

REDEVELOPMENT OPPORTUNITY: 2± ACRES ON HEAVILY TRAFFICKED ARMY TRAIL CORRIDOR

241 Army Trail Road Bloomingdale, IL 60108



PROPERTY DESCRIPTION

This 2± acre property offers a rare redevelopment opportunity with exceptional visibility and 289 feet of frontage along Army Trail Road in Bloomingdale. The site currently includes a 5,645 square foot single-story facility, but its true value lies in the expansive land and flexible zoning, which allow for a variety of future uses. With daily traffic counts exceeding 40,000 vehicles, the property benefits from outstanding exposure in one of DuPage County's busiest commercial corridors and is ideally positioned just 1.45 miles from the I-355 interchange, providing superior regional access.

Zoned B-2 SP PD under Village of Bloomingdale Ordinance 2006-51, the property has previously been approved for up to 25,000 square feet of professional office development with reduced setbacks, freestanding monument signage, and increased building height allowances. This flexibility makes it an excellent candidate for retail, office, medical, institutional, or mixed-use redevelopment.

OFFERING SUMMARY

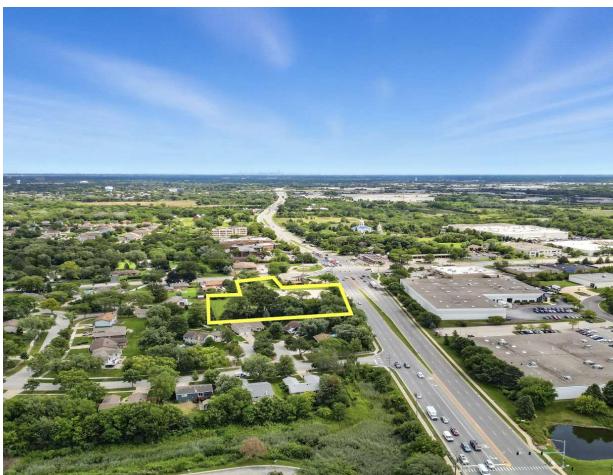
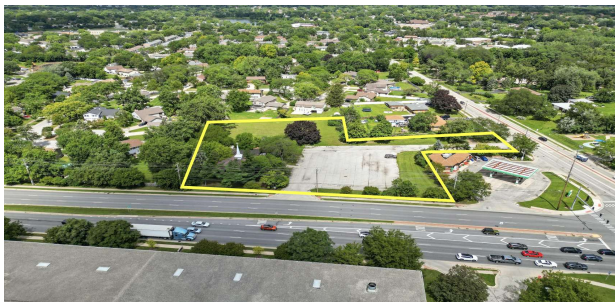
Sale Price:	\$1,200,000
Lot Size:	2.09 Acres
Zoning	B-2 SP-PD
Intersection:	Army Trail Rd/Glen Ellyn Rd
Building on Property:	5,645 SF
Curb Cuts:	2

