



2.98 ACRES OF PRIME LAND FOR SALE

20140-20152 N RAND RD (RT 12) DEER PARK, IL

**** ZONED P - PLANNED DEVELOPMENT ****

ASKING PRICE: \$1,900,000 (\$14.63 PSF)



2.98 Acres with 176 feet of frontage on US Route 12 in Deer Park, IL

Located on busy Rand Rd (US Rt 12) just North of Lake-Cook Road

Prepared by:

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RAND RD (US RT 12) 2.98 ACRES FOR SALE



New Development Opportunity in Deer Park ,IL

2.98 Acres Located on Rand Rd just North of Lake Cook Rd in Deer Park,IL

20140 N. Rand Rd	69,202	1.589	14-35-300-031
20152 N. Rand Rd.	60,118	1.380	14-35-300-030

ZONING:

Zoned P - Planned Development for uses compatible with General Business District
(See pages 7-9 for allowed uses)

PROPERTY DETAILS:

- 176 feet of frontage on US Route 12
- Traffic Counts of 44,940 Vehicles Per Day on Rand Rd (US Route 12)
- Located just North of Lake Cook Road
- Currently Zoned Zoned P - Planned Development for uses compatible with General Business District
- Taxes payable in 2021 = \$20,930.90

DEMOGRAPHICS (2021)

