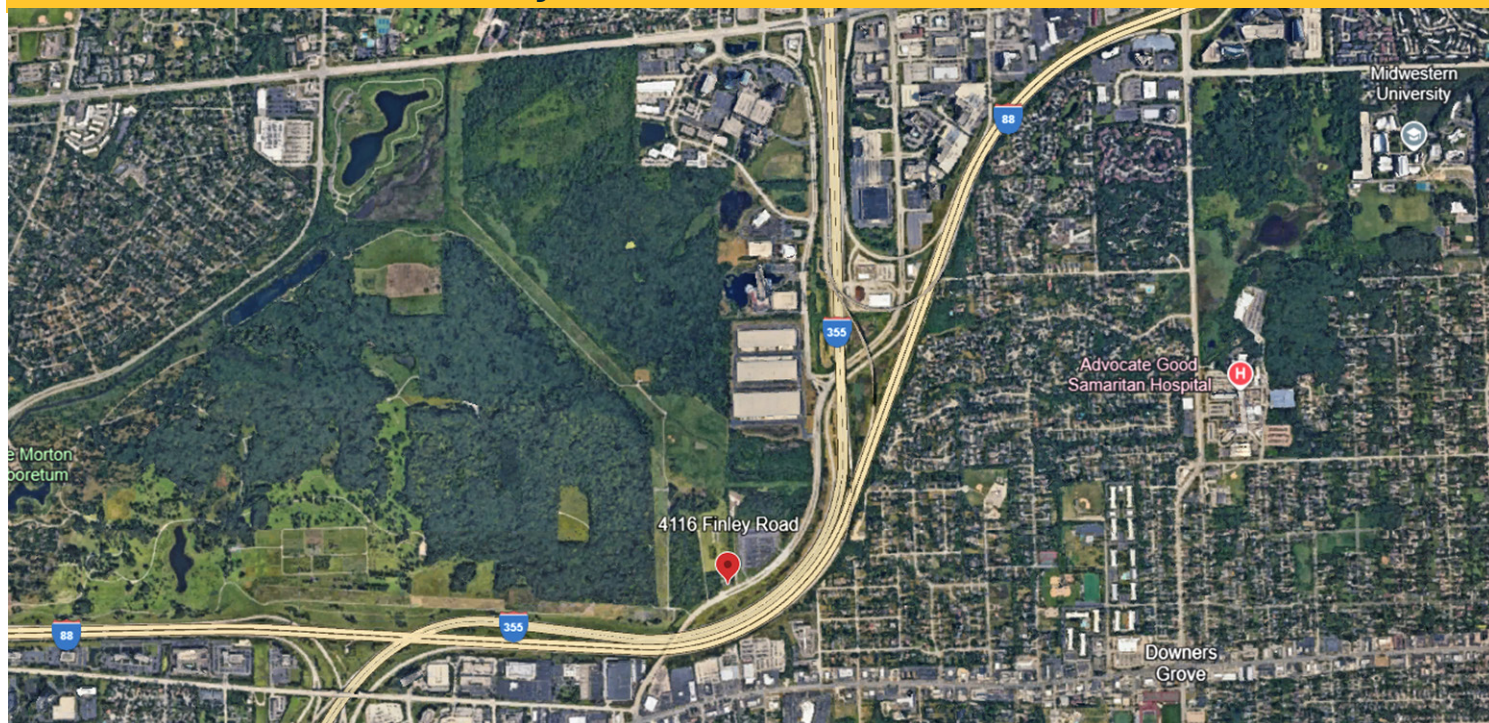




FOR SALE

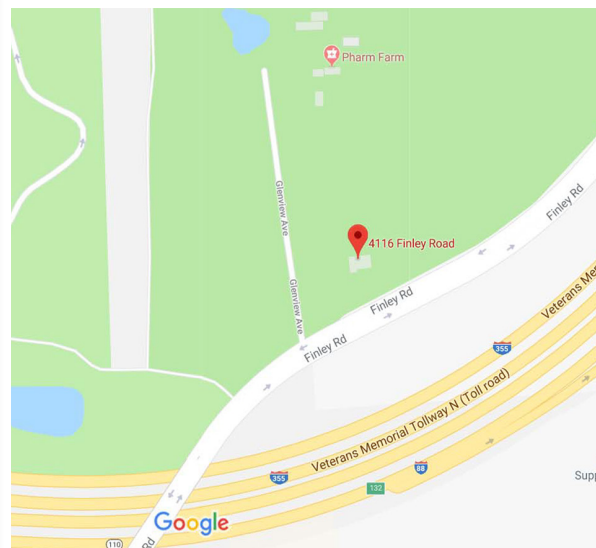
2.26 Acre Commercial Parcel
Downers Grove, IL

4116 Finley Road, Downers Grove, Illinois



- Rare 2.26 acre parcel located on the west side of Finley road between Ogden Avenue (Rt. 34), and Butterfield Road (Rt. 56).
- Zoned ORM (Office Research Manufacturing) in the village of Downers Grove
- Great demographics:

	<u>1 mile</u>	<u>3 miles</u>
Avg. HH income	\$112,700	\$101,590
Population	4,503	80,995
- Excellent exposure to I-355 and I-88 with over 300,000 vehicles daily.