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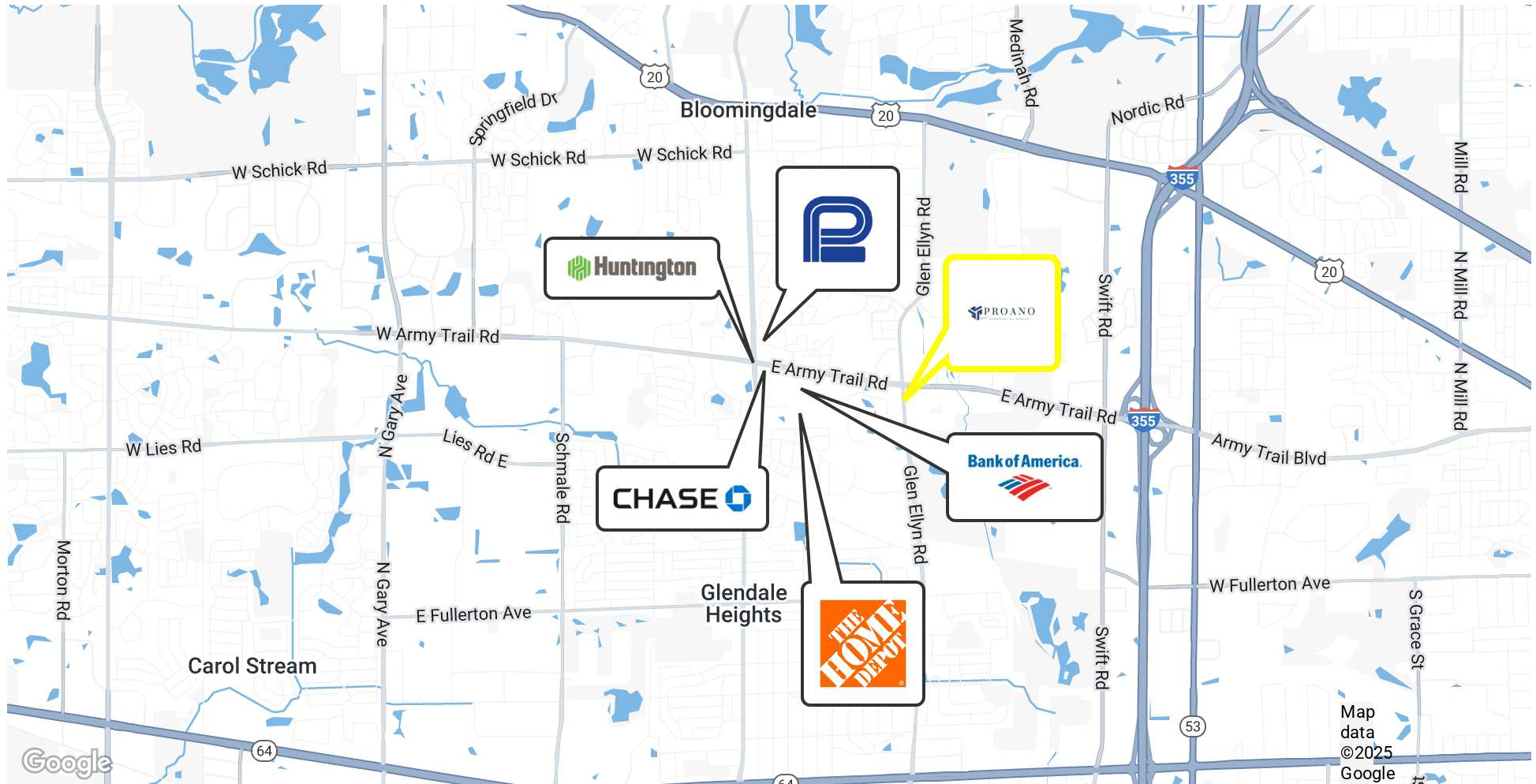


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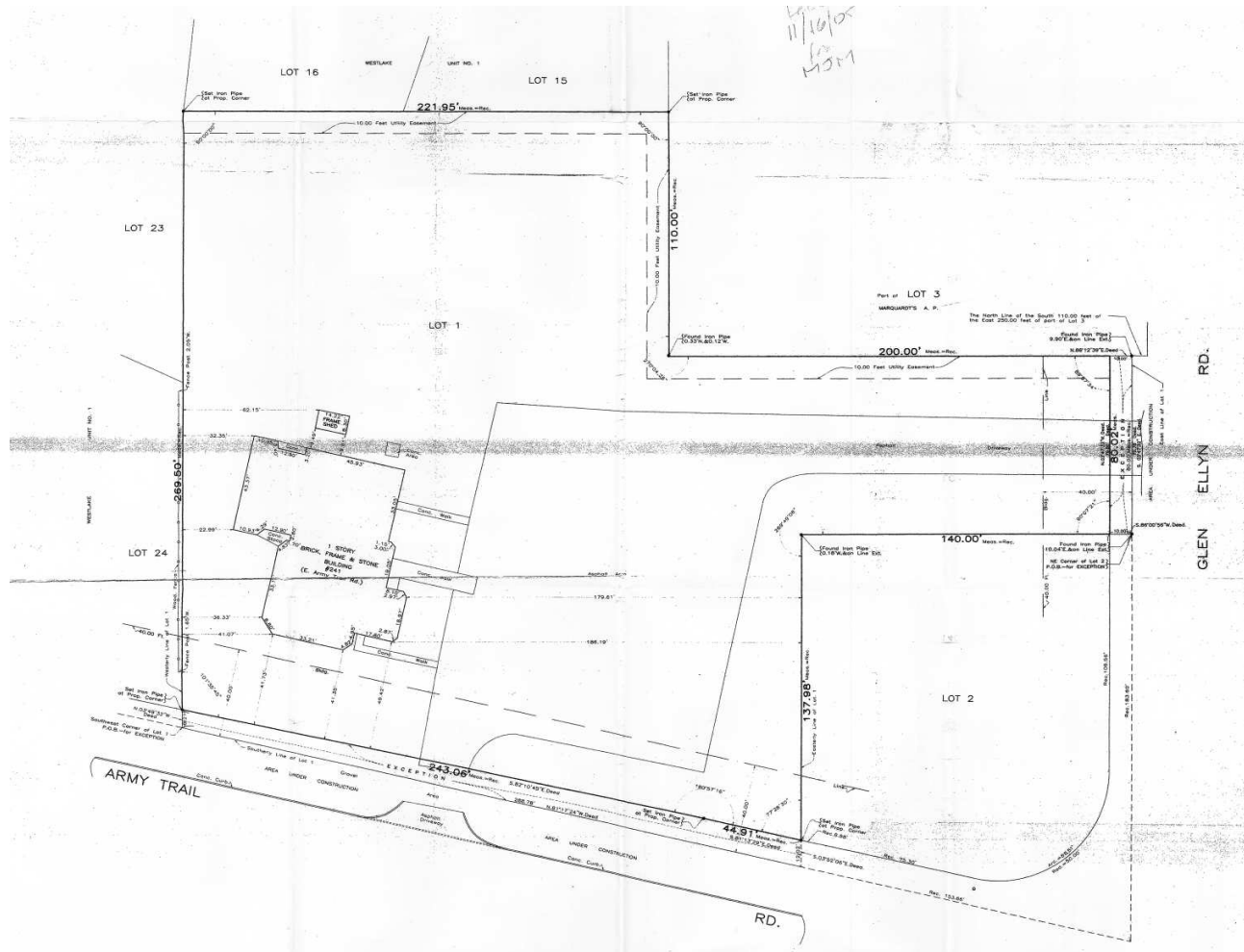


