



40 US Highway 45 Hwy

40 US Highway 45 Hwy, Lindenhurst, IL 60046



Jamie Baker

Keller Williams North Shore West

350 N Milwaukee Ave, Suite 200, Libertyville, IL 60048

jmbaker@kw.com

(847) 322-6804



40 US Highway 45 Hwy

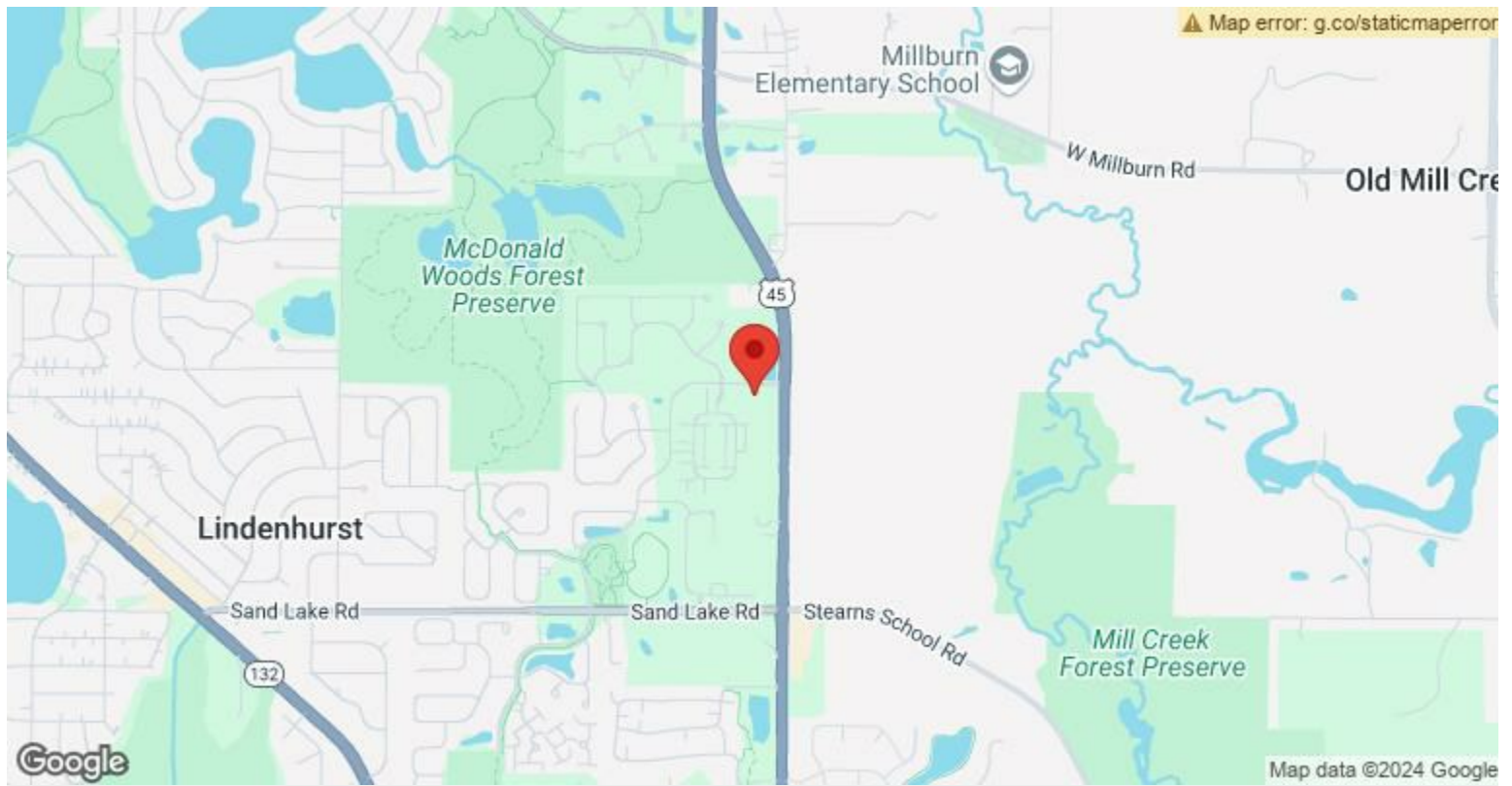
\$4,100,000

GREAT OPPORTUNITY!!! Nearly 7.5 Acres of land zoned CB in the Village of Lindenhurst. Front currently sees roughly 15,000 cars per day on US RTE 45. New Luxury Townhomes being built directly behind the parcel (planned 70 units) and near additional housing developments (55+ community still in development). CB allows for community business services; buyer to do due diligence with city. Nestled between Lindenhurst, Lake Villa, and Gurnee. AVG Household AVG Household Income \$121,000 (2022). Lindenhurst Population: 14,000; Lake Villa Population: 8,700; Gurnee Population: 30,000 (all 2022 data). Address does not pull, review via the PIN or 0 N Country Pl., Lindenhurst, IL.

