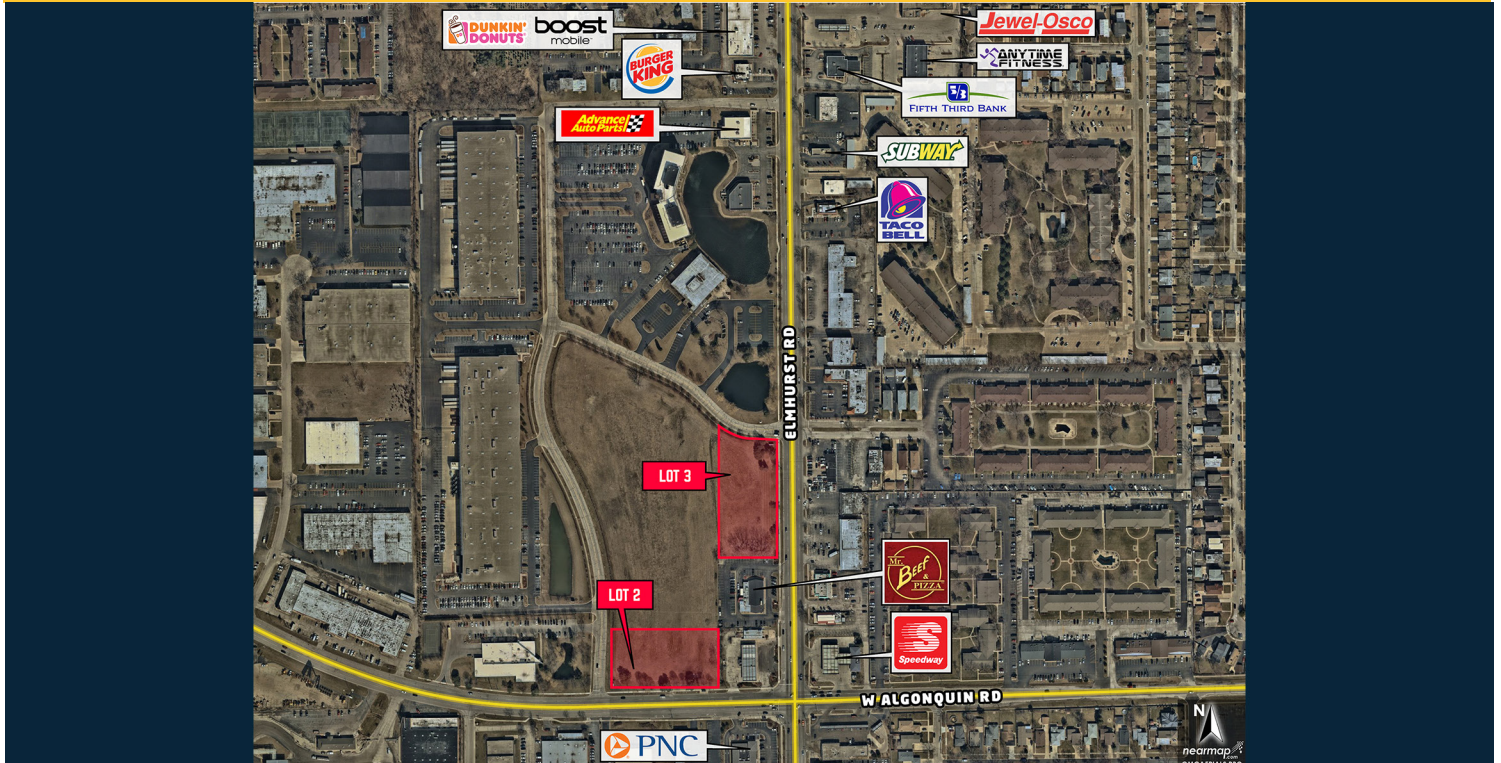




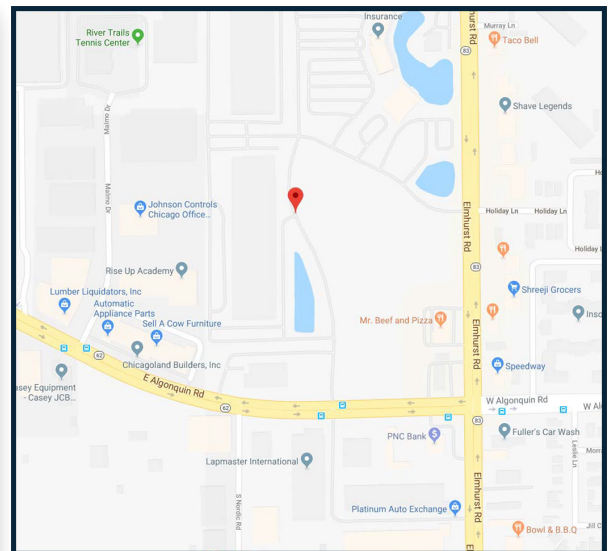
FOR SALE

1.4 Acre Retail Parcel (Lot 2)
Mount Prospect, IL

Northeast Corner of Algonquin Rd. and Wall St., Mount Prospect, Illinois



- Excellent infill corner parcel in strong retail trade area
- Zoned B-3 in the Village of Mount Prospect
- All utilities available at the site
- Off-site stormwater retention
- Excellent traffic count (over 22,000 vehicles/day)
- 322' of frontage on Algonquin Road
- Great demographics - see numbers below



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

The Butler Group | 243 Burlington Ave, Clarendon Hills, IL 60514 | Phone 630.321.9500 | Fax 630.321.9501 | Email bbutler@thebutlergroup.net

