

24803 N MILWAUKEE AVE

Vernon Hills, IL 60061

VICKIE C. SOUPOS

Broker

630.965.6000

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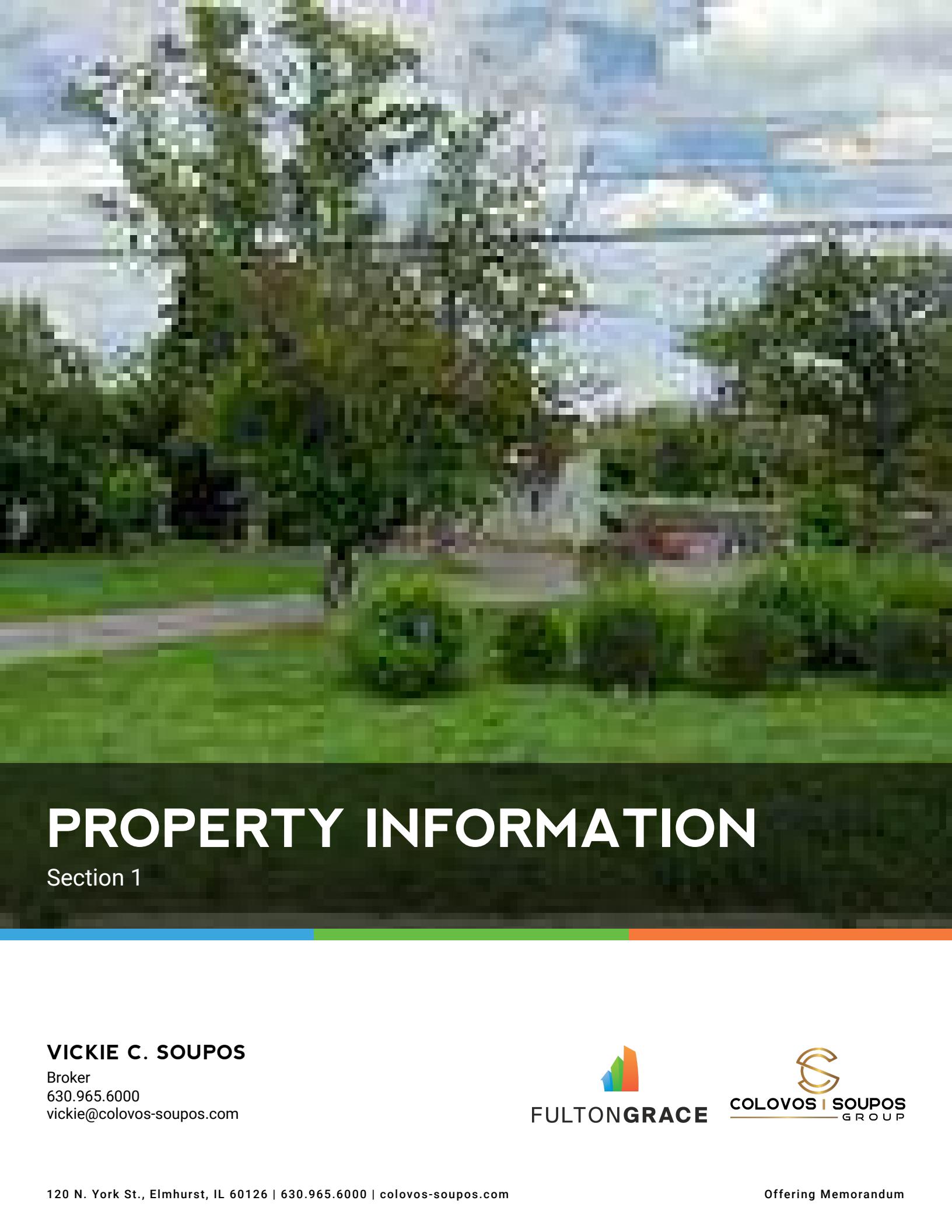
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Vickie Soupos - Fulton Grace - Illinois in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

Section 1

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PROPERTY DESCRIPTION

Prime Commercial Development Opportunity – 4.8 Acres

Unlock the potential of this 4.8-acre property, consisting of two adjacent parcels zoned General Commercial (GC). Ideally suited for a variety of commercial uses, including retail, hospitality, dining, medical, or other business ventures.

Key Features:

Strategic Location – Overlooking the scenic Des Plaines River

Fully Serviced – Utilities available on-site

Versatile Zoning – Endless commercial possibilities

Existing Structure – House on the property conveyed "AS IS"

General Commercial (GC) zoning is a designation that allows for a broad range of commercial activities intended to serve the local community and regional markets. Properties within this zoning category typically support business, retail, office, hospitality, and service-oriented establishments.

