

# For Sale

5 Acre Land Site

# SWQ North Avenue & Route 59

West Chicago, IL 60185



- 5 acres available just south of two heavily trafficked arterials: Route 64 & Route 59
- No Menards restrictions
- Off site detention
- East of Dupage County Airport
- Area retailers include Dunkin Donuts, Subway, McDonald's, Dollar Tree, Fifth Third Bank, Steak n' Shake and Hardee's
- Asking Price: \$1,490,000

## DEMOGRAPHIC SUMMARY

	RADIUS		
	1 MILE	3 MILES	5 MILES
AVERAGE HHI	\$106,201	\$112,893	\$113,602
DAYTIME POPULATION	8,863	30,104	115,633
RESIDENTIAL POPULATION	6,957	44,205	144,257

## TRAFFIC COUNTS

W. NORTH AVENUE	38,600 VPD
ROUTE 59	25,400 VPD

Trevor Jack  
312.275.3128  
trevor@baumrealty.com

Mark Fredericks  
312.275.3109  
mark@baumrealty.com

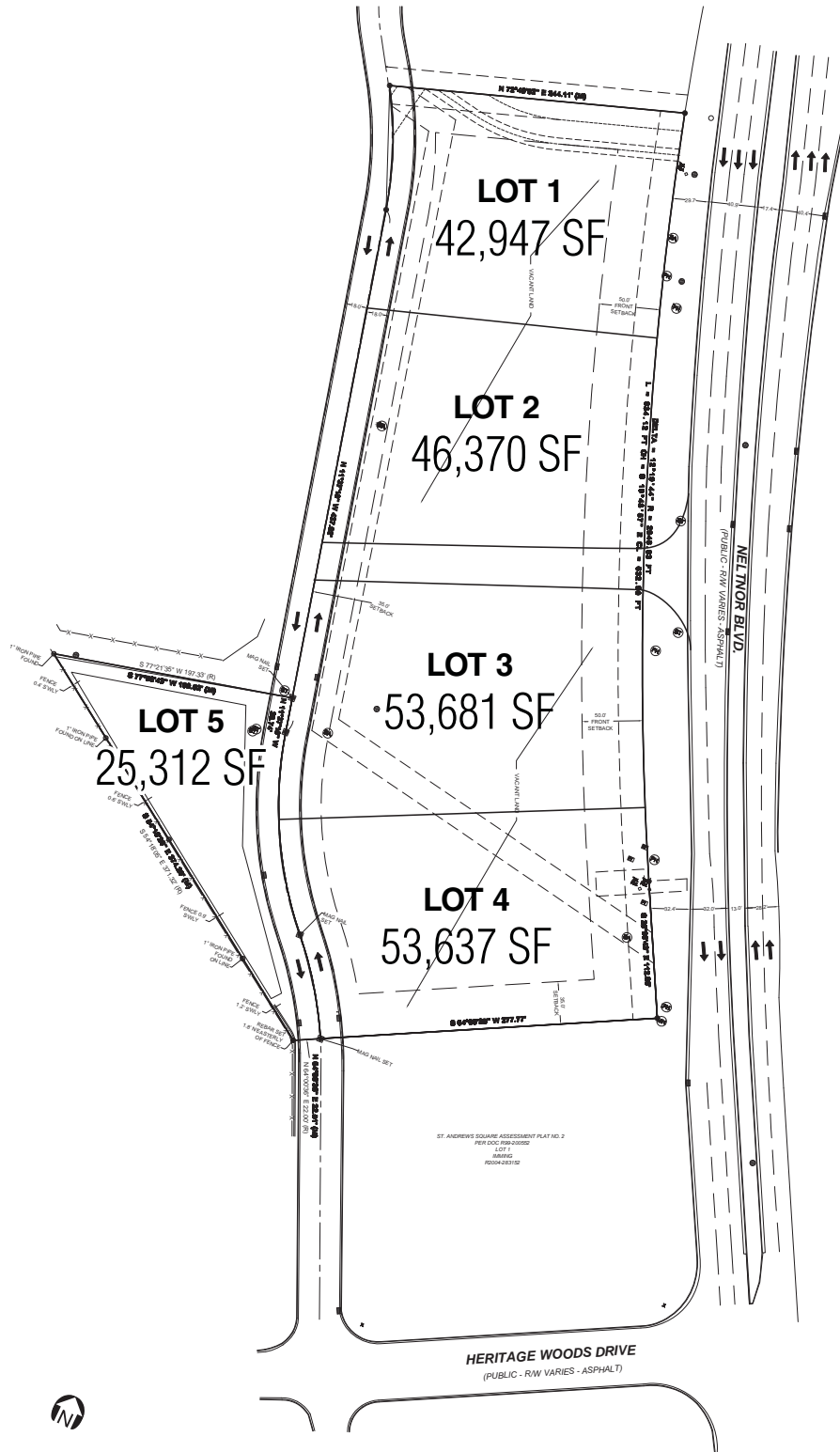


# For Sale

5 Acre Land Site

# SWQ North Avenue & Route 59

West Chicago, IL 60185



Trevor Jack  
312.275.3128  
trevor@baumrealty.com

Mark Fredericks  
312.275.3109  
mark@baumrealty.com