	2 Mile	5 Miles	10 Miles
• Total Population	29,337	202,566	665,998
• Median HH Income	\$107,859	\$134,571	\$127,740

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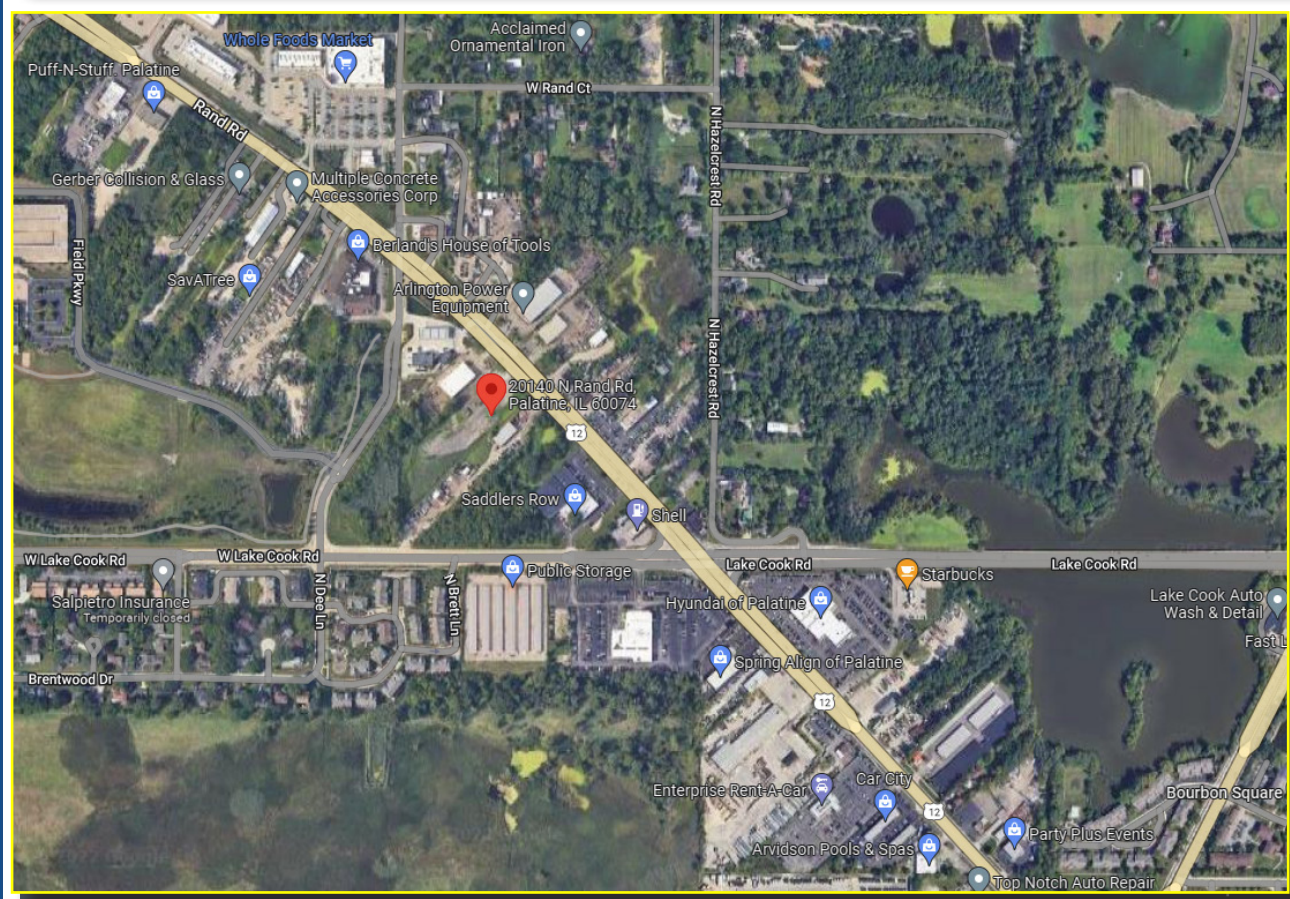
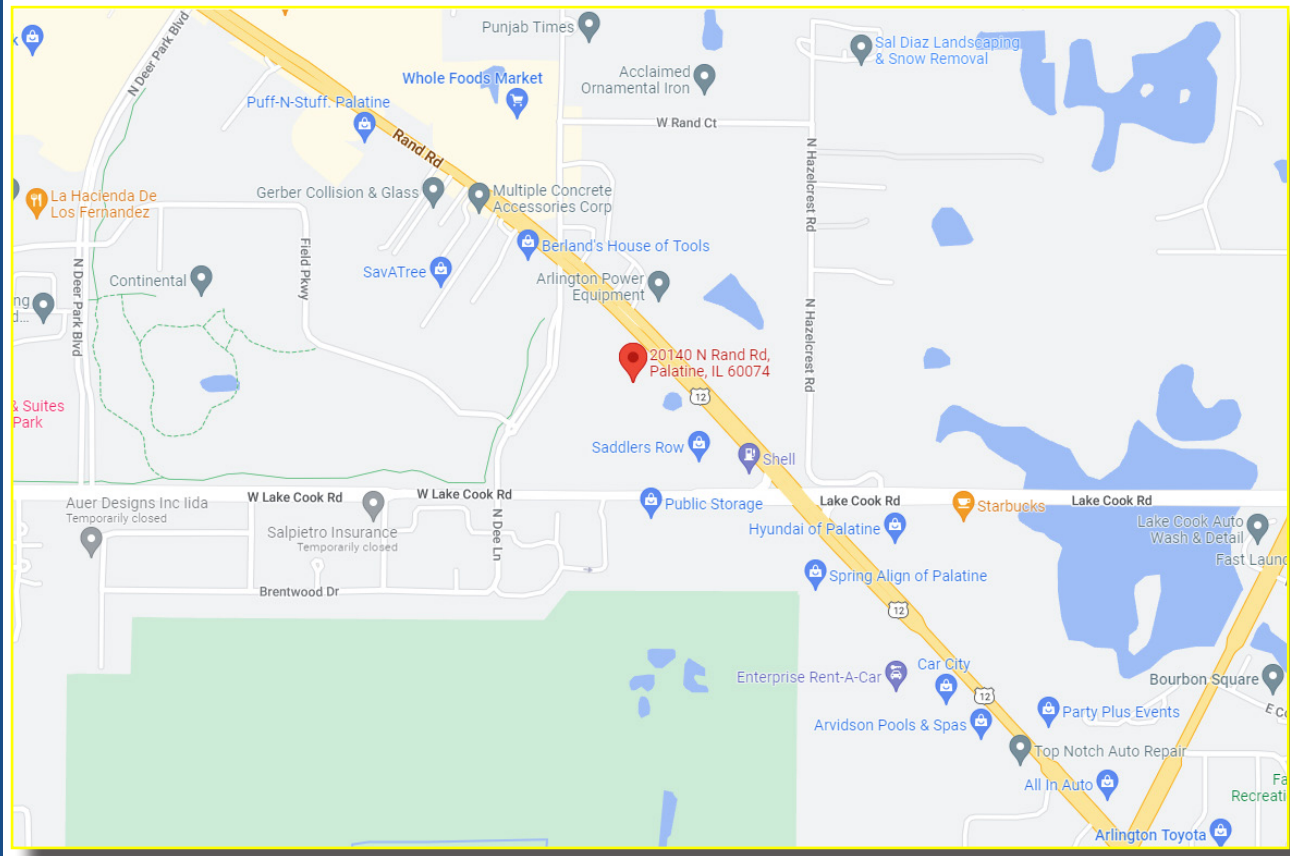
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Commercial**