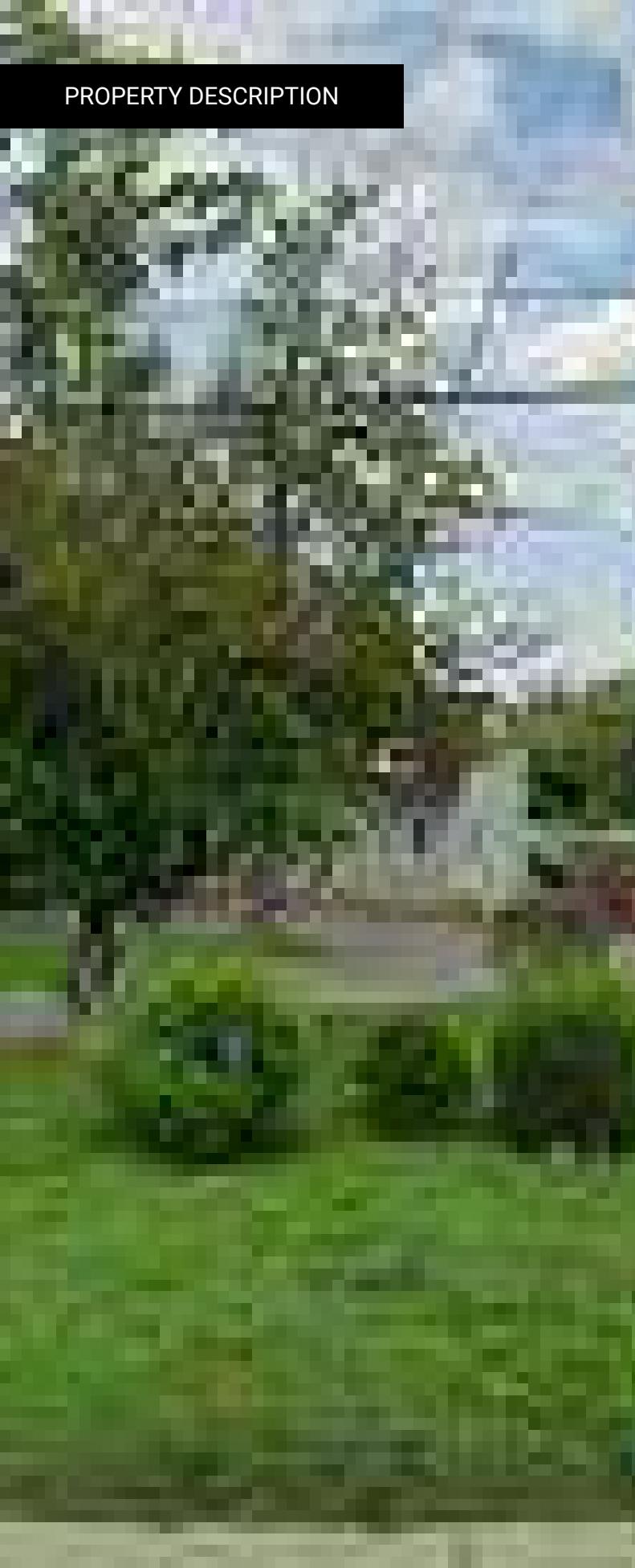
Common Permitted Uses:

Retail stores – Shopping centers, specialty shops, and general merchandise stores

OFFERING SUMMARY

Sale Price:	\$1,450,000
Number of Units:	1
Lot Size:	4.8 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	134	434
Total Population	164	369	1,200
Average HH Income	\$208,606	\$217,494	\$222,766



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Common Permitted Uses:

Retail stores – Shopping centers, specialty shops, and general merchandise stores

Restaurants & Cafes – Fast food, sit-down dining, and coffee shops

Office buildings – Professional, medical, and corporate offices

Hospitality & Lodging – Hotels, motels, and extended stays

Entertainment & Recreation – Theaters, fitness centers, and amusement facilities

Automotive Services – Car dealerships, repair shops, and gas stations

Medical & Health Services – Clinics, urgent care centers, and pharmacies

Development Standards:

Building height limits – Typically 1-4 stories, depending on location

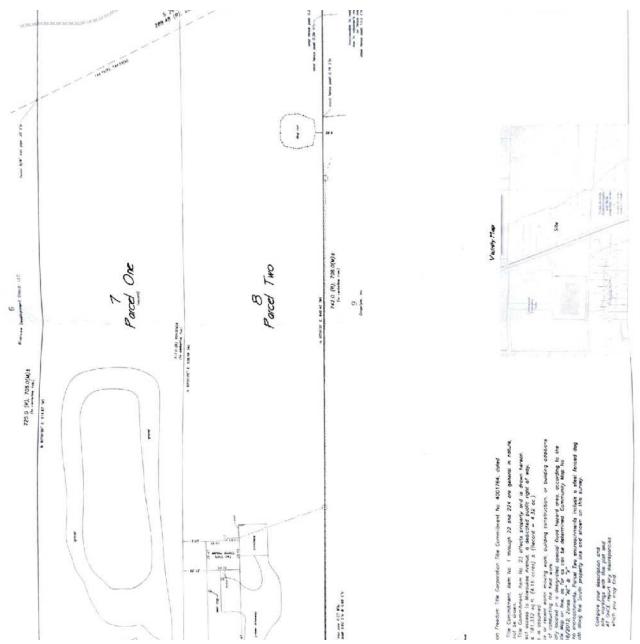
Setback requirements – Vary based on adjacent zoning and lot size

Parking regulations – Minimum spaces required per square footage



ALTA\NSPS LAND TITLE SURVEY

1. *On the Nature of the Chemical Bond* (1931) by Linus Pauling. This book is a classic in the field of chemistry, providing a detailed explanation of the nature of chemical bonds and their role in determining the properties of molecules.

