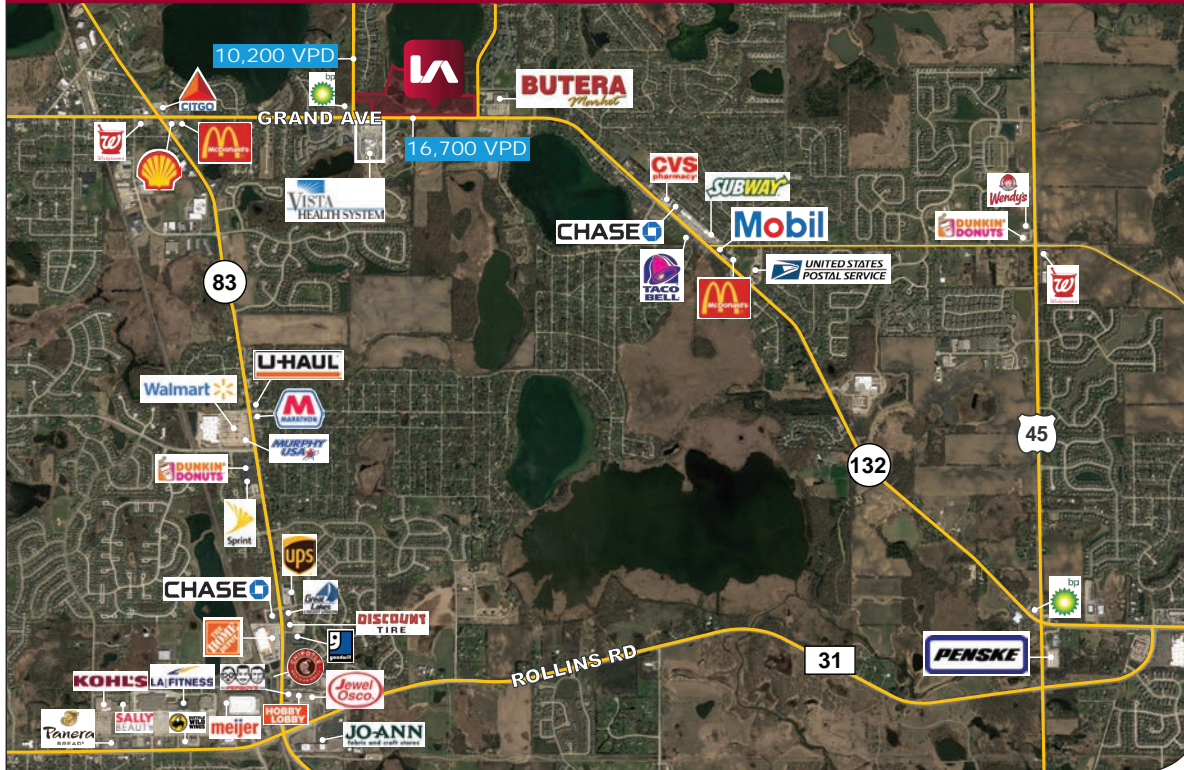


29 GROSS ACRES, 10 ACRES - NET AVAILABLE FOR SALE / BUILD-TO-SUIT

NEC GRAND AVENUE & DEEP LAKE ROAD LINDENHURST, IL 60046



LAND SPECIFICATIONS:

LAND SIZE: 29 Gross Acres, 10 Acres - Net

SITE IMPROVEMENTS:

- › Off-Site Detention
- › Utilities to Site
- › IDOT Engineering complete

ZONING: Retail

TRAFFIC:

- › Grand Ave: 16,700 VPD
- › Deep Lake Road: 10,200 VPD

PRICING: Subject to Offer

LOCATION HIGHLIGHTS:

- › 6.3 Miles West of I-94
- › Adjacent to the New \$25M Lake Villa Library Facility at 140 North Munn Road & Speedway, Vista Health
- › Neighbors: Vista Medical Center - Lindenhurst Trip Facility

	1 MILE	3 MILES	5 MILES
Estimated Population	5,367	45,078	124,388
Number of Households	2,158	15,859	43,599
Household Income (AVG)	\$106,101	\$109,666	\$108,345
Daytime Population	4,260	23,887	63,366