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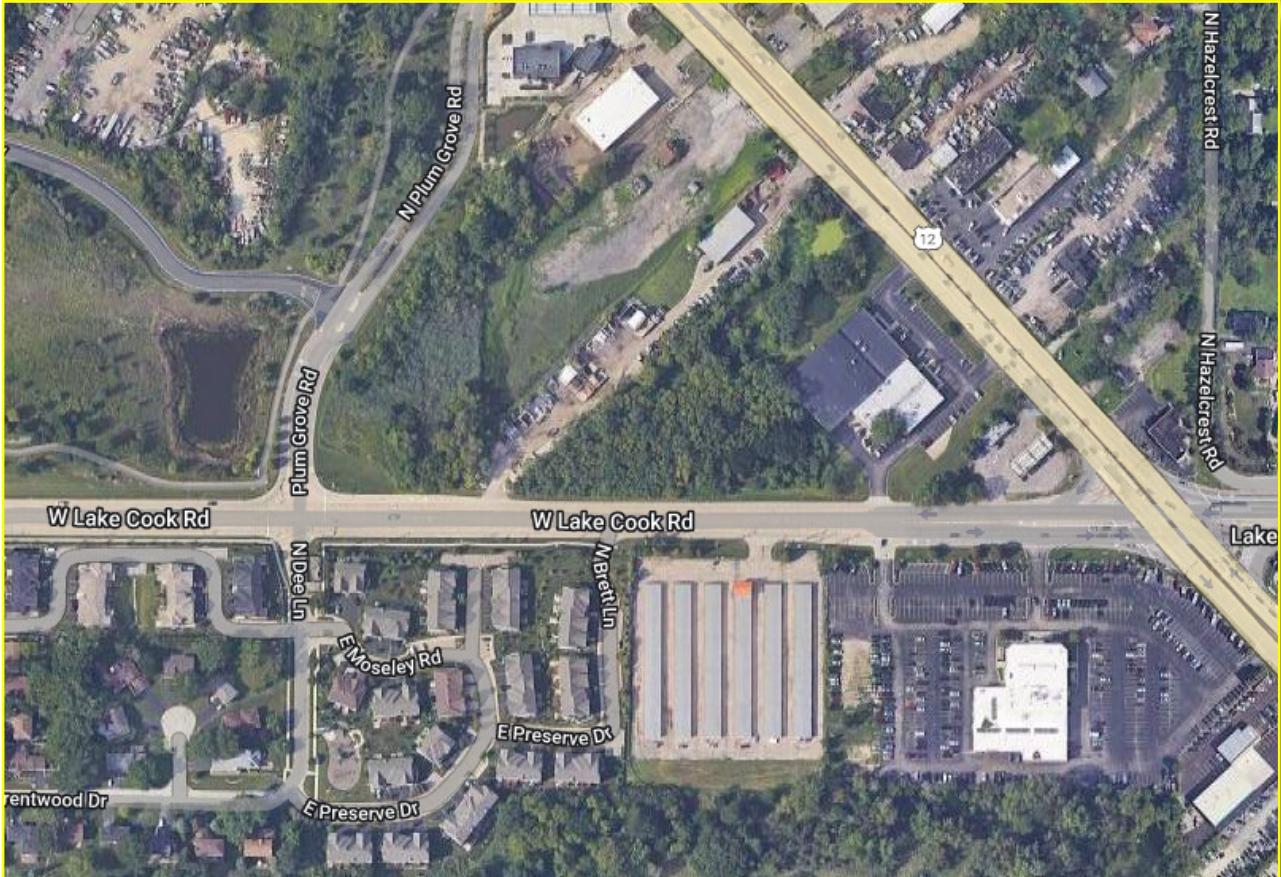
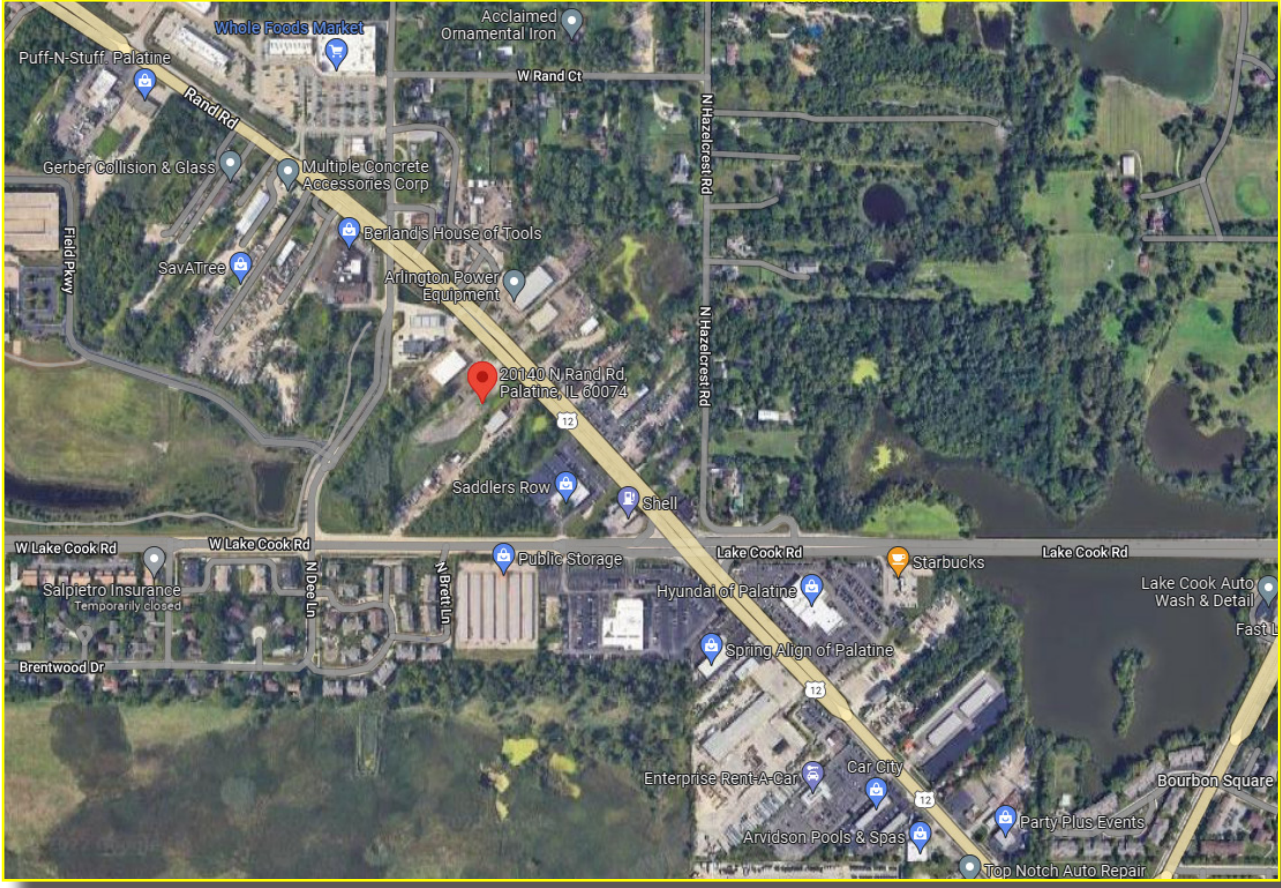
■ 2.98 Acres For Sale