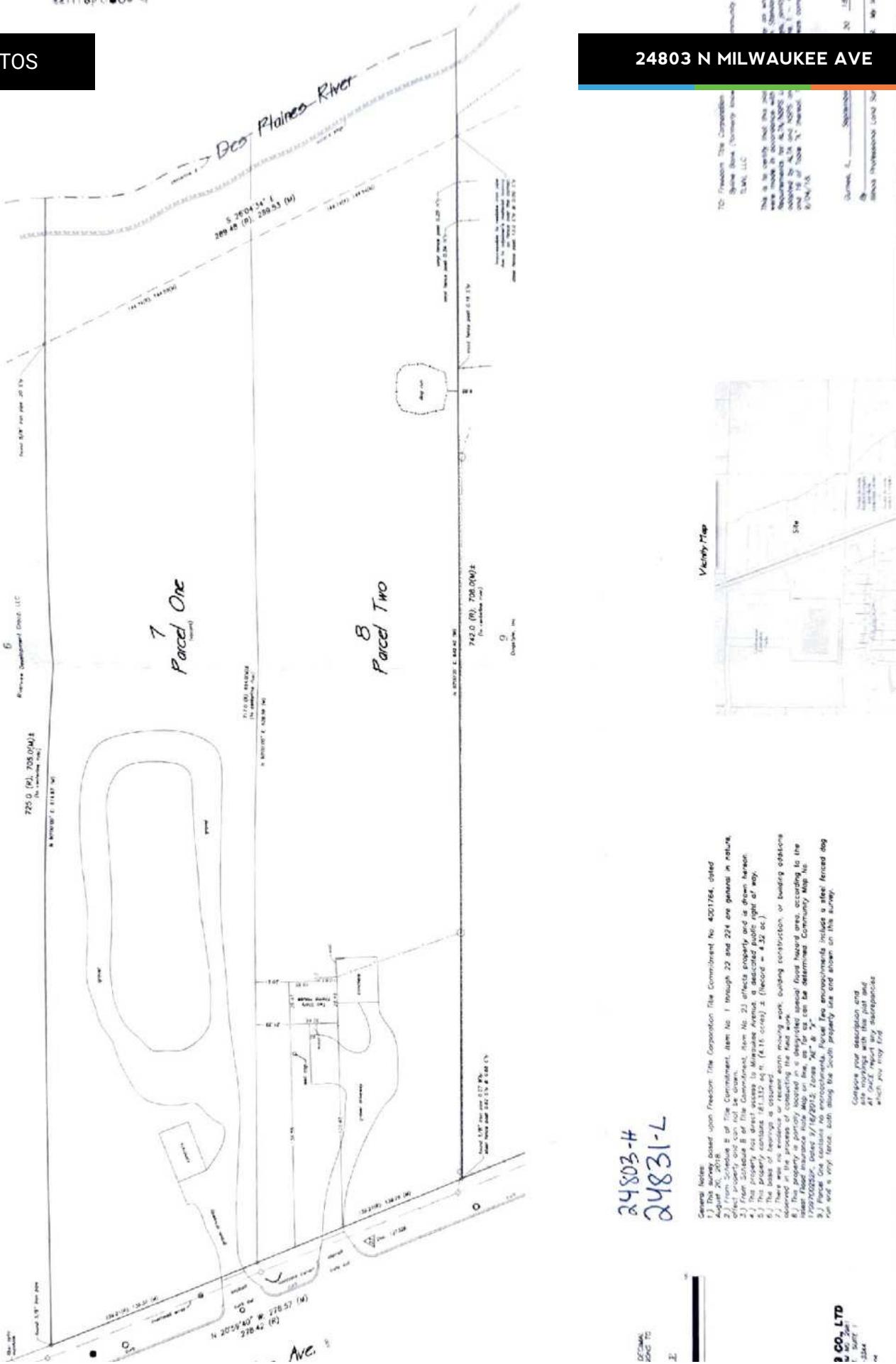


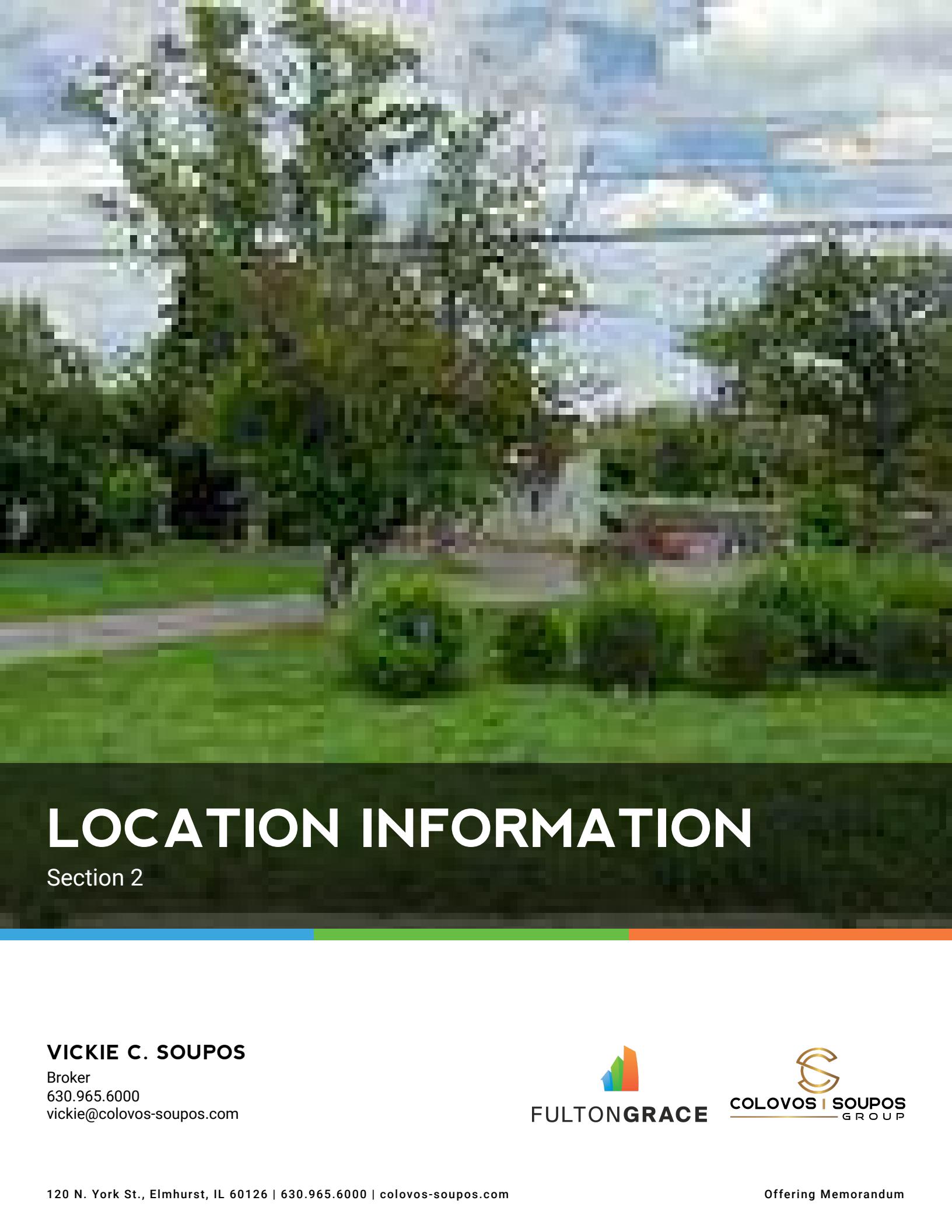
ADDITIONAL PHOTOS

ALTA\NSPS LAND TITLE SURVEY

PARCEL ONE, LOT 7 IN ROBERT BARTLETT'S WOODLAND TRAILS UNIT NO. 1, A SUBDIVISION OF THAT PART OF THE NORTH 1624 FEET OF THE CENTER LINE OF THE DES PLAINES RIVER AND THE CENTER LINE OF SECTION 10, MEASURED ALONG THE EAST LINE OF SAW NORTHWEST QUARTER, LYING BETWEEN THE CENTER LINE OF MILWAUKEE AVENUE AND THE CENTER LINE OF PLATE, PAGE 100, IN LAKE COUNTY, ILLINOIS, FILED AS DOCUMENT NO. 1-10615, IN BOOK 30 OF PLATS, PAGE 100, IN LAKE COUNTY, ILLINOIS.