THE BUTLER GROUP

FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

1108 Woodview Road, Burr Ridge, Illinois 60527 | Phone 630.334.9500 | bbutler@thebutlergroup.net | www.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

2.26 Acre Commercial Parcel Downers Grove, Illinois

Location:	4116 Finley Road. The property is located on the west side of Finley Road, 1/4 mile north of Ogden Avenue and 1.5 miles south of Butterfield Road in Downers Grove, IL		
Plot:	Mostly rectangular parcel with 346.50 feet of frontage on Finley Road, 335 feet on the north boundary, and 315.74 feet on the south boundary. The total area is approximately 2.26 acres or 98,445 square feet.		
Zoning:	The property is zoned ORM (Office Research Manufacturing) in the village of Downers Grove.		
Traffic counts:	Finley Road (2023 counts) — 10,900 Average Daily Count		
Demographics:		<u>1 mi.</u>	<u>3 mi.</u>
	Avg. household income	\$112,700	\$101,590
	Population	4,503	80,995
Utilities:	Utilities are available to the site. See attached utility plan		
Access:	Finley Road access: Full curb cut with both northbound and southbound access		
Asking Price:	\$1,100,000.00 or \$11.15 per square foot.		
Comment:	This site is ideal for medical office, daycare, self-storage or flex warehouse.		

FOR ADDITIONAL INFORMATION

Brian Butler

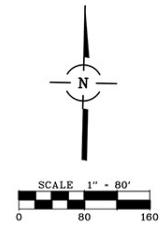
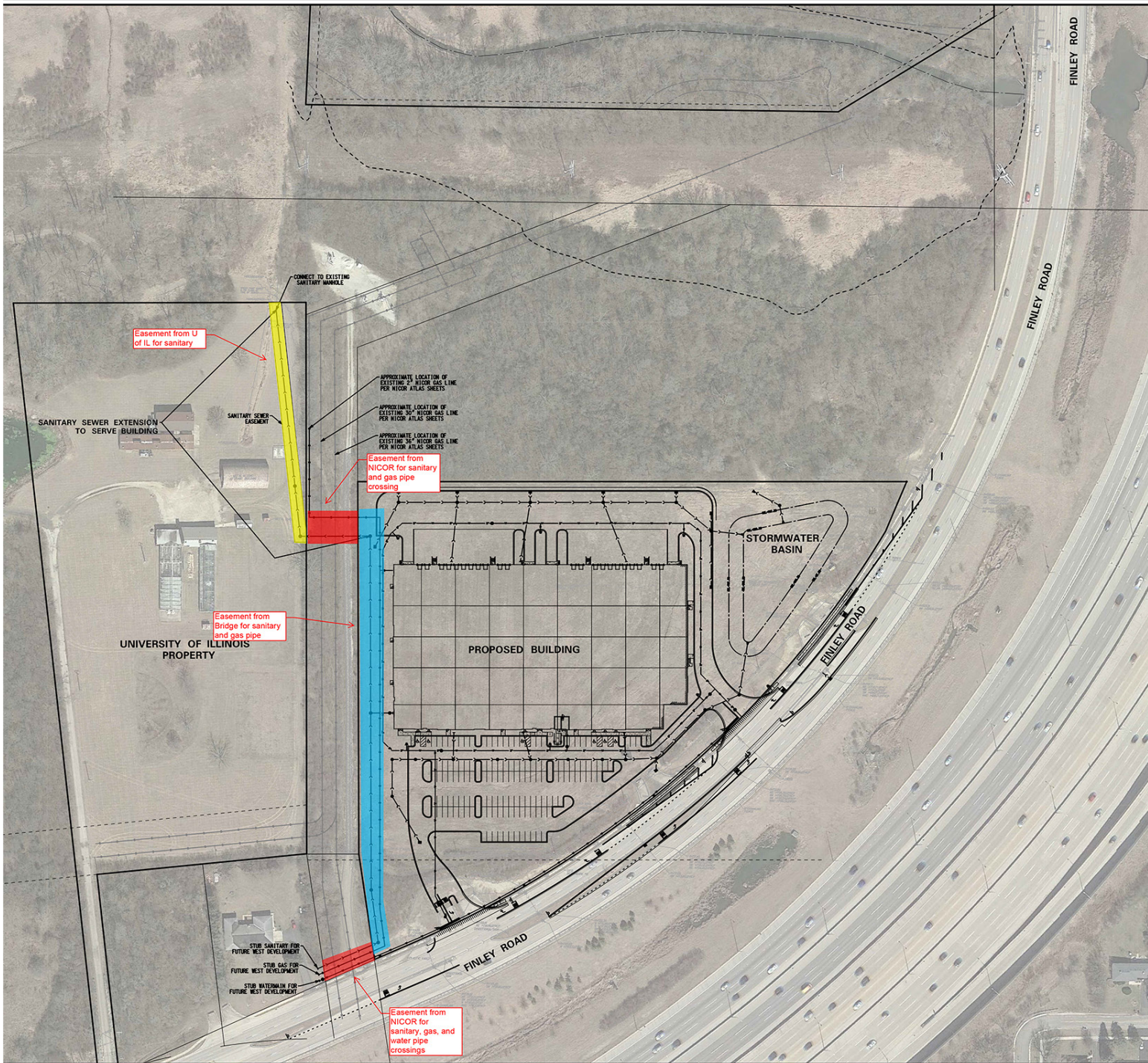
Phone

