

FOR SALE -VACANT LAND

Lombard, IL 60148 – NWQ North Ave and Grace Street

Open to Offers

Traffic Count 45,000 VPD IDOT

B-4 Zoning - wide variety of use

**Full parcel is about 5.6 acres mol including wetlands. Potential Division
Potential Buildable up to approximately 3-acres, subject to desired end use and building codes.**

Approx 588 foot buildable road frontage on North Avenue (SR 64)

Cross-Access to Grace St. stoplight intersection via the adjacent Starbucks Center and former CVS.

**DuPage County Taxes
1.5 miles to I-355**

PIN 03-32-301-036-0000



Demographics – Est 2021

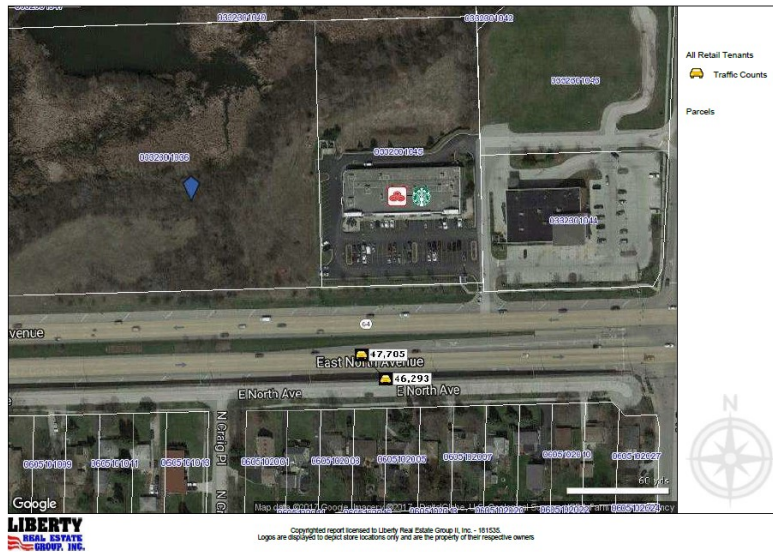
	<u>1 mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Average HH Income	\$ 104,034	\$ 102,910	\$ 113,097
Total Population	7,730	102,384	298,067
Daytime Population-Workers	5,822	46,306	160,167

Information contained in this flyer is subject to change and revision

For Marketing Package and Details Contact:

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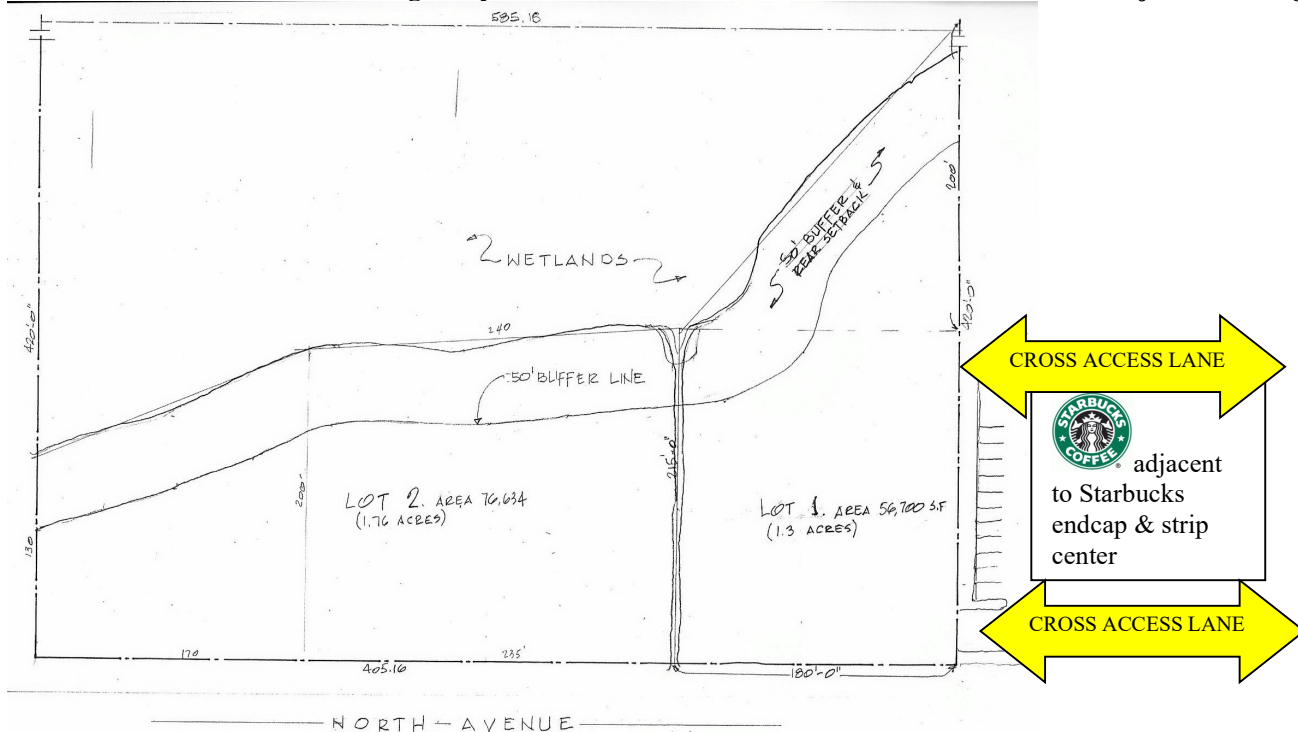
Subject land is immediately adjacent to the Starbucks endcap in the retail center with cross access from Grace Street from behind and front of both the former CVS and the retail center, plus shared cross access from North Avenue. At time of rendering a 50' Wetland Buffer was required, which is subject to change. This would subject to further discussion with officials about any specific proposed use. The property is in the B4 zoning of Lombard, allowing for the broadest permitted uses in the B4 zoning category, including automotive, daycare, mixed uses and more.

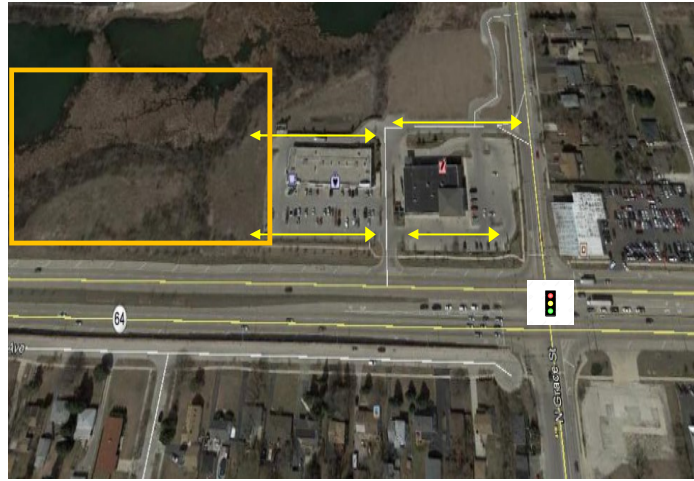


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Total parcel size is roughly 5.64 acres mol which includes wetlands in the rear part of the parcel.

Potential land division of existing full parcel. Based on a 50' wetlands buffer zone and Subject to Change:





Cross Access Points



View from North Avenue

View from Starbucks center parking lot



Vacant Land NWQ North and Grace, Lombard IL 60148

Stubbed cross access from Starbucks shopping center



View from east boundary of land to Grace Street intersection



From North Avenue Curb Cut



Cross Access through CVS site



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