PARCEL TWO, LOT 8 IN ROBERT BARTLETT'S WOODLAND TRAILS UNIT NO. 1, A SUBDIVISION OF THAT PART OF THE NORTH 1624.48 FEET OF THE CENTER LINE OF THE DES PLAINES RIVER AND THE CENTER LINE OF MILWAUKEE AVENUE, IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 5, 1977 AS DOCUMENT NO. 1-10615, IN BOOK 30 OF PLATS, PAGE 100, IN LAKE COUNTY, ILLINOIS.





LOCATION INFORMATION

Section 2

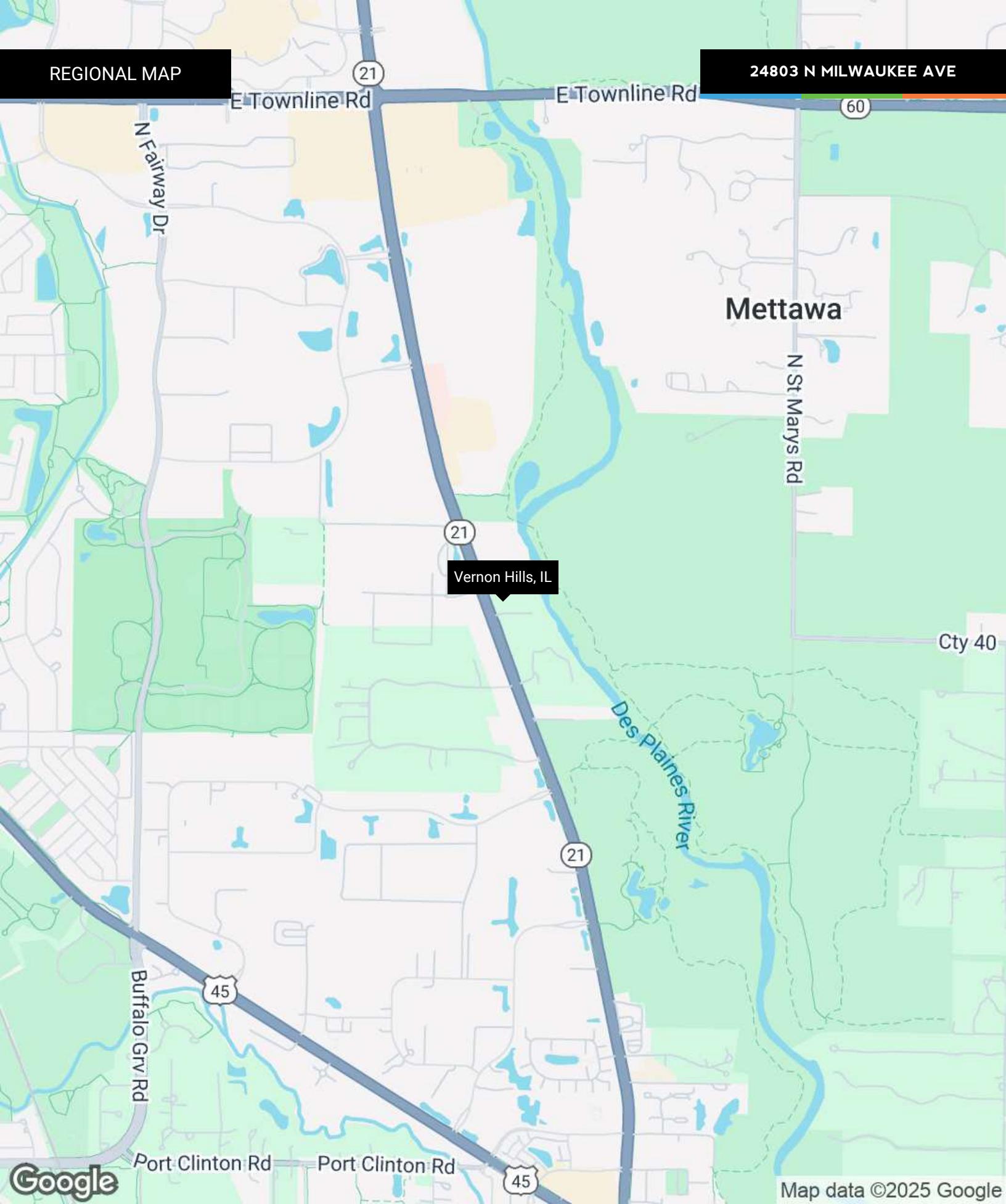
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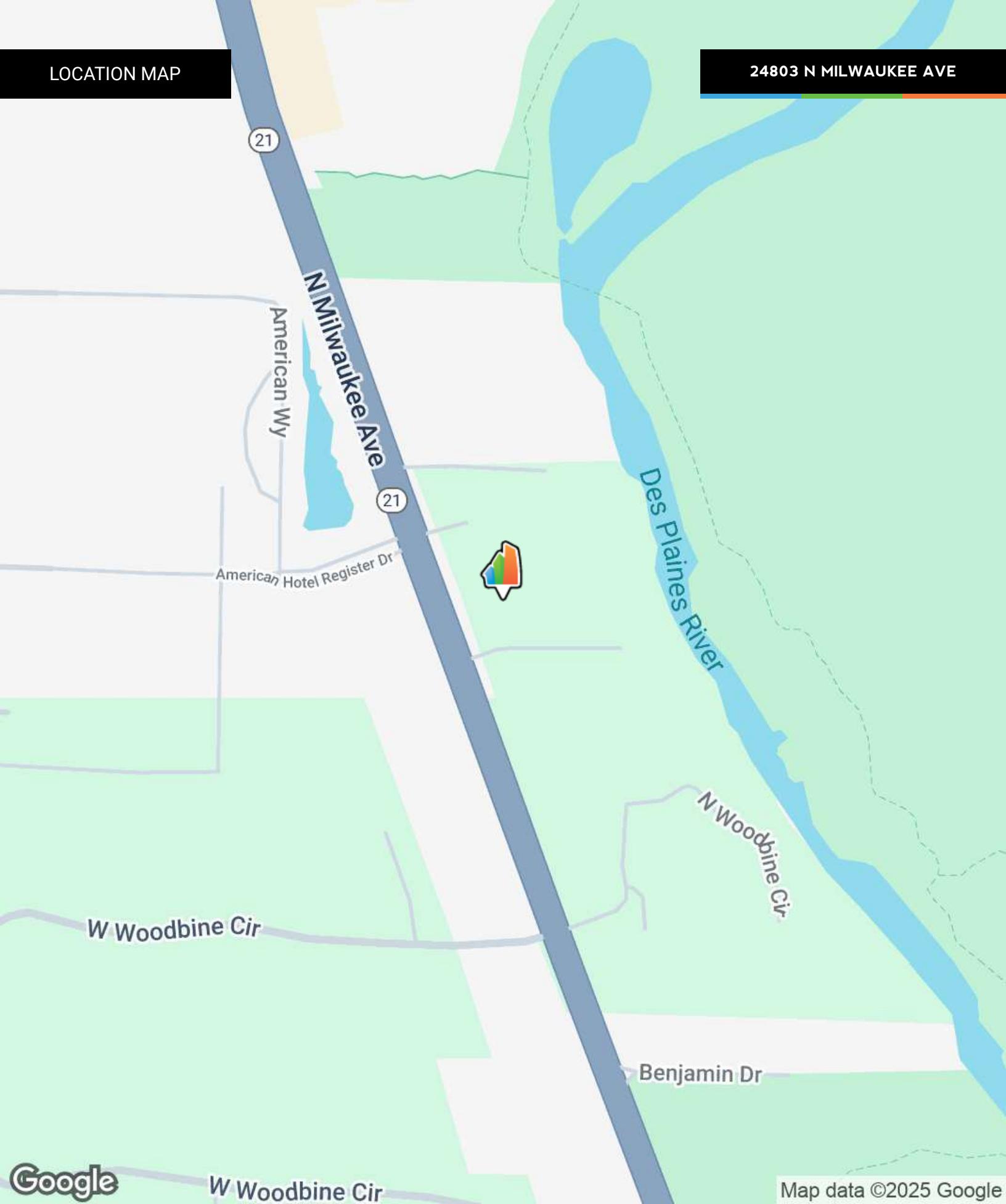
REGIONAL MAP

