



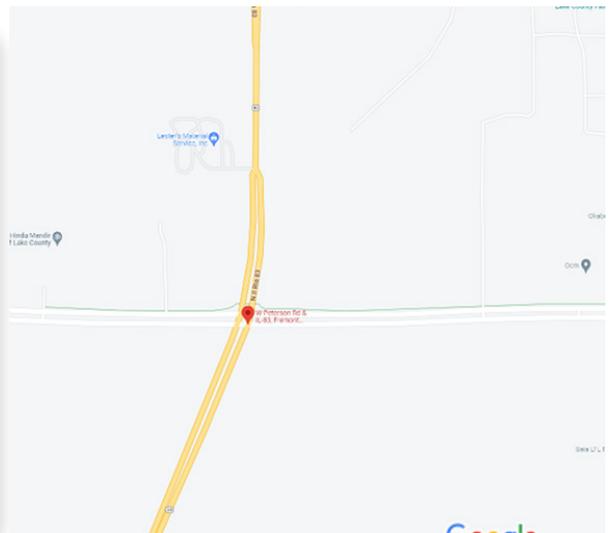
FOR SALE

7.4 Acre Corner Parcel
Grayslake, Illinois

NW Corner of Peterson Road and Rt. 83, Grayslake, Illinois



- Signalized intersection
- All utilities available at the site
- High-growth industrial area
- Gateway to Cornerstone and Grayslake Business Parks
- Zoned MX (mixed use) in Grayslake
- Potential uses include retail, pad sites, truck maintenance/parking facility, self-storage



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

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7.4 Acre Corner Parcel Grayslake, Illinois

- Location:** The subject property is located at the northwest corner of Peterson Road and Illinois Rt. 83 in Grayslake, Illinois. The property is located 3.4 miles from the full interchange at I-294 and Buckley Road.
- Plot:** Mostly rectangular parcel with 824 feet of frontage on Rt. 83 and 346 feet of frontage on Peterson Road for a total area of 7.40 acres. (See attached survey.)
- Zoning:** The property is zoned MX (mixed use) in the village of Grayslake. The zoning allows a multitude of commercial uses.
- Traffic counts:** Peterson Road: 19,000 average daily count
Route 83: 6,300 average daily count
- 2021 Real Estate Taxes:** Pin 10-11-200-026 \$212.36
- Asking Price:** \$5.65 per square foot or \$1,792,533.96
- Comment:** A corner parcel, this property is an excellent location for retail development to support the existing and future surrounding industrial development. Specifically, for pad sites or freestanding fast food restaurants. Other uses could include truck maintenance/storage yard, or self-storage.
- Surrounding Development:** The property is surrounded by two business parks that total 1,734 acres. Cornerstone Business Park is 640 acres and has completed its first building, owned by the Medline Corporation, which contains 1.4 million square feet. Grayslake Business park contains 1,094 acres and is being developed around a 300,000 square foot Federal Express facility.
- The property is also located across Peterson Road from the proposed 700-acre Ivanhoe Village master-planned community being developed by the Wirtz family. The plan includes 1,200 single-family homes, 600 townhomes, 800 multi-family units and 600 age-targeted residences.

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