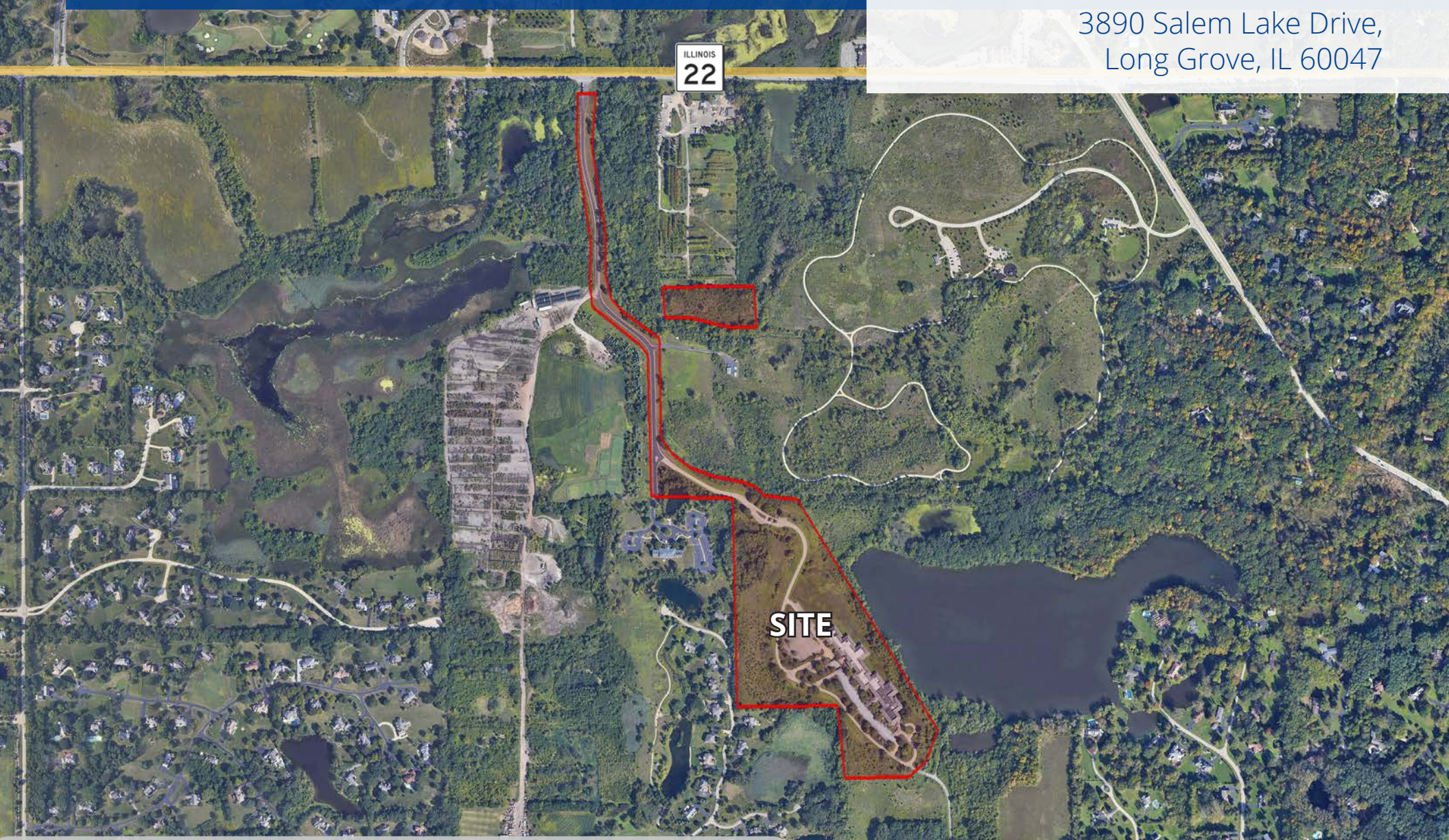


Office Redevelopment Opportunity - For Sale

3890 Salem Lake Drive,
Long Grove, IL 60047



Colliers

Anne Dempsey

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Kate Dempsey

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Property Specs

County	Lake
Acres	36.728
Building Size	120,000 SF
Zoning	R1 & O
Traffic Counts	IL Route 22 17,100
Water and Sewer	To Site
PIN#	14-23-200-037 14-23-200-015 14-23-200-029 14-23-400-027 14-23-200-027
Sale Price	\$5,500,000
Highlights	<ul style="list-style-type: none"> • Redevelopment Opportunity • Potential Resort, Senior Housing, Religious Facility, Single Family Home Development, Medical Office • Building overlooks Salem Lake • Surrounded by Lake County Forest Preserve

