

## GROUND LEASE



**Northbrook Ground Lease—23,000 Sqft Lot**  
2800 Dundee Rd, Northbrook, IL 60062

**\$120,000 / Year**

Theron May 773-736-6462  
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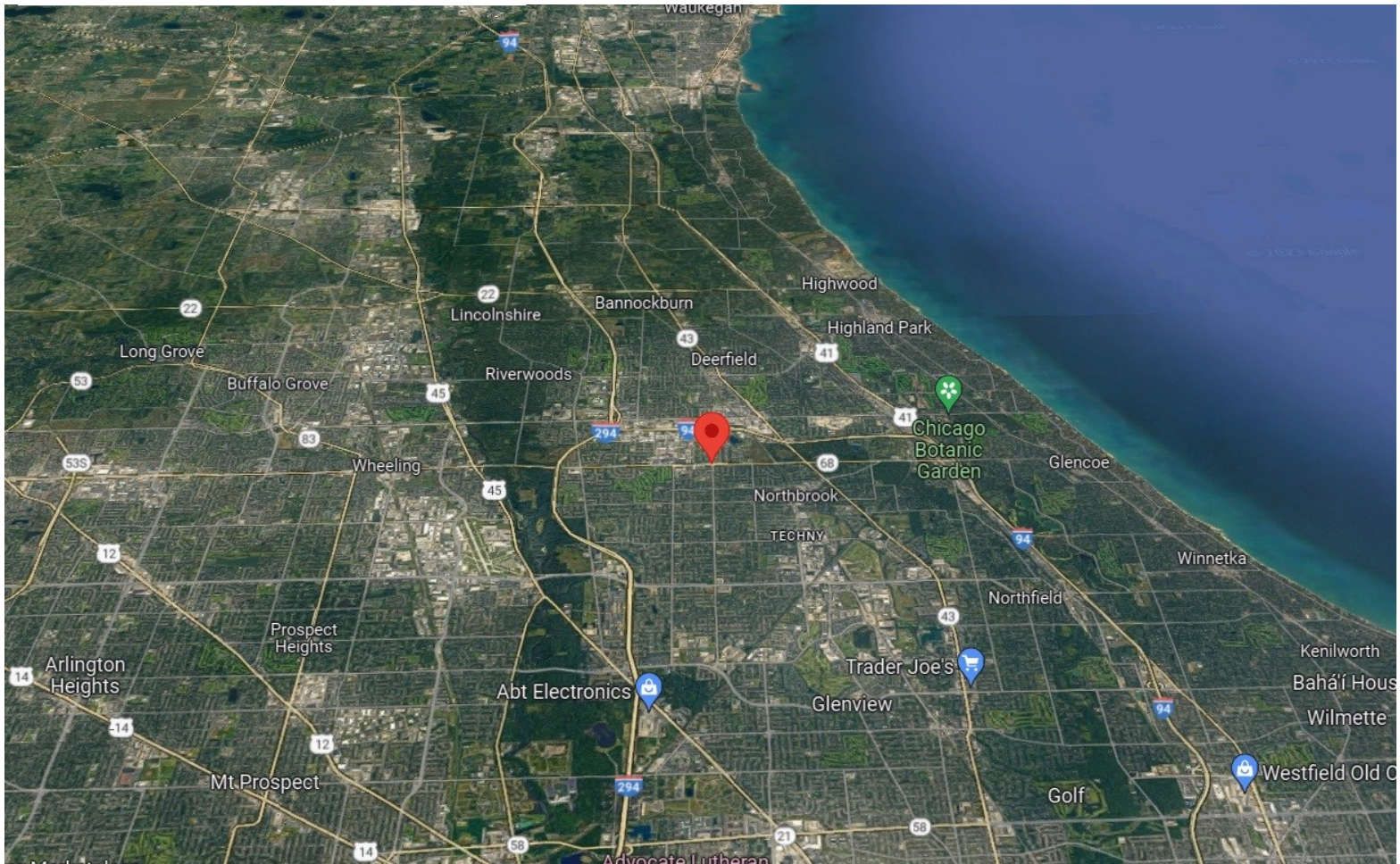


