

E. Riverside Boulevard & N. Alpine Road

LOVES PARK, IL 61111

For Sale

LAND



- ▶ 2 separate land parcels available that are located adjacent to CVS Pharmacy, Sonic and Tommy's Express Car Wash at the intersection of Alpine and Riverside
- ▶ Available ± 2.36 Acre(s):
 - + Parcel #4 1.12 Acres
 - + Parcel #5 1.24 Acres
- ▶ Major retailers include Wal-Mart, Walgreens, Sears and Valley Produce. Area also includes several QSR's such as McDonald's, Taco Bell, Dunkin' Donuts and Burger King

DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Estimated Population	7,181	65,894	151,061
Adj. Daytime Demographics	8,376	65,206	162,710
Estimated Households	3,204	27,321	62,299
Estimated Average Household Income	\$76,863	\$82,053	\$73,505

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6807 Forest Hill Rd
Loves Park, IL

9,600 VPD

5,750 VPD

U-HAUL

NICKEY

rock valley
packaging

AQUA-AEROBIC
SYSTEMS, INC.
A Mowbray Company

Wb Wanless-Brothers
Moving & Storage

Reynolds & Reynolds
appliance

6807 Forest Hill Rd

17,300 VPD

11,500 VPD

Valli
INTERNATIONAL FRESH MARKET

THE SALVATION
ARMY

AMERICAN FREIGHT

Xpert
Complete Auto Care

BatteriesPlus
+
Auto Parts & Accessories

SONIC
America's Drive-In

CVS
pharmacy

W

Fujiya Express
Noodles & Grill

BURGER
KING

bp

22,800 VPD

20,500 VPD

E RIVERSIDE BLVD

25,400 VPD

verizon
boostmobile

Starbucks

TACO
BELL

ATI
Auto Parts & Accessories

ALDI

McDonald's

DQ

Applebee's

N ALPINE RD

GREASE
MONKEY
AMERICA'S
TIRE-AUTOCARE

O'Reilly

Safelite
AutoGlass

U-HAUL

17,900 VPD

Walmart

16,600 VPD