FLOOR PLANS & SITE PLANS

SALEM LAKES VIDEO



PERMITTED USES

ZONING MAP



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Official Survey

[CLICK FOR DETAILS](#)



Areas of Parcels		
Parcel	square feet	acres
Parcel 1	142,715	3.276
Parcel 2	173,291	3.981
Parcel 3	1,101,362	25.284
Parcel 4	130,690	3.000
Parcel 5	13,811	0.319
Parcel 6	37,397	0.868
Total Holdings	1,569,856	36.728

Village of Kinder zoning	
part of Parcel 1	PD-4 Planned Development

Lake County Unincorporated zoning	
part of Parcel 1	E Estate

Village of Long Grove zoning	
Parcel 2	R1 Residential Minimum 3 Acre Lots
part of Parcel 3	R1 Residential Minimum 3 Acre Lots
part of Parcel 3	O Office
Parcel 4	R1 Residential Minimum 3 Acre Lots
Parcel 5	R1 Residential Minimum 3 Acre Lots
Parcel 6	R1 Residential Minimum 3 Acre Lots

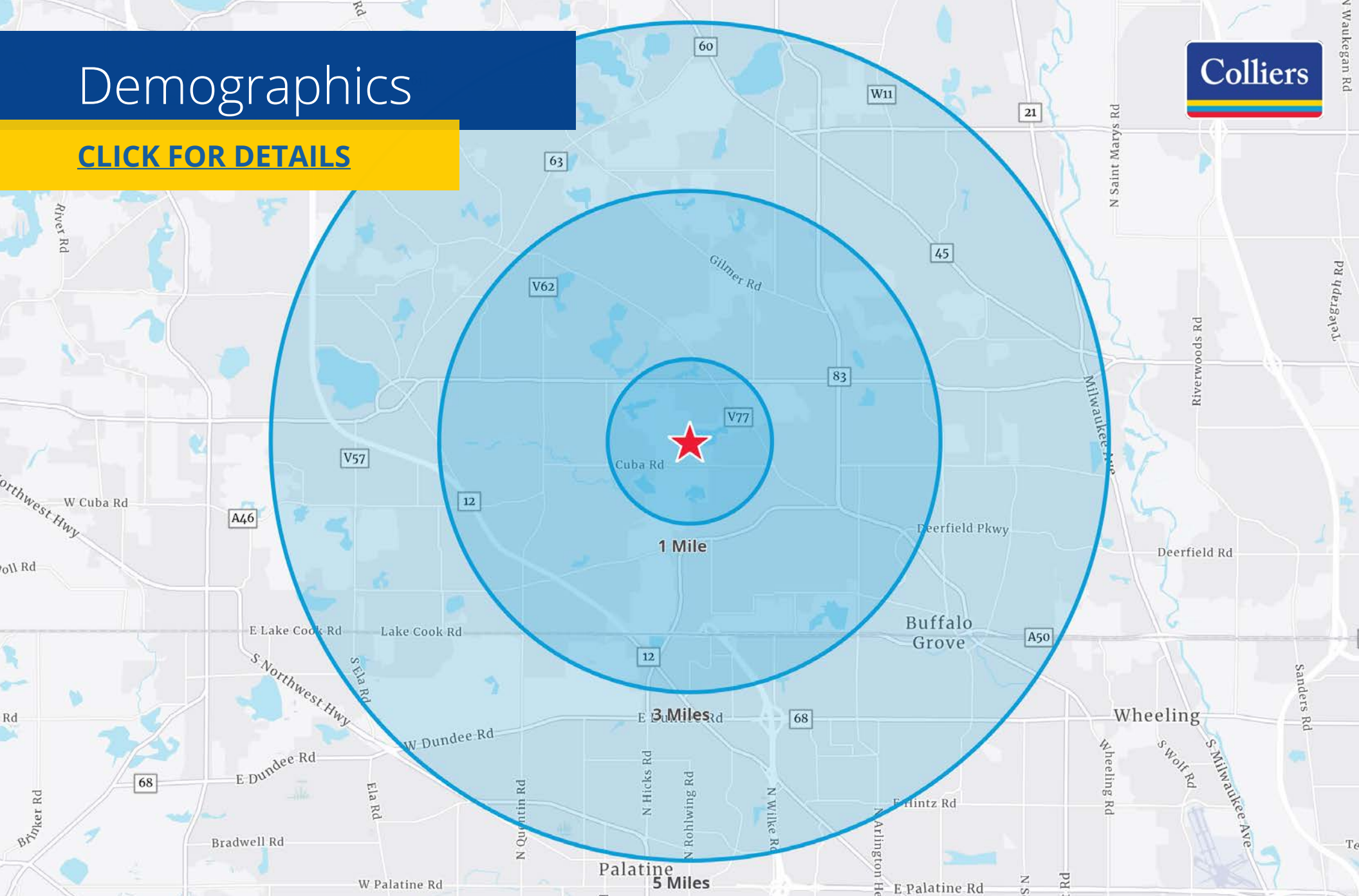
revised under Order No. 18671 on February 27, 2020