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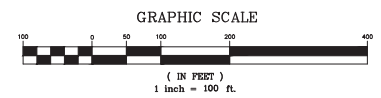
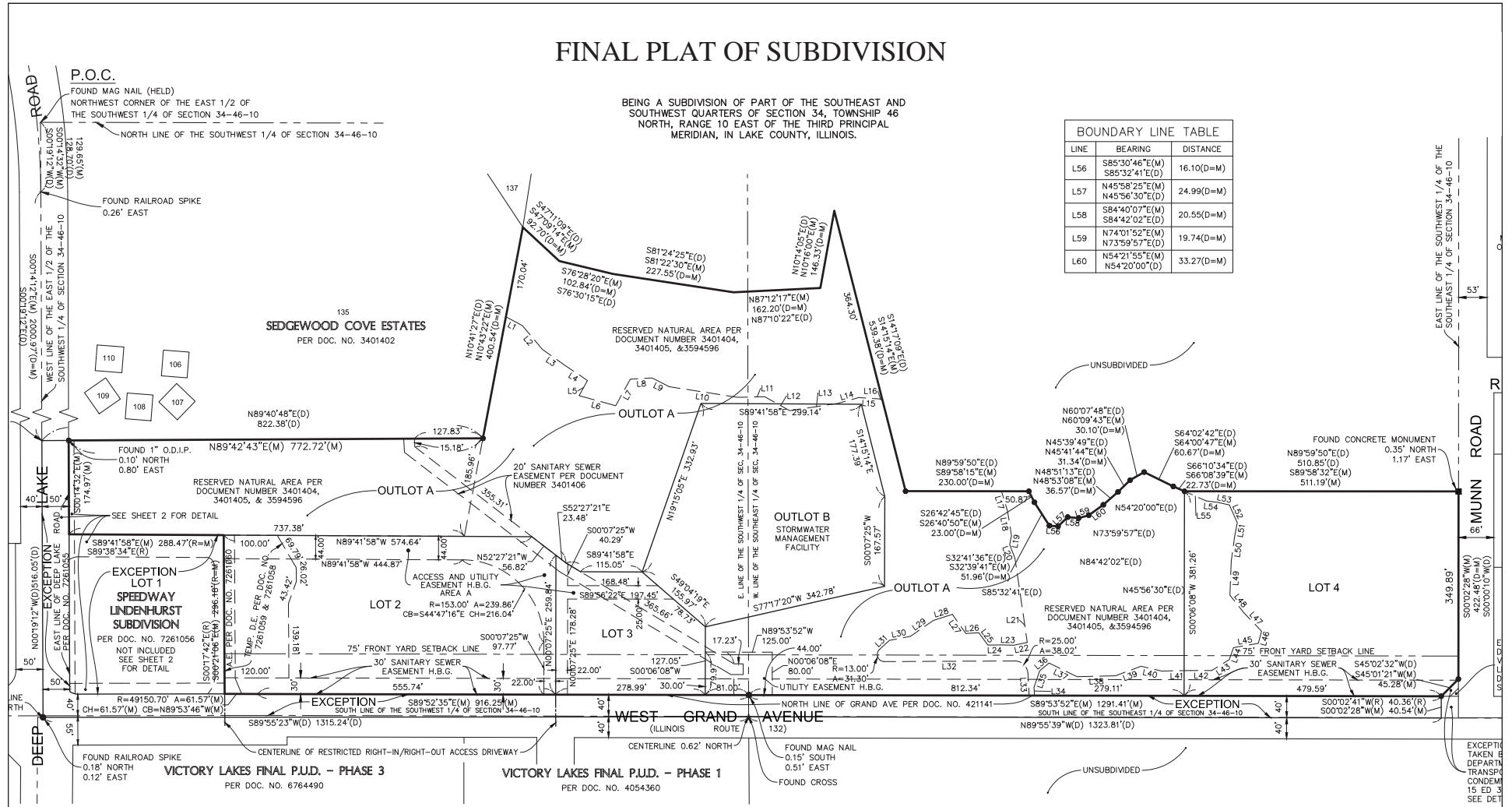
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AVAILABLE FOR SALE / BUILD-TO-SUIT
 NEC GRAND AVENUE & DEEP LAKE ROAD
 LINDENHURST, ILLINOIS 60046

FINAL PLAT OF SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND
 SOUTHWEST QUARTERS OF SECTION 34, TOWNSHIP 46
 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN LAKE COUNTY, ILLINOIS.

LINE	BEARING	DISTANCE
L56	S85°30'46"E(M) S85°32'41"E(D)	16.10(D=M)
L57	N45°58'25"E(M) N45°56'30"E(D)	24.99(D=M)
L58	S84°40'07"E(M) S84°42'02"E(D)	20.55(D=M)
L59	N74°01'52"E(M) N73°59'57"E(D)	19.74(D=M)
L60	N54°21'55"E(M) N54°20'00"D	33.27(D=M)





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Lake Villa District Library Site Plan



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