24803 N MILWAUKEE AVE



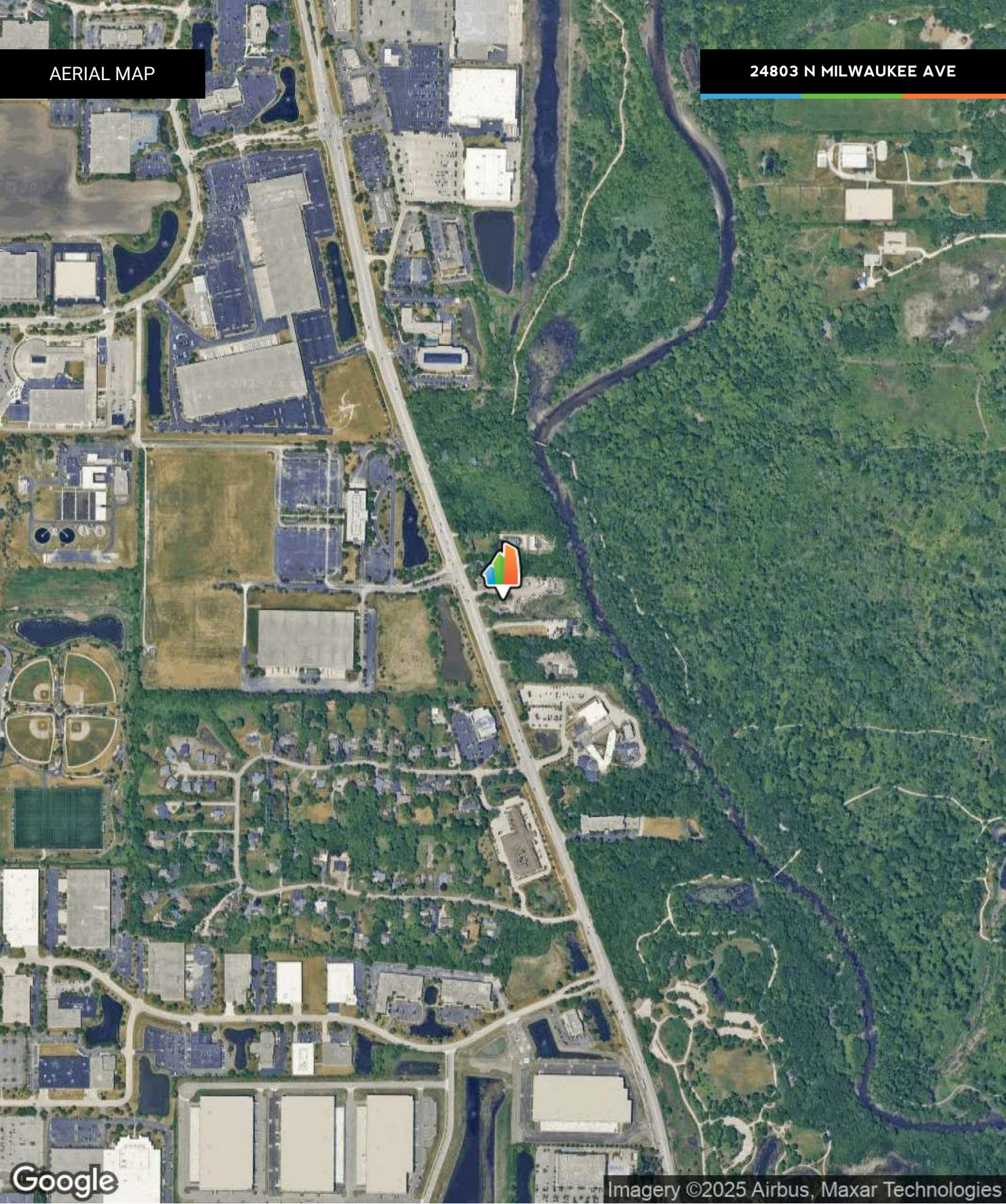
LOCATION MAP

24803 N MILWAUKEE AVE



AERIAL MAP

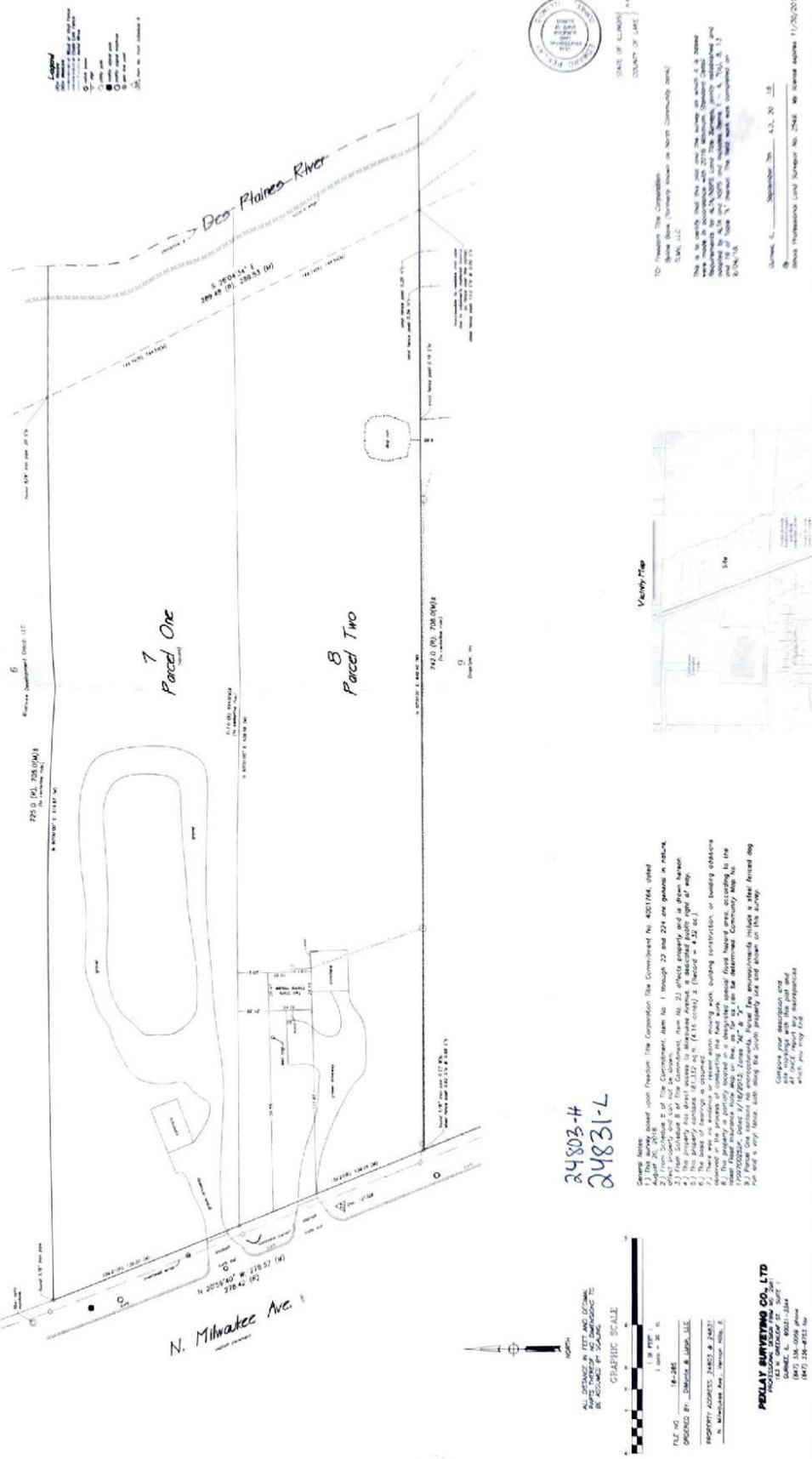
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Google

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ALTA\NSPS LAND TITLE SURVEY