## SUMMARY

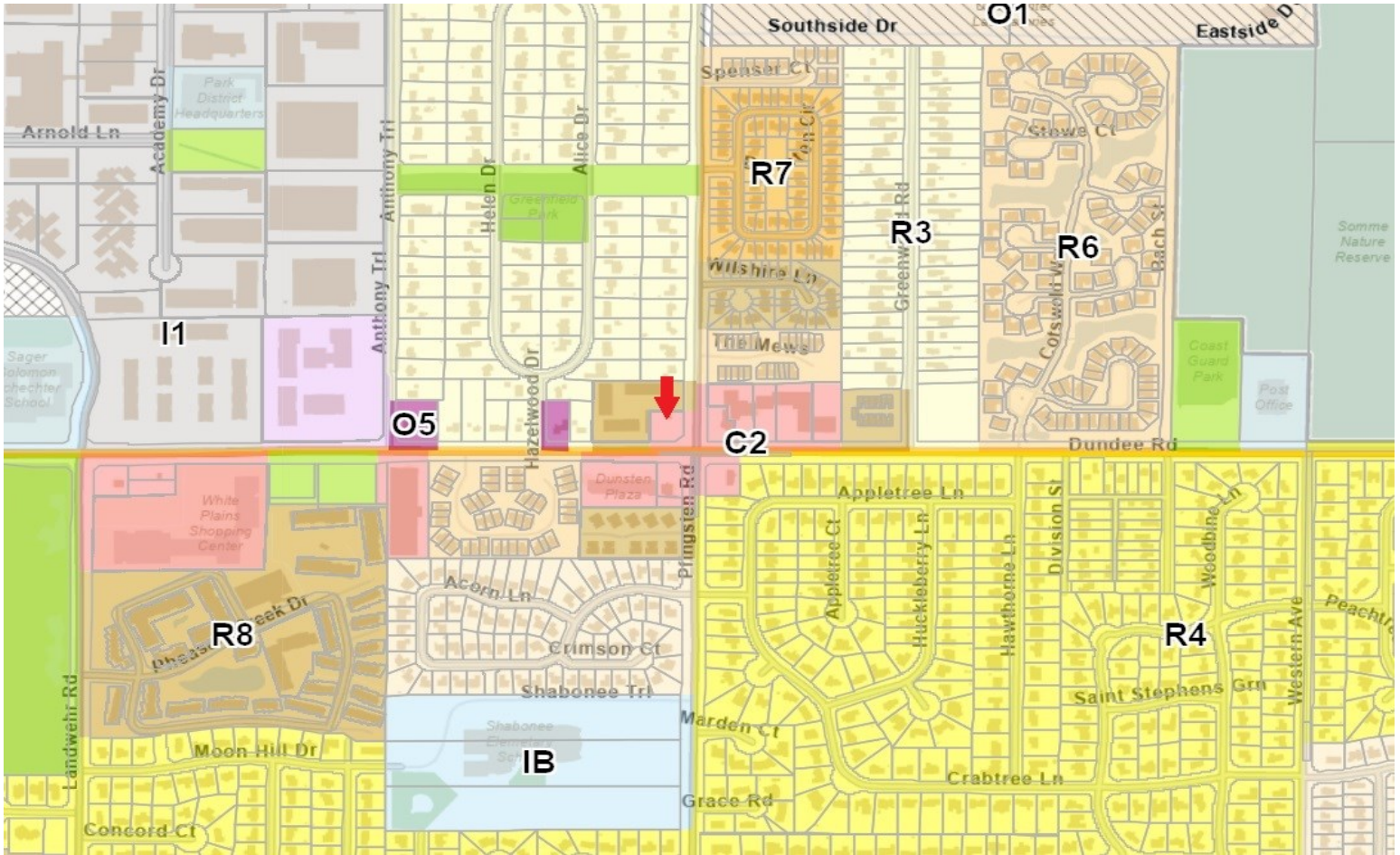
<b>Address</b>	2800 Dundee
<b>CITY</b>	Northbrook
<b>County</b>	Cook
<b>PIN</b>	04-05-407-026-0000
<b>Sqft</b>	23,013
<b>Zoning</b>	C-2
<b>Frontage</b>	150 ft Dundee 150 ft Pfingston
<b>Lot Type</b>	Corner
<b>Curb Cuts</b>	2
<b>NFR</b>	Yes
<b>Parking</b>	N/A
<b>VPD</b>	29,212

## PROPERTY OVERVIEW

Approximately 23,000 square foot half-acre lot on highly visible corner of Dundee & Pfingston Roads in Northbrook Illinois. Location boasts exceptional demographics and traffic counts, including 1 mile radius average household income of \$167,090 and traffic count of 29,212 vehicles per day. Approximately 150 feet of frontage on Dundee & 150 feet of frontage on Pfingston at a fully signalized intersection with 2 curb cuts and no medians or obstructions to entry.

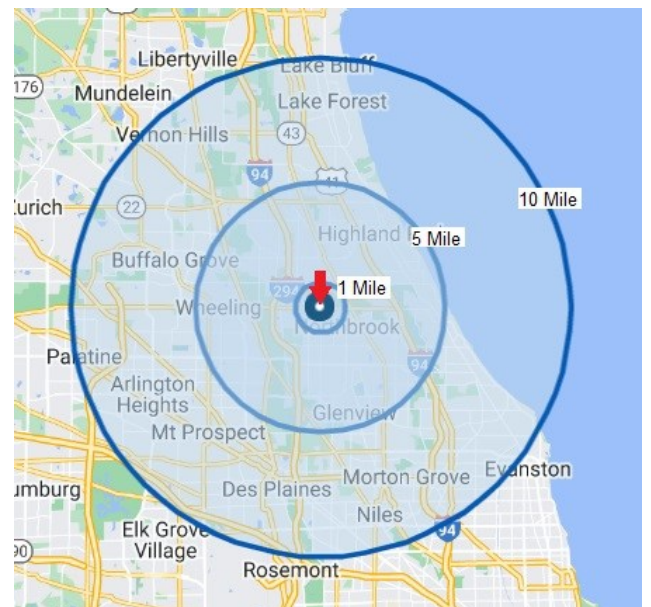


# ZONING



## DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
<b>Population</b>	6,577	195,191	805,535
<b>Households</b>	2,530	74,261	309,647
<b>Avg HH Income</b>	\$167,090	\$146,439	\$129,910



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