for WPI Via, LLC Suite 100 8170 McCormick Boulevard Skokie, Illinois, 60076	from the office of Lake County Land Survey Company Surveyors and Engineers 820 West North Shore Drive Lake Bluff, Illinois, 60044 (847) 234-8929 Professional Design Firm 184.033458	Order No. <u>16532</u> Field Book <u>029.3</u> , page <u>5</u> Date <u>October 6</u> , 2011 File No. <u>14 - 2 - 24</u>	Sheet No. 2 of 11 sheets
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Demographics

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1 MILES

POPULATION:	1,212
MEDIAN AGE:	47.2
AVG. INCOME:	\$200,001
MEDIAN HOME VALUE:	\$641,250

3 MILES

POPULATION:	49,901
MEDIAN AGE:	41.3
AVG. INCOME:	\$121,173
MEDIAN HOME VALUE:	\$402,463

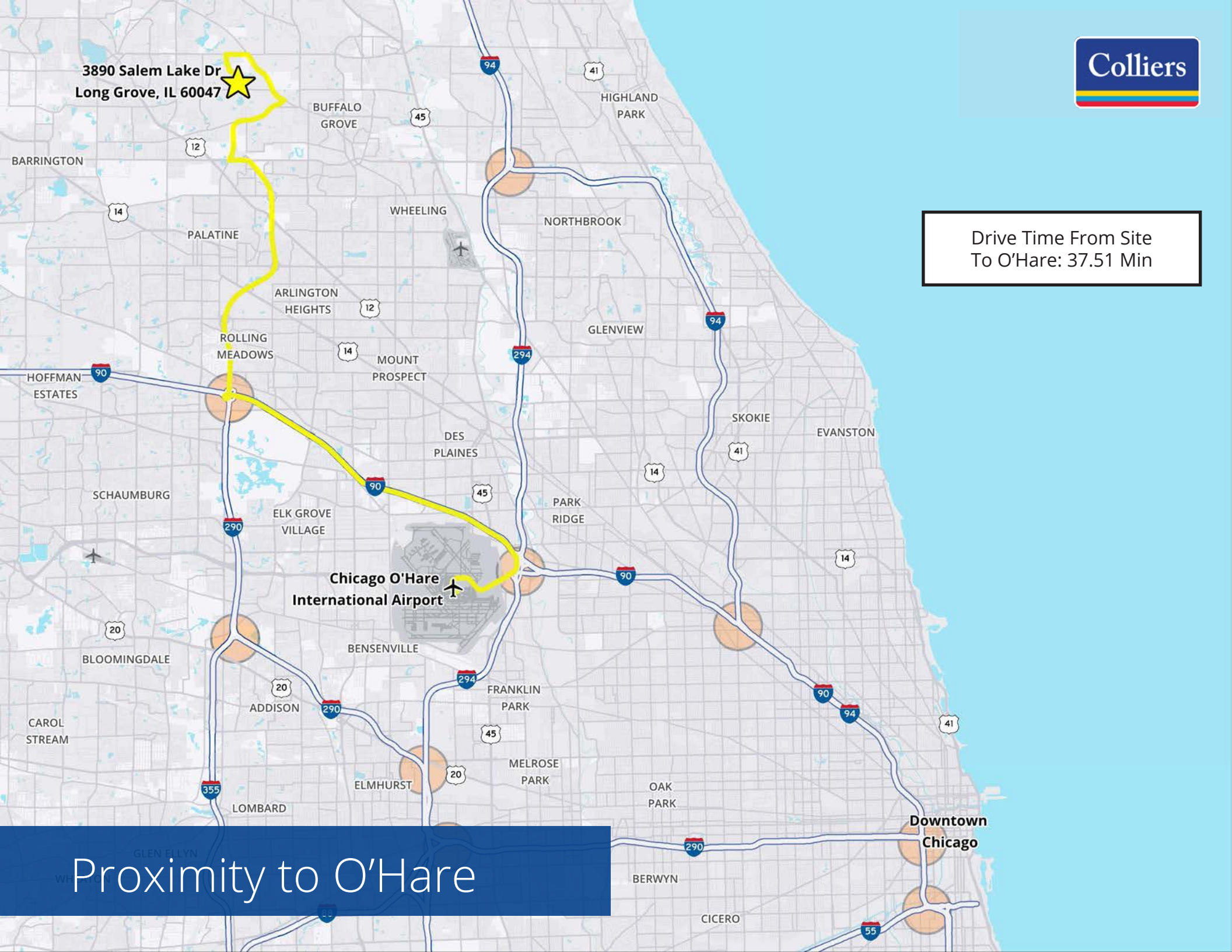
5 MILES

POPULATION:	190,110
MEDIAN AGE:	40.9
AVG. INCOME:	\$108,050
MEDIAN HOME VALUE:	\$368,429

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Long Grove, IL 60047



Drive Time From Site
To O'Hare: 37.51 Min

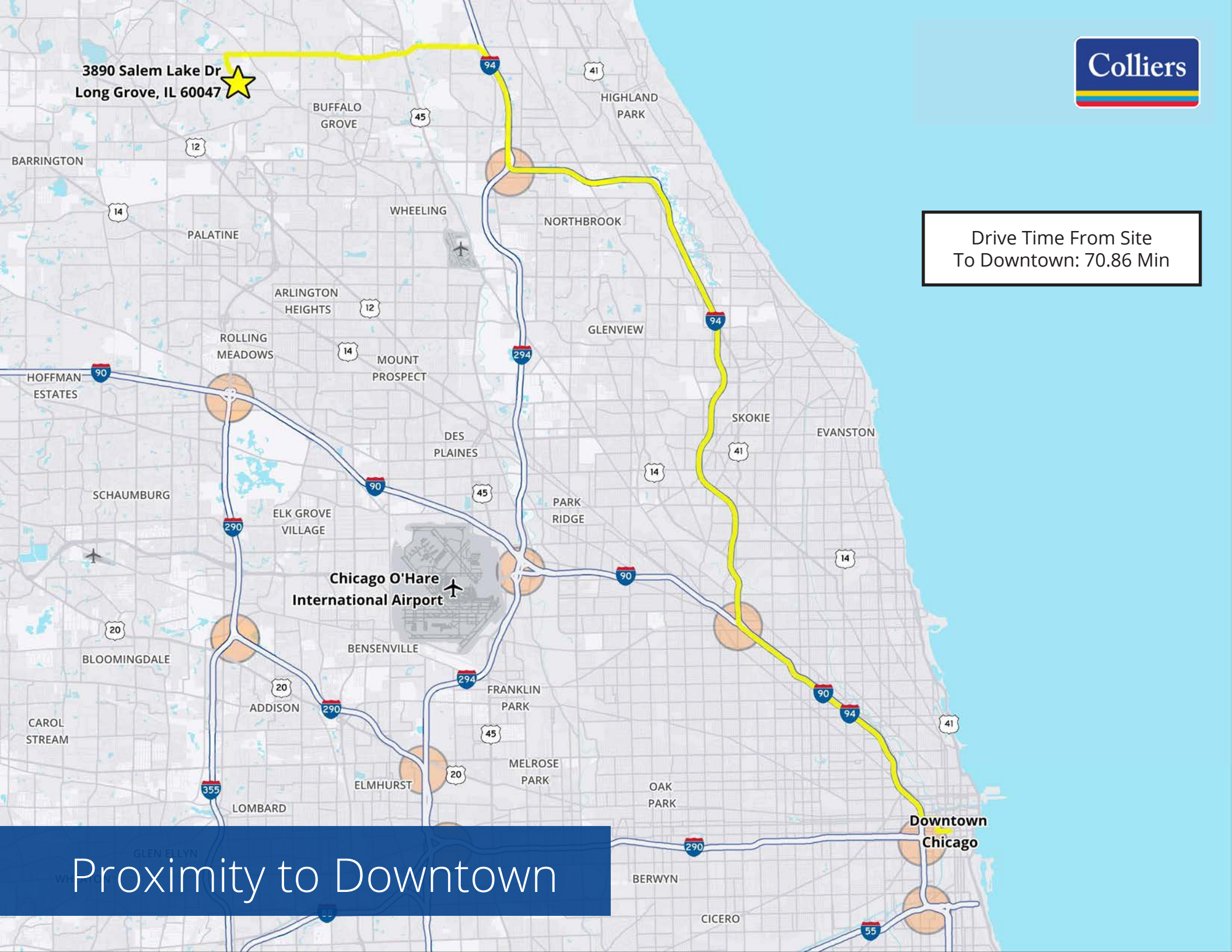


Proximity to O'Hare

3890 Salem Lake Dr
Long Grove, IL 60047



Drive Time From Site
To Downtown: 70.86 Min



Proximity to Downtown

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