The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

FOR SALE

1.4-Acre Retail Corner Parcel

Mount Prospect, IL

- Location:** The subject property is located at the northeast corner of Algonquin Road and Wall Street in Mount Prospect, IL
- Plot:** Mostly rectangular parcel with 322.49 feet of frontage on Algonquin Road and 194.69 feet of frontage on Wall Street. Total area is 61,732 square feet or 1.41 acres (see attached survey)
- Zoning:** The property is zoned B-3 in the Village of Mount Prospect
- Utilities:** All utilities - water, sewer, gas & electric - are available at the site
- Storm Water:** Stormwater retention is provided for in an offsite common area retention pond with two other adjoining parcels
- Traffic counts:** Elmhurst Road average daily count is 22,400 vehicles (taken in 2016)
- Demographics:** (Full report available)
- | | 1 mi. | 3 mi. | 5 mi. |
|-----------------------|----------|----------|----------|
| Avg. household income | \$80,859 | \$92,888 | \$98,155 |
| Population | 17,706 | 107,305 | 250,734 |
- Asking Price:** \$14.00 per square foot, or \$860,000.00
- Comment:** This site is ideal for a variety of retail uses including freestanding restaurant, retail shopping center, bank facility, automotive-related uses
- Available 2.0 Acre Parcel:** There is also a 2.0 acre parcel available 250 feet north of this parcel at the southwest corner of Elmhurst Road (Rt. 83) and LaSalle Street. Call The Butler Group for additional information.

FOR ADDITIONAL INFORMATION

Brian Butler

Phone
630.321.9500

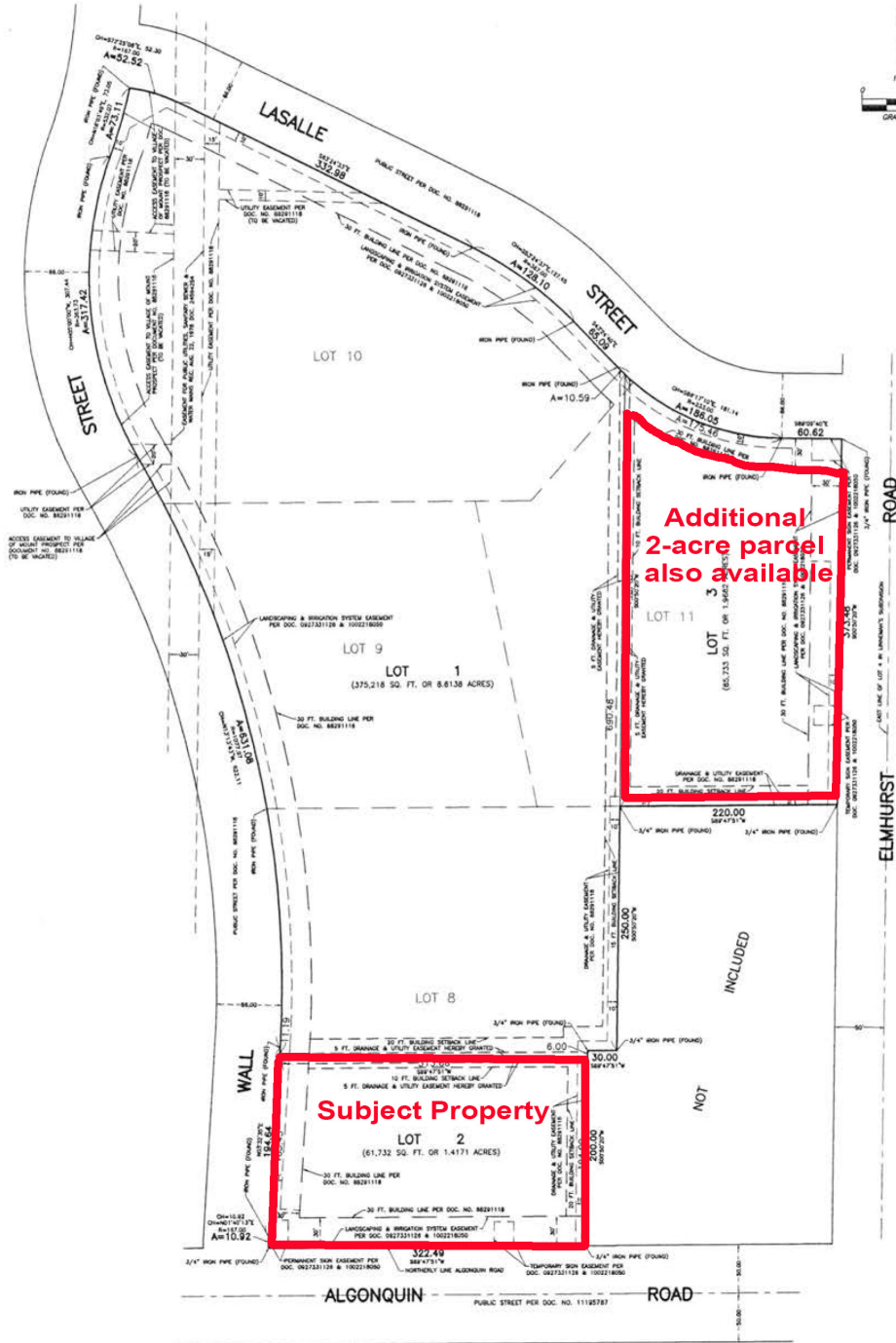
Fax
630.321.9501

Email
bbutler@thebutlergroup.net

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LAKE CENTER PLAZA RESUBDIVISION NO. 4

BEING A RESUBDIVISION OF LOTS 8, 9, 10 AND 11 IN LAKE CENTER PLAZA, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS



DRAWN BY: BJC
 PAGE: 1 OF 2
 ORDER NO.: 170066
 FILE: 23-41-11
 PROJECT NO.: 289

PREPARED BY:
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ELMHURST RD

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LOT 2

LOT 4

Jewel-Osco

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