- 15000 cars drive by daily
- New residential building immediately west, additional residential builds to the north



Price:	\$4,100,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	7.43 AC
Sale Conditions:	Build to Suit
No. Lots:	1
Zoning Description:	CB, Lindenhurst



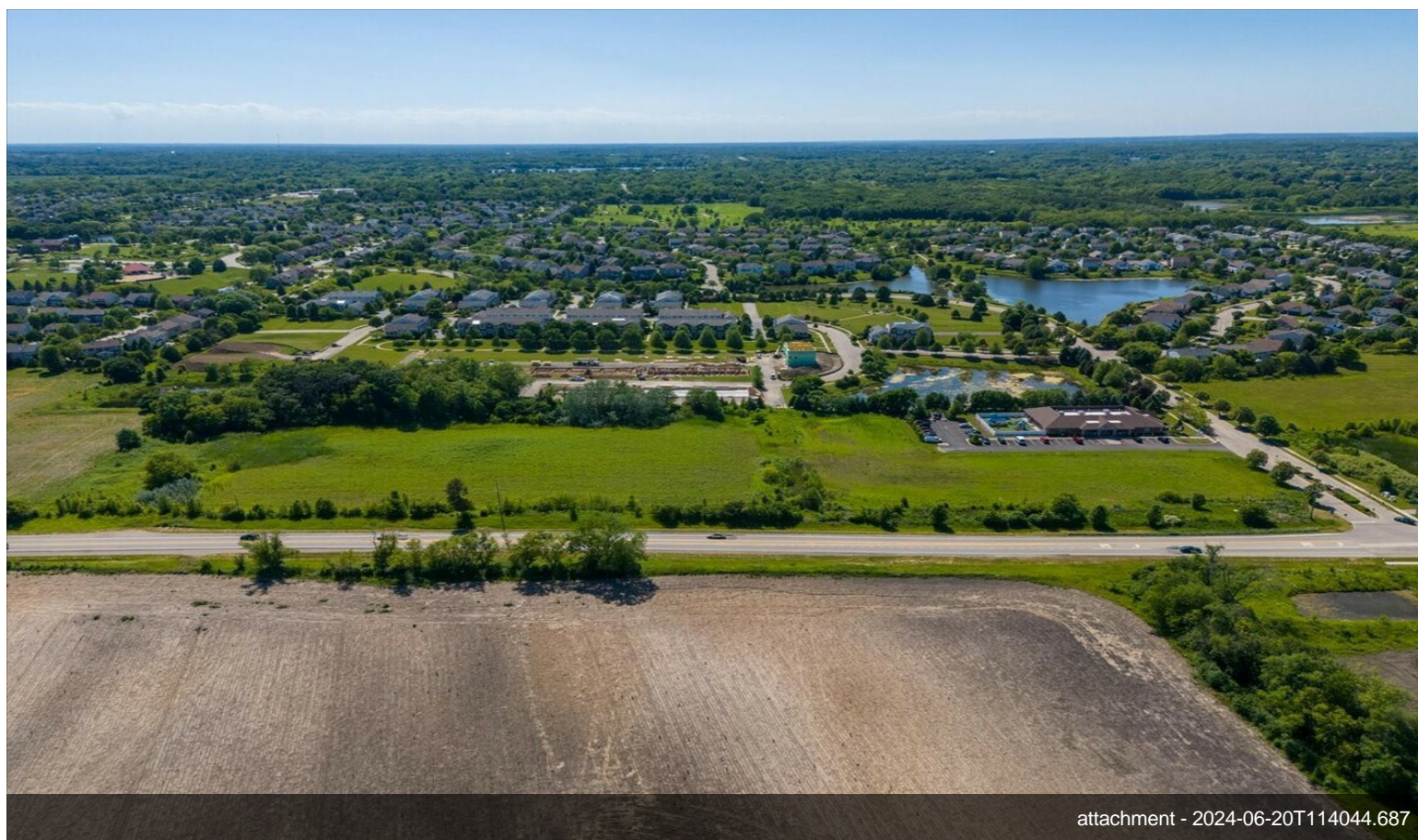
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Property Photos