FINANCIAL ANALYSIS

Section 3

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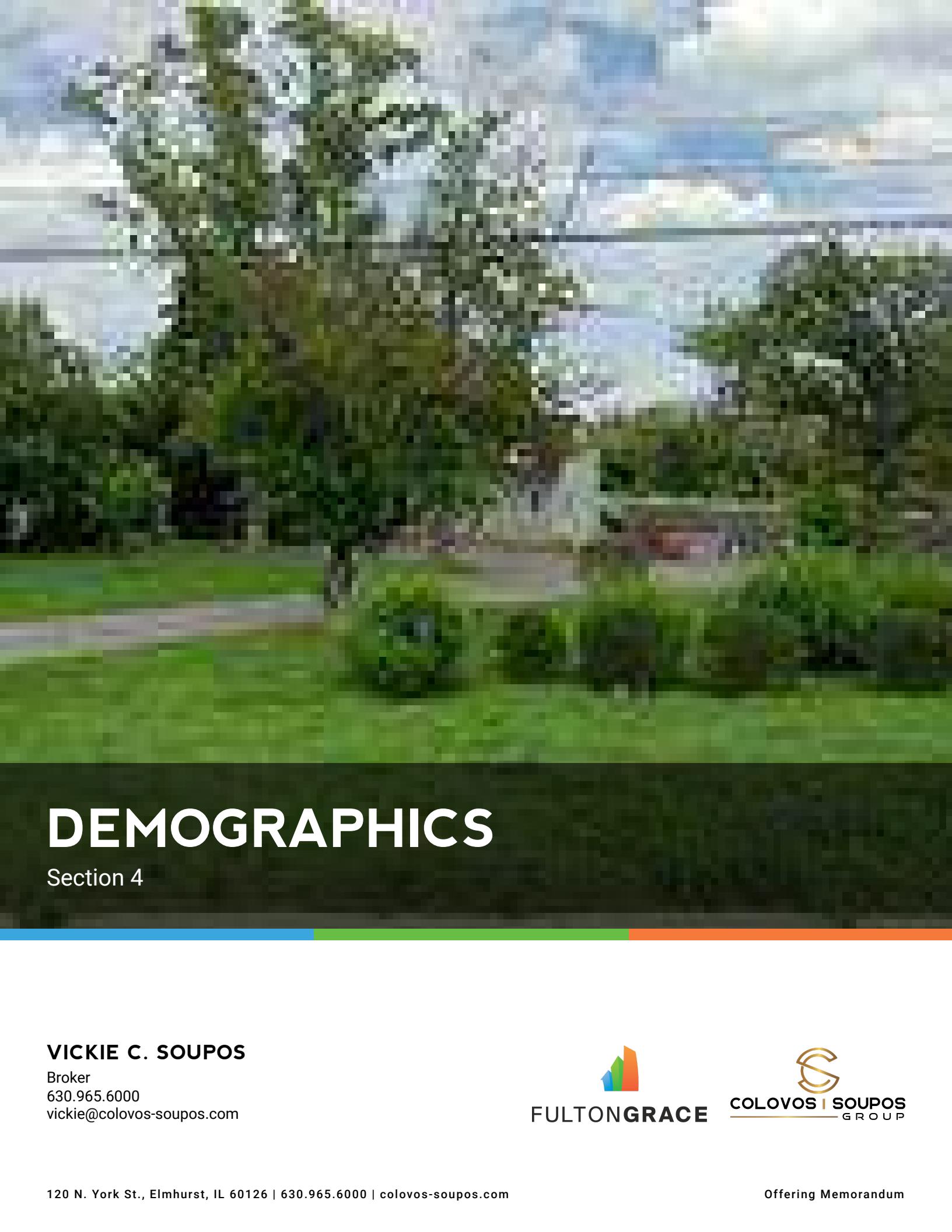
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INVESTMENT OVERVIEW**4.8 ACRES FOR SALE 24803 N MILWAUKEE AVE, VERNON HILLS, IL**