- LEASING
- SALES
- TENANT ADVISORY
- MANAGEMENT

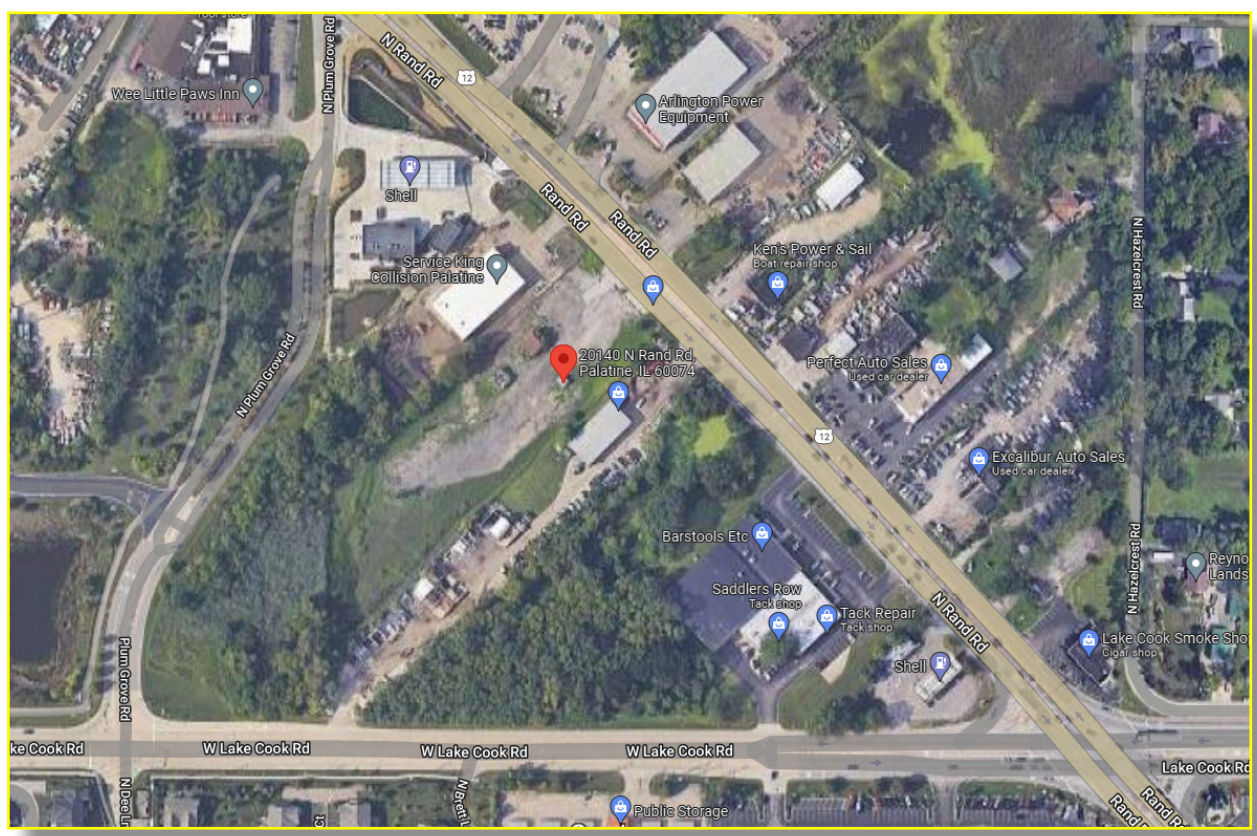
■ 2.98 Acres For Sale



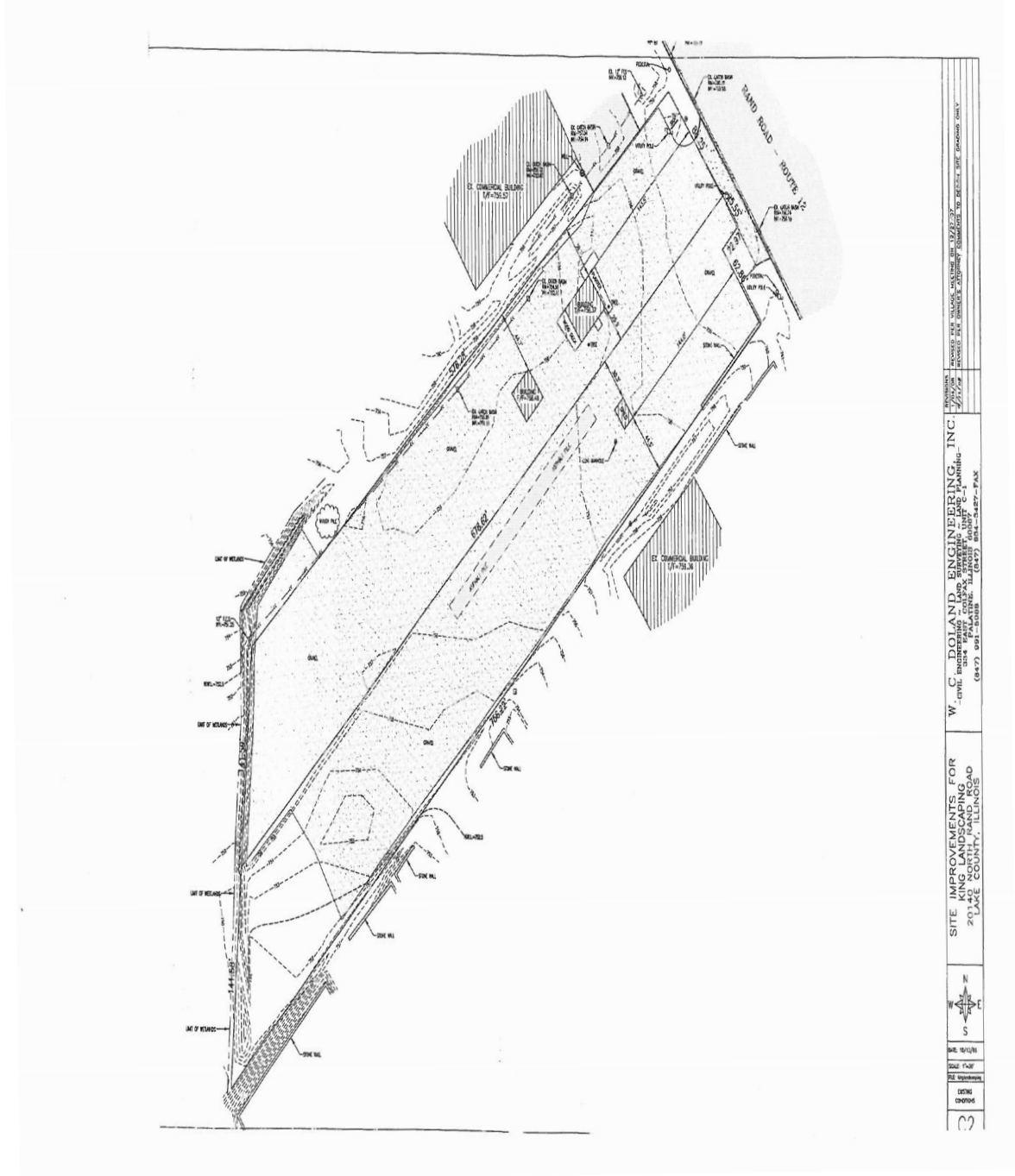


- LEASING
- SALES
- TENANT ADVISORY
- MANAGEMENT

■ 2.98 Acres For Sale



■ Property Survey



■ ZONING USES

Potential uses would include:

Free-standing or multi-tenant retail
Florist shop & greenhouses
Garden supply
Restaurants
Auto sales & service
Car wash
Medical office
single-family dwellings, attached single-family dwellings
(townhomes, rowhomes, duplexes)

Permitted uses in General Business District: (Per village code)

The GB District is established to provide for professional office, retail, and service establishments which offer a wide range of goods and services in locations which abut or front, and have access to, either directly or via frontage roads, heavily traveled major arterial roadways. The following regulations govern the GB General Business District:

(A) Use Regulations:

(1) Permitted Uses:

- (a) Antique shops.
- (b) Art supply stores including picture framing conducted on the premises for retail trade.
- (c) Athletic and health clubs.
- (d) Auction rooms.
- (e) Bakeries, where all goods are sold on the premises at retail.
- (f) Banks and financial institutions (including drive-in facilities).
- (g) Barber shops and beauty parlors.
- (h) Bicycle sales, rental and repairs.
- (i) Book or stationery stores.
- (j) Business, music, dance or commercial schools.
- (k) Camera and photographic supply stores.
- (l) Carpet, rug and tile stores.
- (m) Catering establishments.
- (n) Department, furniture and home appliance stores.
- (o) Drapery and fabric stores.
- (p) Dressmaking establishments.
- (q) Drug stores.
- (r) Dry cleaners employing facilities for not more than 1,000 pounds of dry