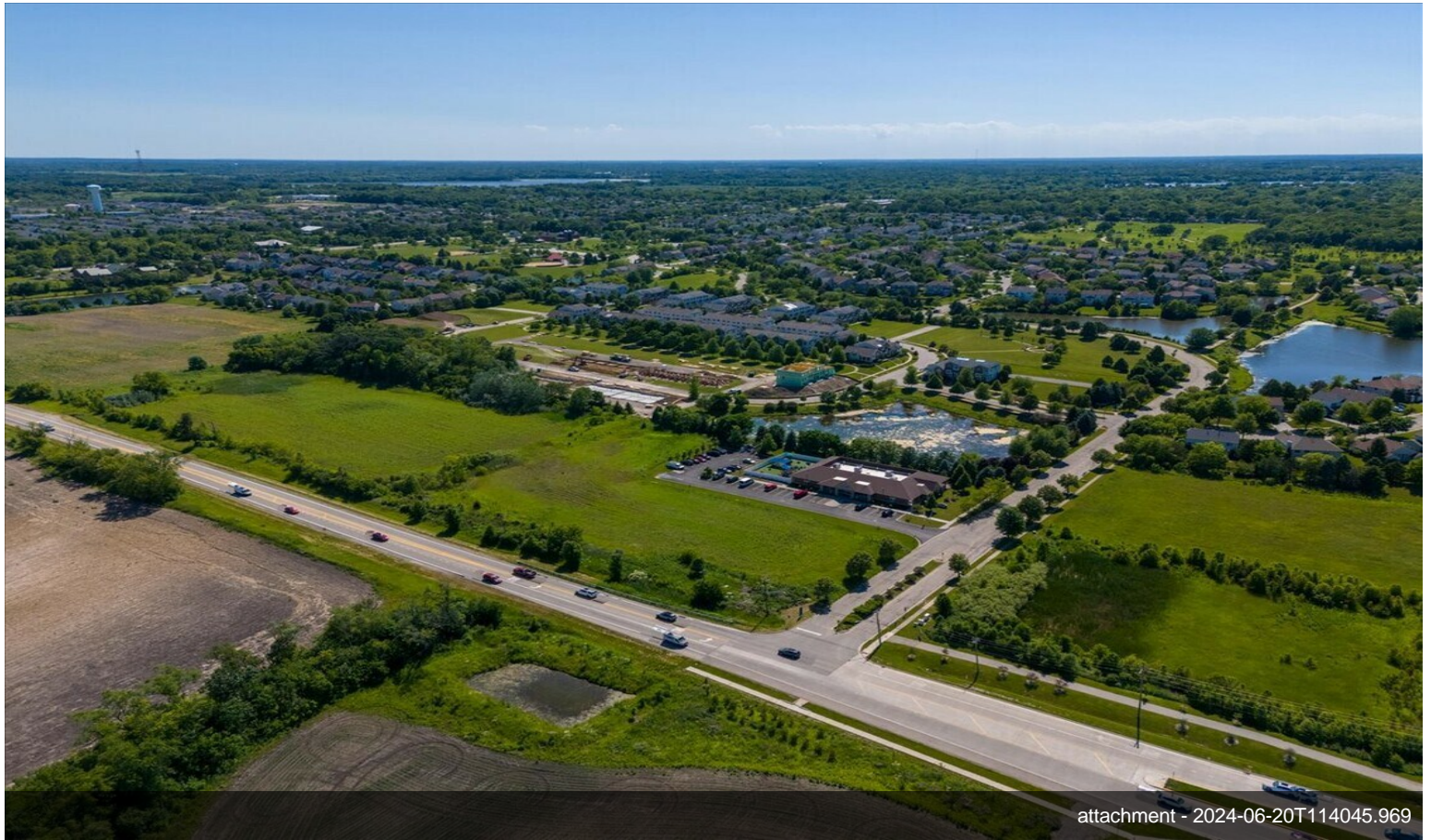


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Property Photos



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Property Photos



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Property Photos

