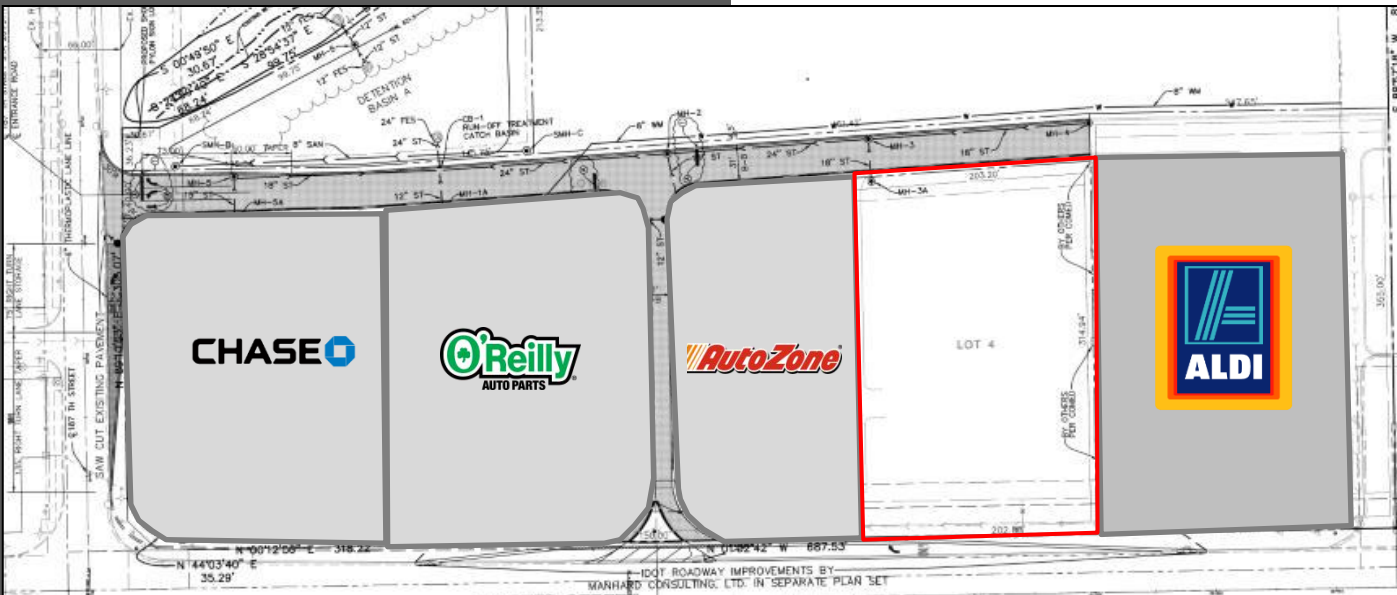
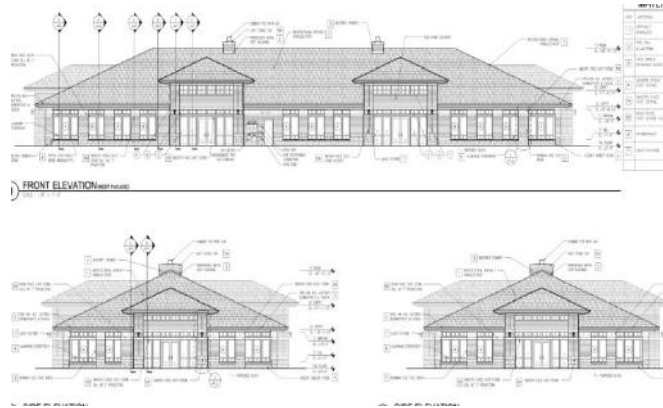




**PROPERTY SPECIFICATIONS**

- Land Price: \$495,000
- Build-to-suit: To be determined
- Lease Rate: Negotiable (TBD)
- Lot Size: approximately 1.44 acres
- Ideal Property Use: Medical, Retail, Restaurant
- Zoning: B-2 (Glenwood)
- Utilities: Electricity, Water, Sanitation, Telephone, Cable, Gas
- Detention: Off-site