■ ZONING USES

- (s) Dry goods stores.
 - (t) Electrical appliance shops and repair.
 - (u) Employment agencies.
- Title XV
(Rev. 01/21) 15-158-27
- (v) Florist shops and greenhouses for retail trade only.
 - (w) Food stores and supermarkets.
 - (x) Furniture stores and home appliance stores.
 - (y) Furrier shop.
 - (z) Garden supply and seed stores.
 - (aa) Gift shops.
 - (bb) Hardware store.
 - (cc) Hobby and handicraft shops.
 - (dd) Interior decorating shops.
 - (ee) Jewelry stores, including watch repair.
 - (ff) Leather goods and luggage stores.
 - (gg) Meat markets or poultry stores, if no slaughter or stripping is involved; delicatessens and specialty food stores.
 - (hh) Medical and dental clinics.
 - (ii) Music stores, including sheet music and phonograph record sales and instrument sales and repairs.
 - (jj) Optician and optical goods stores.
 - (kk) Paint and wallpaper stores.
 - (ll) Painting and decorating shops. Sales only.
 - (mm) Pet shop or animal hospital when conducted wholly within an enclosed building.
 - (nn) Photographers or artists' studios, including development and printing of photographs, when conducted on the premises as part of the retail business.
 - (oo) Professional or service offices.
 - (pp) Radio broadcasting station.
 - (qq) Rental agencies.
 - (rr) Restaurants, but not including drive-in, carry-out or fast food establishments.
 - (ss) Retail stores and services
 - (tt) Shoe repair shops.
 - (uu) Single family detached dwellings and attached multi-family dwellings but only as part of a mixed use planned development in accordance with Chapter 153 of this Code.
 - (vv) Sporting goods stores.
 - (ww) Tailor and dressmaking shops.
 - (xx) Taxi service stations.
 - (yy) Telegraph service stations.
 - (zz) Telephone buildings.
 - (aaa) Temporary building incidental only to construction of a permitted use.
 - (bbb) Tobacco shops.
 - (ccc) Toy stores.
 - (ddd) Travel bureaus.

■ ZONING USES

(eee) Wearing apparelshops.

(fff) Wholesale establishments excluding any building for which the principal use is storage warehousing.

(ggg) Archery ranges, bowling alleys, billiard parlors, miniature golf links, swimming pools, tennis courts, and other like facilities.

Adult-use cannabis dispensing organizations (subject to the location restrictions outlined in Section 158.27A(2)(b)(6)).

(2) Auditoriums.

(3) Automobile sales and service shops conducted wholly within a completely enclosed building as one integrated business operation, including but not limited to automobile painting, upholstery, rebuilding, or body and fender work. However, in all cases where junk vehicles are temporarily stored on the business property, they shall be stored within the boundaries of a 10-foot high solid core fence, designed and constructed in a manner so as to prevent persons who may pass by the business operation from being able to view any of the temporarily stored vehicles, and the 10-foot high solid core fence shall be designed and constructed in a manner aesthetically acceptable to the Village. The term temporarily herein means any period of time which does not exceed one month. Over one month is beyond the limits of temporarily.

(4) Automobile washing facilities, rollover or conveyor.

(5) Convenience food stores.

(6) Hotel or motel, including dining and meeting rooms.

(7) Medical and dental clinics.

(8) Museums.

(9) Restaurants of the drive-in, carry-out or fast-food type.

(10) Taverns, music/night clubs as part of a mixed use planned development in accordance with Chapter 153 of this Code.

(11) Theaters (in-door only).

(12) Business parks, comprised of offices, laboratories, showrooms or warehousing and related uses for wholesale and service businesses.

(13) Churches.

(14) Antennas and towers.

(15) Country clubs.

(16) Golf courses.

(17) Public uses, including fire station, police station, school, vehicle garages and other governmentaluses.

(18) Automated teller machines(ATMs).