONS PER HH	3.1	2.9	2.9
AVERAGE HH INCOME	\$83,118	\$88,391	\$95,901
AVERAGE HOUSE VALUE	\$237,179	\$221,558	\$253,069

2023 American Community Survey (ACS)



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