

±6 ACRES FOR SALE

SWC Addison Rd. & Lake St. | Addison, IL 60101

www.addisonadvantage.org

HIGHLIGHTS:

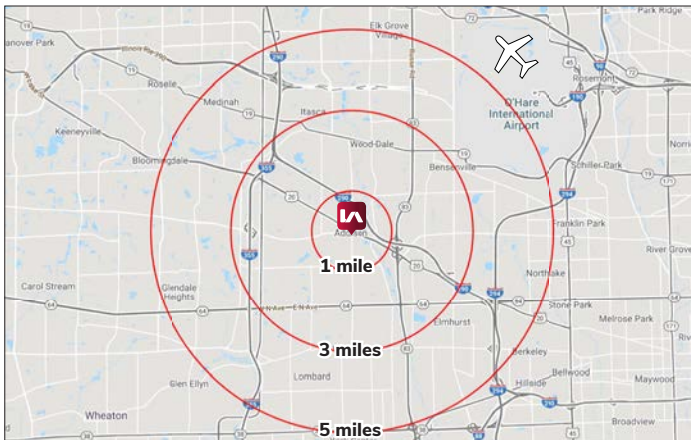
- Great Frontage - On Hard Corner of Lake/Addison Road
- Adjacent to Addison Village Complex (Village Hall, Library, Friendship Plaza)
- Ideal For Retail, Multi-Family, Senior Housing, Self-Storage, Day Care, Medical, Banks, and Restaurants

OPPORTUNITY IDENTIFICATION:

- Strong Dense Gray Collar Demographic
- Potential For Expansion
- M-2 / R1-R5 / B-3 Zoning

TRAFFIC COUNTS:

- Lake Street: 35,700 VPD / Addison Road: 17,900 VPD



	1 MILE	3 MILES	5 MILES
Estimated Population	18,347	101,769	247,388
Number of Households	6,003	36,005	90,843
Household Income (AVG)	\$80,296	\$99,849	\$109,027
Daytime Population	10,992	85,574	231,632

Click Here For Full Demographics Report



POTENTIAL TO EXPAND TO 11 ACRES!

A. RICK SCARDINO
Principal
rscardino@lee-associates.com
773.355.3040

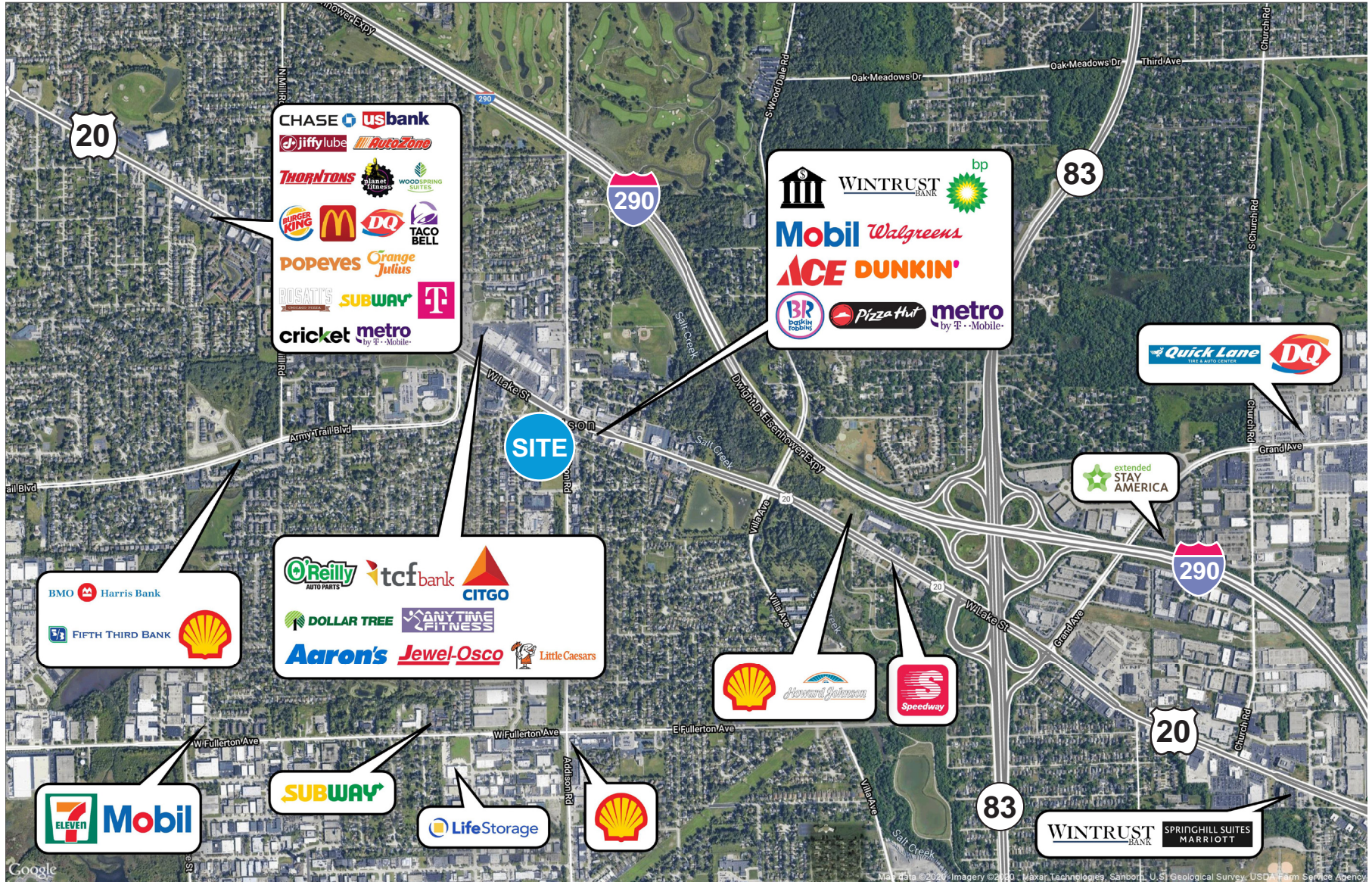
JEFF GALANTE
Principal
jgalante@lee-associates.com
773.355.3007

±6 ACRES FOR SALE

SWC Addison Rd. & Lake St. | Addison, IL 60101

www.addisonadvantage.org

RETAILER AERIAL



±6 ACRES FOR SALE

SWC Addison Rd. & Lake St. | Addison, IL 60101

www.addisonadvantage.org

UTILITY MAP



±6 ACRES FOR SALE

SWC Addison Rd. & Lake St. | Addison, IL 60101

www.addisonadvantage.org

ZONING AERIAL



±6 ACRES FOR SALE

SWC Addison Rd. & Lake St. | Addison, IL 60101

www.addisonadvantage.org

SITE PLAN

(click to view full screen)

