

FOR SALE

2107 S BUSSE ROAD
MOUNT PROSPECT, IL 60056



PROPERTY FEATURES:

- Fully occupied gas station & convenient mart on Busse Road in Mount Prospect, IL
- Roughly 25,000 cars pass the gas station daily
- The gas station is "dark" but will collect rent until April 2023
- Ideal for an owner/user as new buyer has the right to void the current lease
- Easy access from the I-90 Expressway and Algonquin Road
- Asking Price: \$650,000



FOR MORE INFORMATION PLEASE CONTACT:

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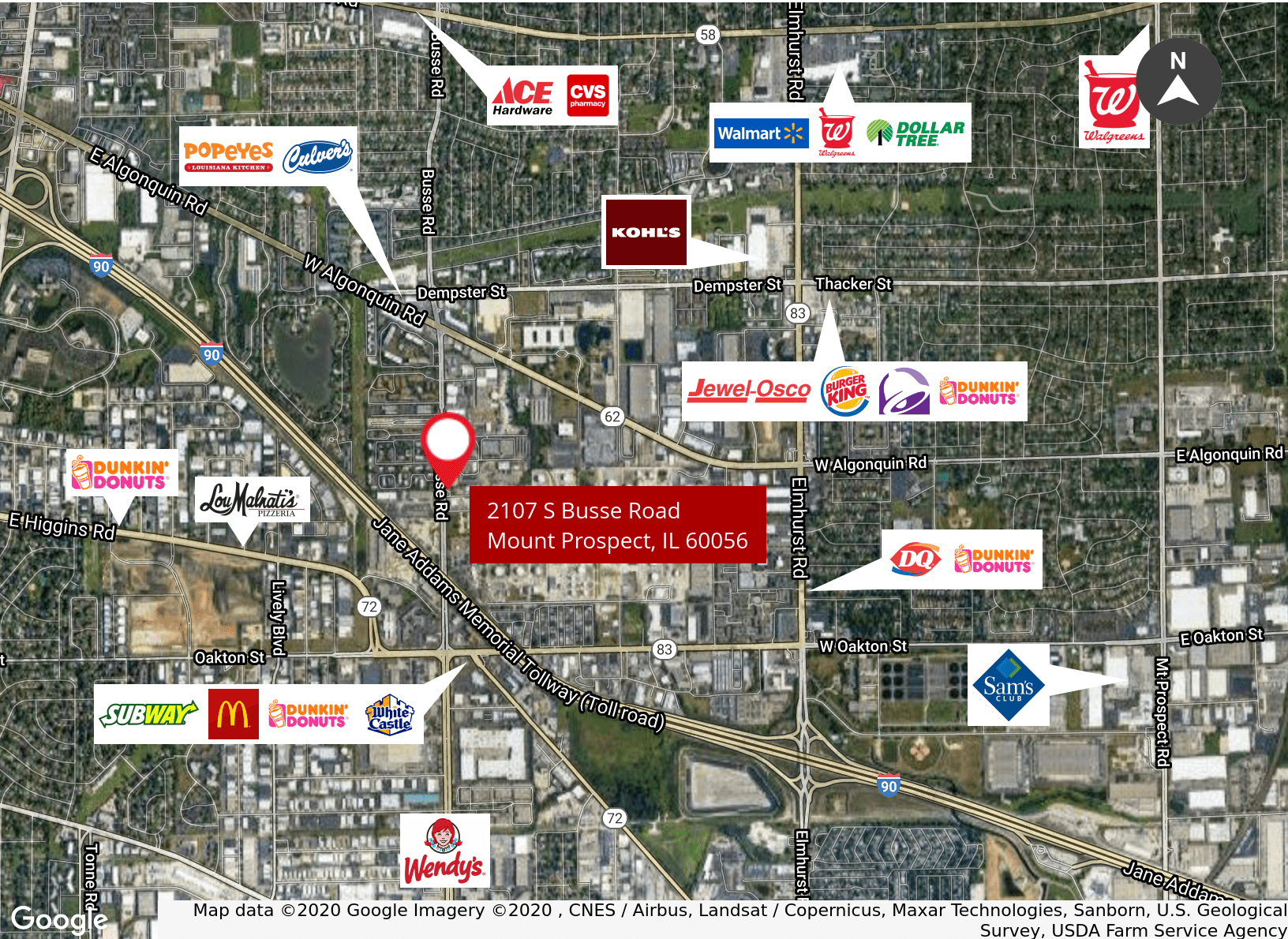
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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Busse Rd & W Mansard Ln N	24,374
I- 90 & S Busse Rd SE	133,178
S Busse Rd & Algonquin Rd	17,800

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,813	37,467	92,648
Total Population	14,694	96,670	241,382
Average HH Income	\$61,613	\$74,755	\$80,625

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