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COMMERCIAL
REALTY

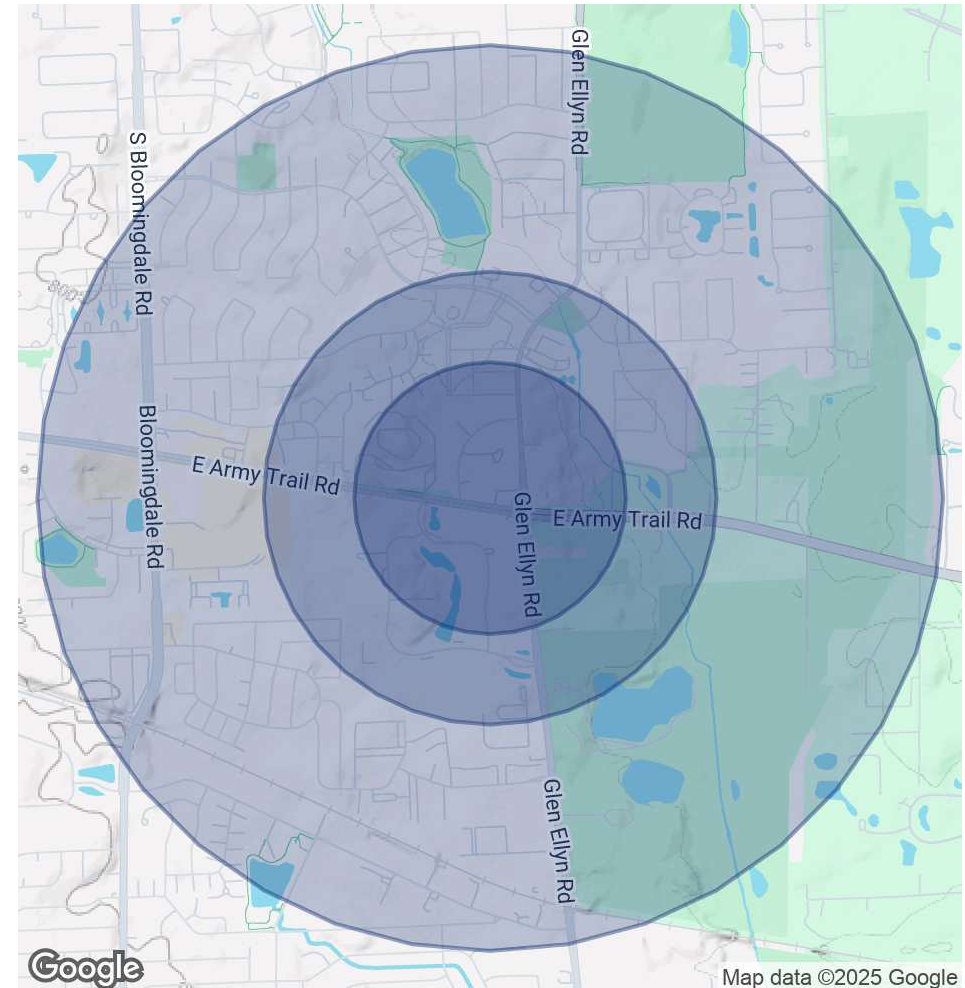
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	800	4,051	13,503
Average Age	43	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	316	1,595	5,162
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$83,427	\$84,365	\$97,021
Average House Value	\$272,506	\$263,732	\$297,620

Demographics data derived from AlphaMap



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