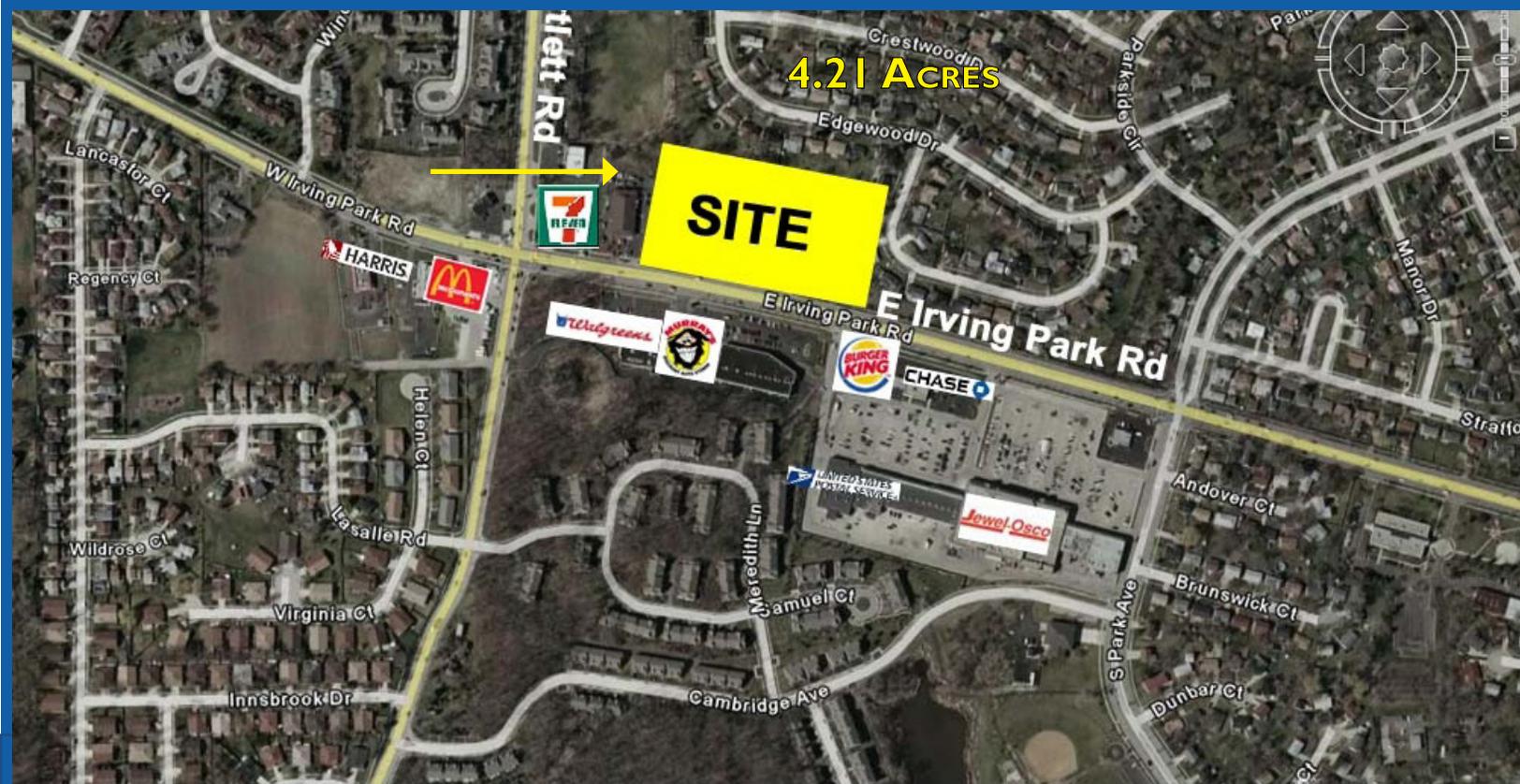




**LAND FOR SALE**

**68 EAST IRVING PARK ROAD STREAMWOOD, IL  
4.21 ACRES- ZONED COMMERCIAL (C-2)**

**ASKING PRICE \$1,400,000 (\$7.63 PSF)**



4.21 Acres Located at 68 E. Irving Park Rd Streamwood, IL with 576 Feet Of Frontage on Irving Park Rd

\*\*\*Village will consider Retail, Office or Medical Developments

Prepared by:



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# 68 EAST IRVING PARK ROAD STREAMWOOD, IL,



New Development Opportunity in the greater Streamwood, IL Trade Area

4.21 Acres located 0.1 miles east of Bartlett Rd on Irving Park Rd

## POTENTIAL USES

Restaurant, Retail, Auto Dealership, Office or Medical Space

## TRAFFIC & FRONTAGE

- 576 feet of frontage on Irving Park Road with over 28,217 vehicles per day
- Sites back up to existing Industrial/warehouse to the West
- Unique opportunity to join area retailers such as: Jewel-Osco, 7-Eleven, McDonald's, Walgreens, US Post Office, Burger King, Chase Bank & many more!
- 4 parcels totaling ± 4.21 Acres

• Zoned: C-2 Neighborhood Commercial District

• Taxes payable in 2020 = \$21,678

## DEMOGRAPHICS (2021) 2 Mile 5 Miles 10 Miles

- Total Population 57,659 232,165 749,411
- Median HH Income \$102,452 \$105,557 \$110,124

## DEMOGRAPHICS (2020)

	2 Mile	5 Miles	10 Miles
• Total Population	57,659	232,165	749,411
• Median HH Income	\$102,452	\$105,557	\$110,124

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