630.334.9500

Email

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NO.	DATE	REMARKS

NO.	DATE	REMARKS

OFFSITE UTILITY PLAN

DOWNERS GROVE PHASE II

DOWNERS GROVE, ILLINOIS

CONSULTING ENGINEERS

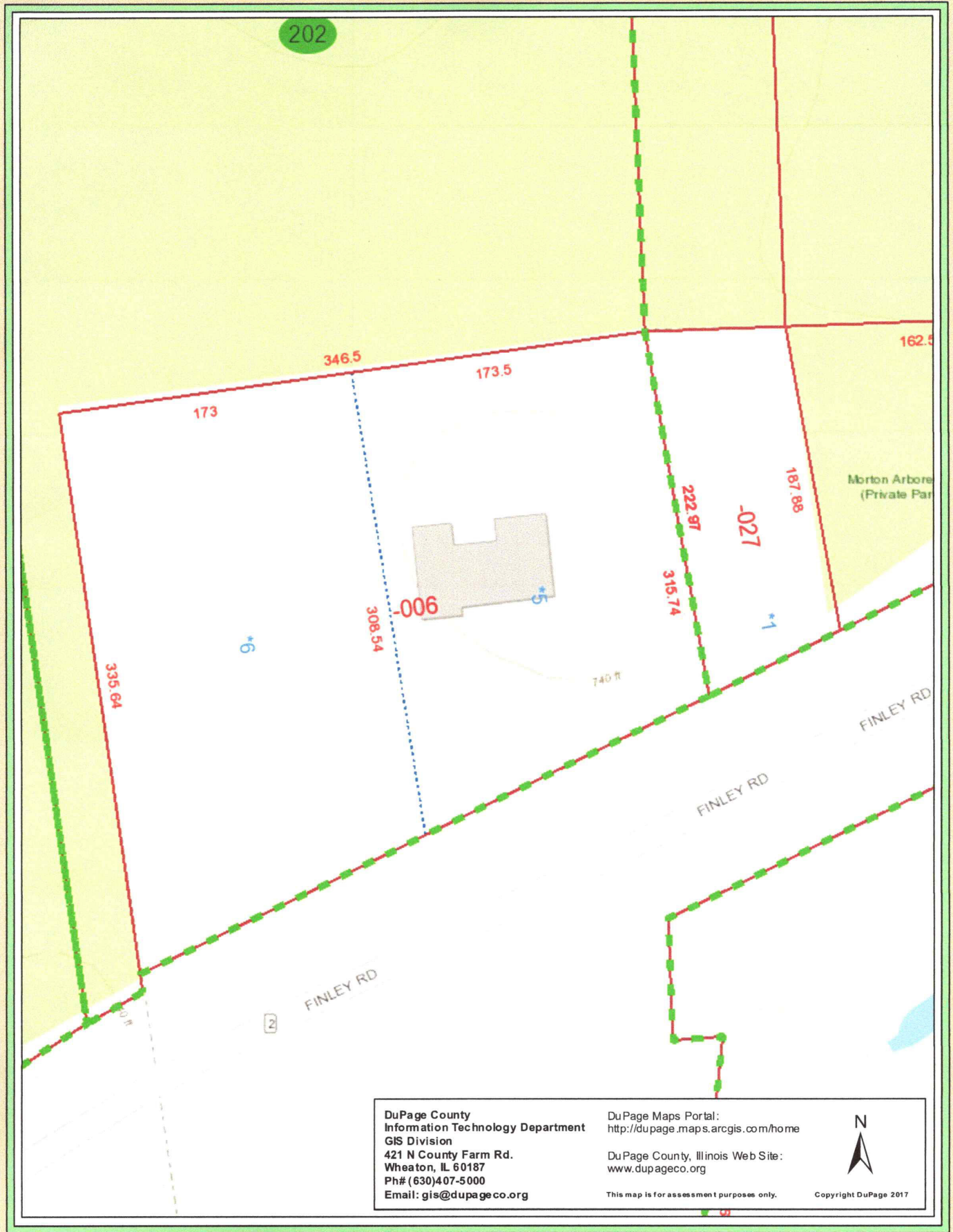
SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

933 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 694-4000 Fax: (847) 694-4065



FILENAME: 2529.04OFFSITE-UT
DATE: 07/10/19
JOB NO. 2529.04
SHEET EXHIBIT 1 OF 1





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