

## NWC ROUTE 31 & MARRIOTT DR

WEST DUNDEE, IL 60118 // LAND FOR SALE



### OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 0.92 Acres

Market: Adjacent to the Courtyard by Marriott, Holiday Inn, Thorton Gas and Alexanders Restaurant

Submarket: Office and Residential serving the Elgin, Carpentersville and West Dundee markets

Price / SF: -

### PROPERTY OVERVIEW

Property is located adjacent to a Very Busy BP Station and Dunkin Doughnuts.

Excellent location for Retail Development. Excellent Exposure!!

### LOCATION OVERVIEW

- Daily Traffic Counts of 29,000 Cars per day
- Close to I-90 and Route 31 Interchange with over 102,000 vpd on I-90
- Only 2 miles from the Spring Hill Mall
- Significant residential just west and north of the property



FOR MORE INFORMATION CONTACT:

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HORIZON REALTY SERVICES  
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847.870.8585 // HORIZONREALTYSERVICES.COM



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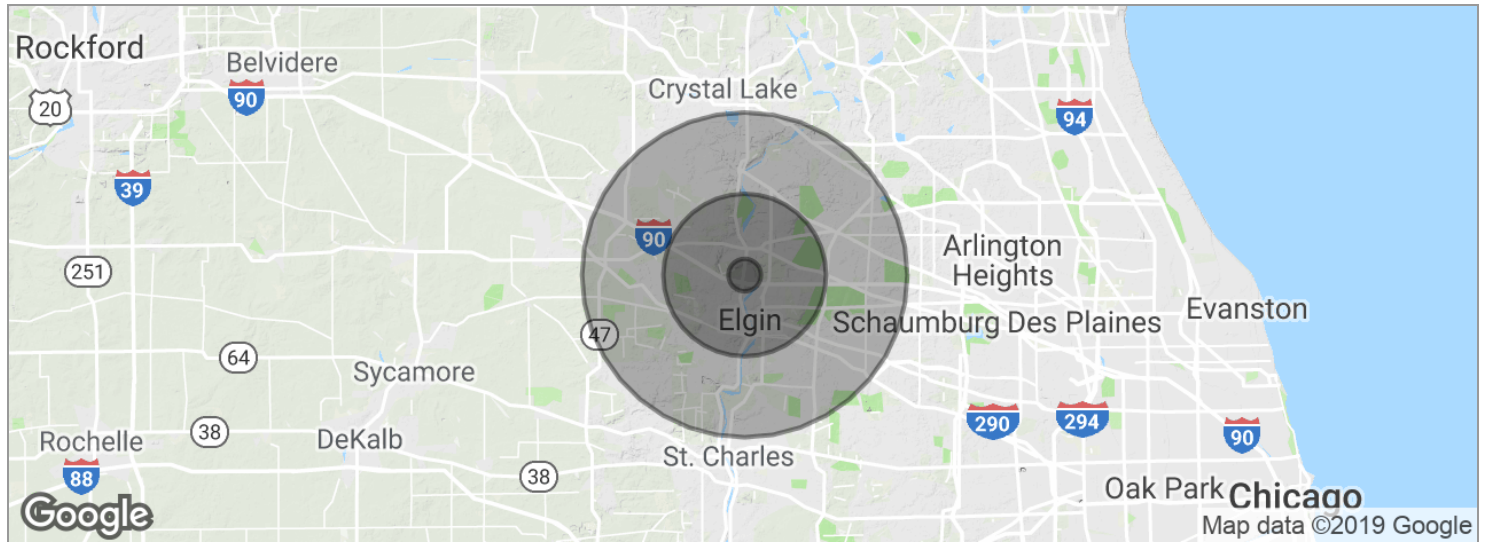
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,445	191,031	485,679
Median age	38.2	32.7	34.9
Median age (Male)	37.1	31.8	34.1
Median age (Female)	39.3	33.8	35.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,357	63,524	164,369
# of persons per HH	2.5	3.0	3.0
Average HH income	\$77,332	\$72,535	\$90,750
Average house value	\$326,445	\$246,200	\$302,157

\* Demographic data derived from 2010 US Census

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