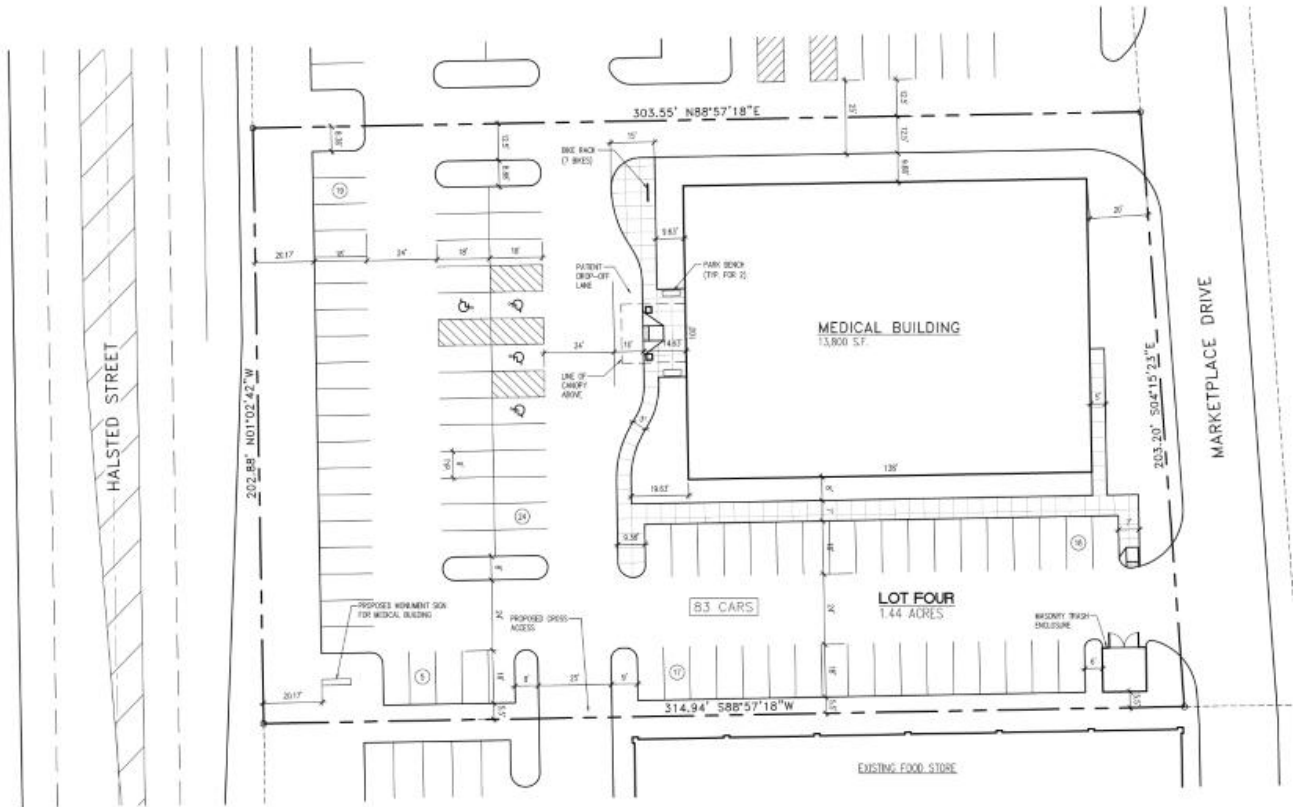
**AREA DEMOGRAPHICS**

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
2015 Total Population:	11,036	63,221	209,207
2015 Households:	3,970	22,539	72,882
2015 Daytime Population:	9,319	69,775	222,524
2015 Avg. HH Income:	\$82,738	\$79,728	\$69,346
Traffic (Halsted & 187 <sup>th</sup> ):	32,555 vehicles per day		

This information has been secured from sources we believe to be reliable, but Landmark Partners Commercial Real Estate, LLC makes no representations or warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



ALTA Survey - not to scale



**SITE PLAN**  
SCALE: 1" = 20'-0"



**SITE ANALYSIS**

LOT FOUR	±1.44 ACRES
MEDICAL BUILDING	13,800 S.F.
PARKING PROVIDED (6 CARS/1000 S.F.)	83 CARS

Conceptual site plan-subject to change

## D I S C L A I M E R   &amp;   A G E N C Y   D I S C L O S U R E

**Disclaimer:** The information contained in the memorandum has been obtained from sources we believe to be reliable; however, Landmark Partners Commercial Real Estate, LLC , nor any of their officers, employees, or agents, has verified, and will not verify, any of the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. This memorandum does not purport to be all-inclusive or to contain all the information which prospective purchaser or lessee may desire. References to square footage , size , demographics, traffic counts or age are approximate. No legal liability is assumed or shall be implied with respect thereto.

The owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the property and to terminate discussions with any party at any time with or without notice.

**Agency Disclosure:** Thomas Turk and Leo Liakatas of Landmark Partners Commercial Real Estate, LLC (“Broker”) is an Illinois Licensed Real Estate Broker and is acting solely on behalf of the Seller/Lessor of the real estate. Any information given to the Broker may be disclosed to the Seller/Lessor

**For more information contact:**

**Thomas Turk**  
**Direct: (847) 649-2661**  
**TomTurk@LPcommercial.com**

**Leo Liakatas**  
**Direct: (847) 649-2670**  
**LLiakatas@LPcommercial.com**



1699 E. Woodfield Road, Suite 202 | Schaumburg, IL 60192  
P: (847) 649-2660 | [www.LPcommercial.com](http://www.LPcommercial.com)