Price	\$1,450,000
Price per SF	\$7
Price per Unit	\$1,450,000

OPERATING DATA**4.8 ACRES FOR SALE 24803 N MILWAUKEE AVE, VERNON HILLS, IL****FINANCING DATA****4.8 ACRES FOR SALE 24803 N MILWAUKEE AVE, VERNON HILLS, IL**



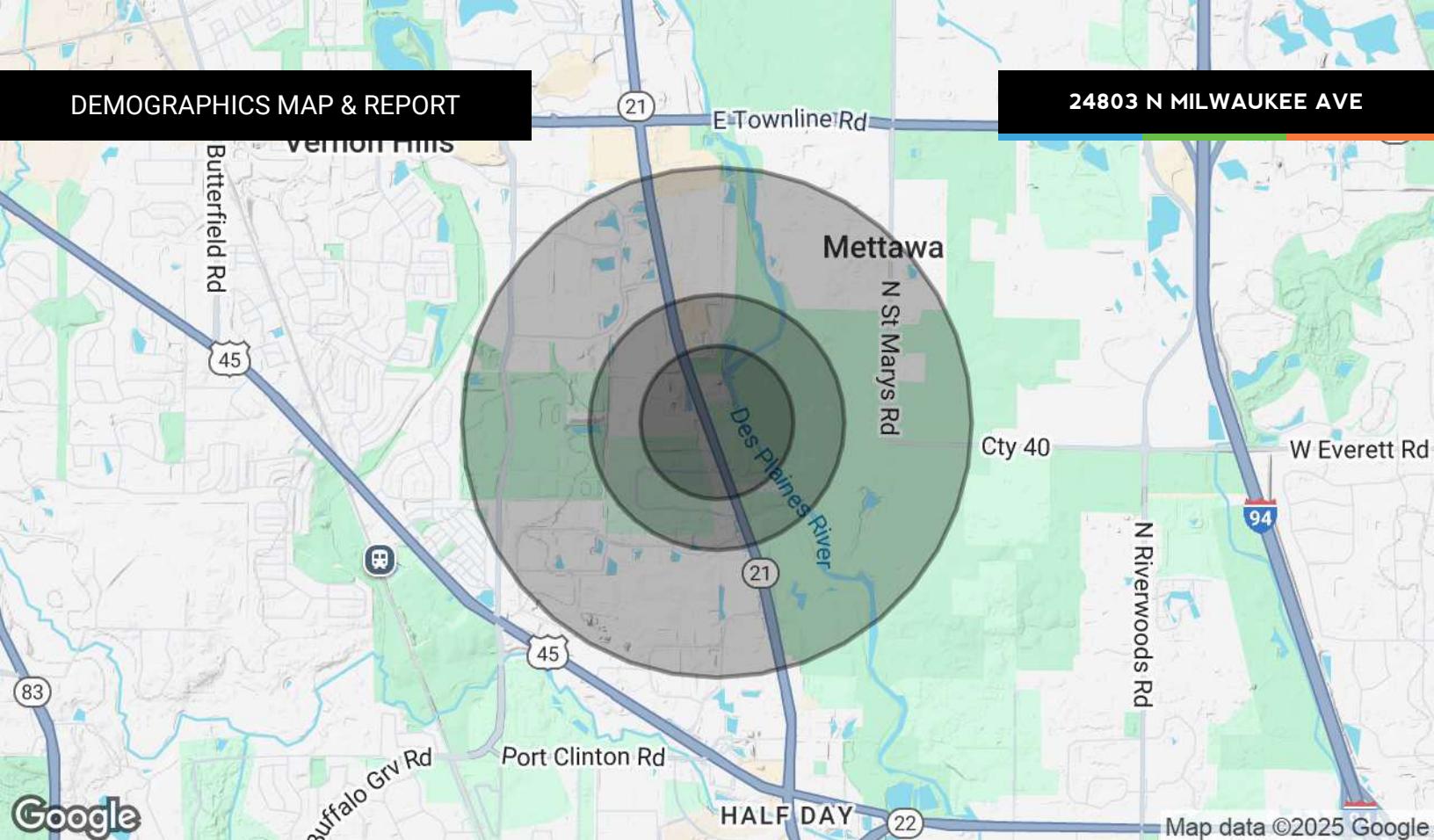
DEMOGRAPHICS

Section 4

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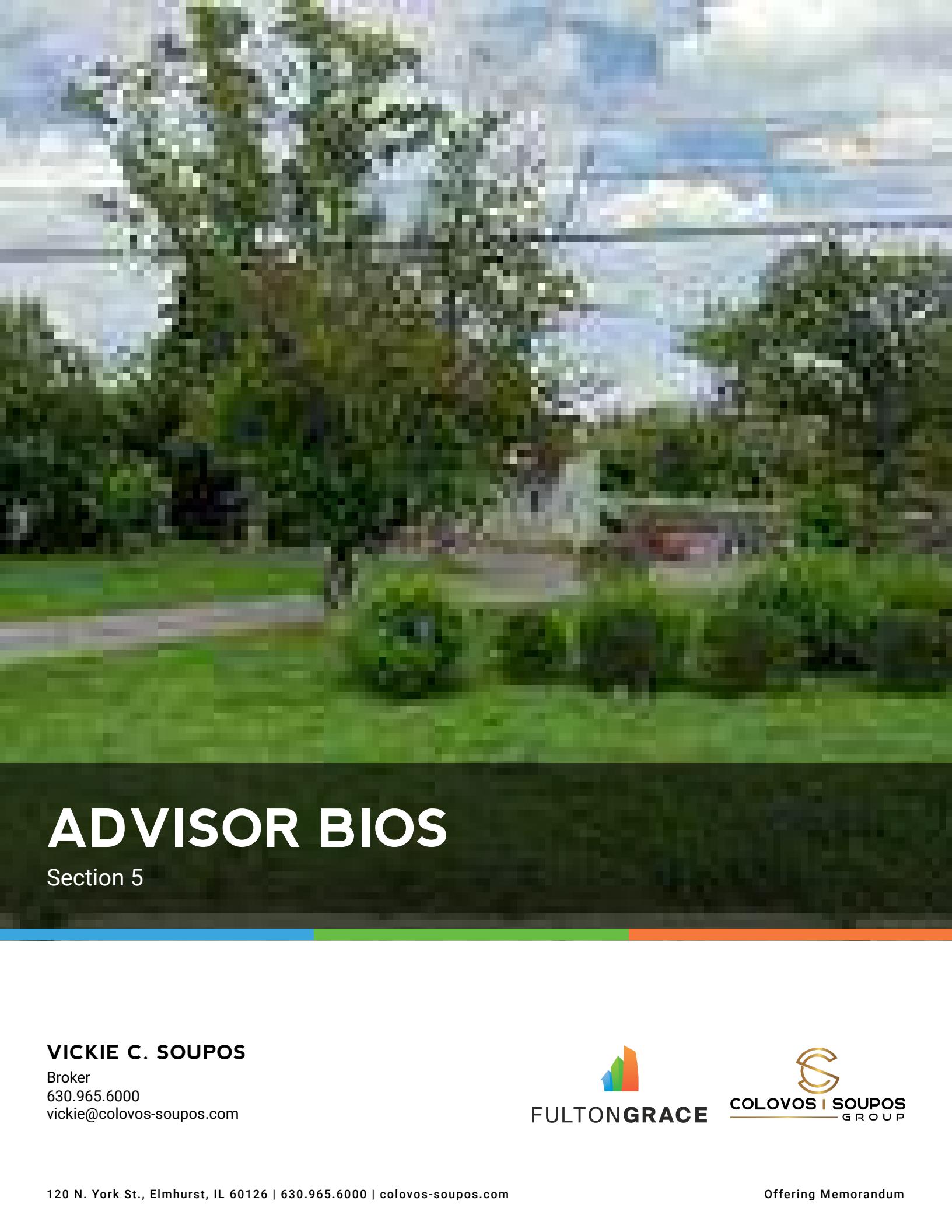
**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	164	369	1,200
Average Age	47	46	44
Average Age (Male)	44	43	42
Average Age (Female)	49	47	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	134	434
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$208,606	\$217,494	\$222,766
Average House Value	\$788,609	\$752,606	\$701,979

Demographics data derived from AlphaMap



ADVISOR BIOS

Section 5

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**VICKIE C. SOPOS****Broker**vickie@colovos-soupos.comDirect: **630.965.6000** | Cell: **630.965.6000****PROFESSIONAL BACKGROUND**

Vickie C. Soupos is a seasoned real estate professional with a dynamic background that merges financial expertise with a deep-seated passion for property. With a career spanning over two decades, Vickie's journey into real estate was catalyzed by a pivotal moment in history—the aftermath of September 11, 2001. After a decade-long tenure as a financial consultant, Vickie found herself at a crossroads when she was laid off from her job. However, fate intervened as her mother, Georgia Colovos, a venerable figure in the real estate industry since 1985, extended an invitation for Vickie to join forces with her.

Initially hesitant, Vickie eventually embraced the opportunity, marking the beginning of a fruitful collaboration that continues to thrive to this day. With a wealth of experience encompassing both residential and commercial properties, Vickie has facilitated transactions ranging from multi-million-dollar condominiums to expansive retail centers and industrial properties. Her stellar track record is punctuated by numerous accolades, including being ranked as high as #1 among all her former brokerage agents in Illinois and 14th worldwide. Notably, Vickie has clinched the title for the largest commercial sale four times in the past five years at her former brokerage.

