

# 27419 W. Molidor Rd.

Volo, IL 60041

# For Sale

MLS #12276058

LAND



COMMERCIAL LAND 4.34 AC

\$895,000

### Signalized Commercial Corner

4.34 Acres at signalized intersection with great traffic counts of over 25,000 vehicles per day, zoned B-3 in Volo.

Property contains house and barn currently rented short term for \$2,550/mo. Approximate frontage is 235' on Route 12 and 621' o Molidor Road.

Volo is looking for retail uses. New 130+ unit upscale townhome project by Lennar across the street.

Broker related to seller.

### Specifications

Description:	Signalized Commercial Corner
Land Size:	4.34 Acres
Topography:	Level
Environmental Status:	TBA
Utilities:	To Property
Sewer/Water:	Nearby / Across Molidor
Frontage Dimensions:	235' Route 12 621' Molidor Rd.
Zoning:	B-3 (Regional Business District)
Taxes:	\$10,060.36 (2025)
PIN #:	05-27-400-018

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,329	28,667	109,587
Average HH Income	\$143,355	\$133,135	\$115,632

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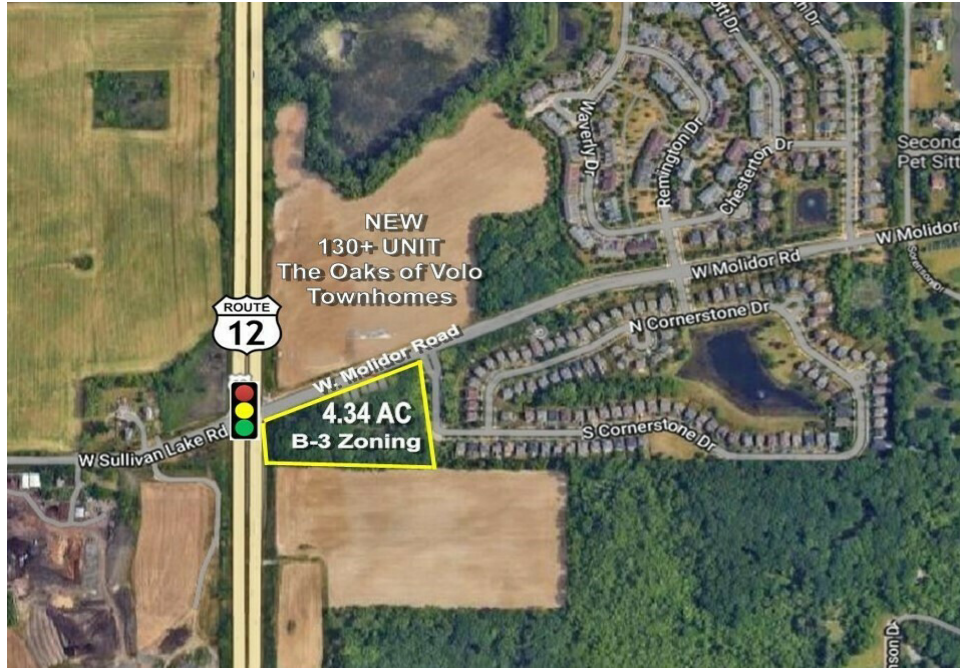


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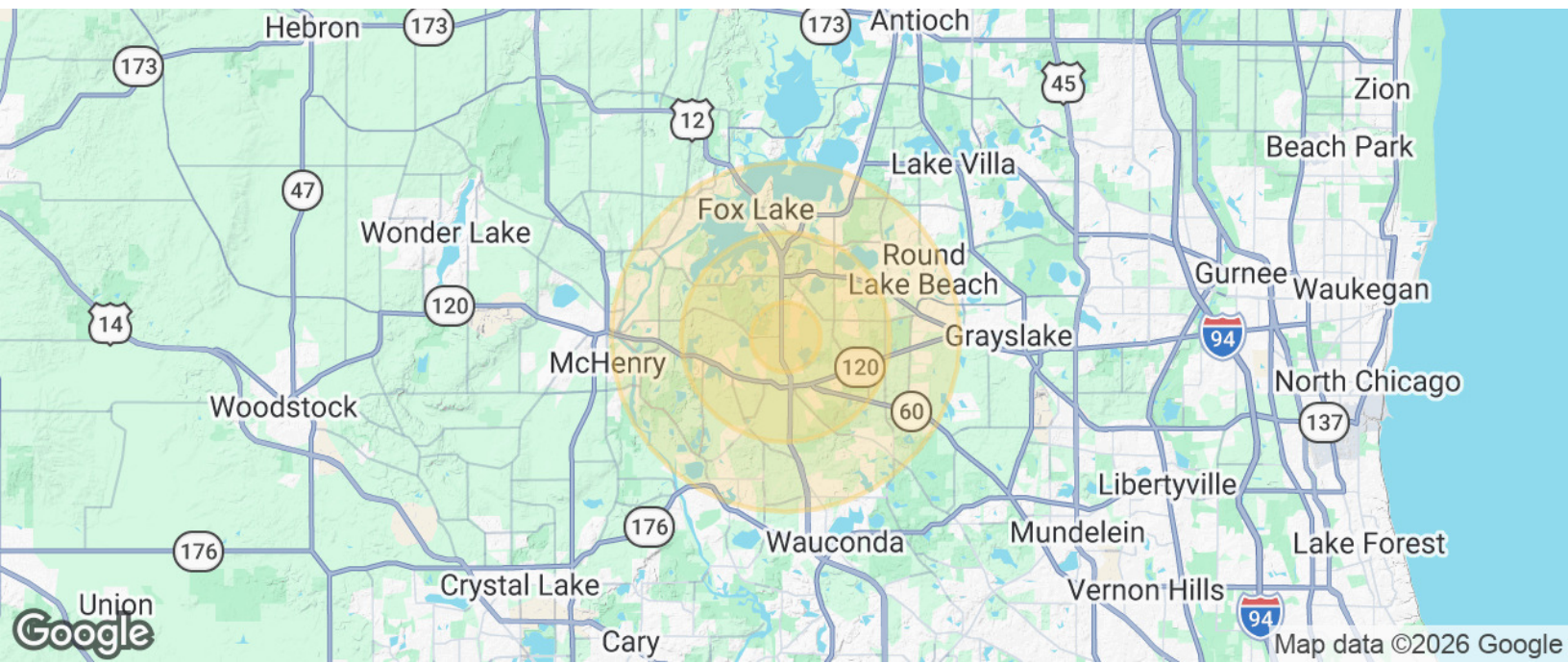


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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	2,329	28,667	109,587
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	955	10,781	39,588
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$143,355	\$133,135	\$115,632
Average House Value	\$261,714	\$285,380	\$269,266

2020 American Community Survey (ACS)

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