A graduate of DePaul University, Vickie holds a Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy. Her academic journey was marked by accolades, including a departmental award for Outstanding Leadership in the IME Program—an Honors Program for Business majors. Prior to her real estate tenure, Vickie honed her negotiation skills and business acumen during a nine-year tenure at American Benefit Services, Inc. (ABS), where she served as the National Accounts Director.

Beyond her professional endeavors, Vickie's life is characterized by a rich tapestry of interests and passions. An avid athlete, she finds solace and exhilaration in both playing and watching sports, while her dedication to fitness is evident through her commitment to CrossFit. Additionally, Vickie channels her creative energy into artistic pursuits, with a flair for calligraphy honed during her high school years—where she operated a successful side business crafting handwritten wedding invitations.

Rooted in her lifelong residence in the area and fueled by her roles as a devoted mother to her children, Panos and Andriana, Vickie's approach to real estate transcends transactions. Her ability to seamlessly navigate both urban and suburban markets, coupled with her unwavering dedication to maximizing client satisfaction, positions her as a trusted advisor and ally in the pursuit of real estate excellence. Whether facilitating a sale or guiding buyers towards their dream property, Vickie's steadfast commitment to integrity, diligence, and client-centric service remains unwavering—a testament to her enduring impact in the realm of real estate.

EDUCATION

Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy from De Paul University. She received a departmental award for Outstanding Leadership in the IME Program, an Honors Program for Business majors, during its induction.

Vickie Soupos - Fulton Grace - Illinois

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Elmhurst, IL 60126

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