

# ROUTE 53 & ROUTE 83

LONG GROVE, IL 60047

**LM**  
Lagestee-Mulder  
Commercial Real Estate

LAND FOR SALE



## PROPERTY HIGHLIGHTS

- Proposed mixed-use retail/residential development
- Zoned R-2, Residential District
- Excellent Route 83 visibility - 1,200 SF of frontage
- Located at signalized intersection
- Low Lake County taxes
- Located near many new developments

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,485	29,562	82,049
Total Population	7,016	81,317	220,361
Average HH Income	\$139,723	\$113,235	\$103,159

SALE PRICE

SUBJECT TO OFFER

## OFFERING SUMMARY

Lot Size: 15.0 Acres

County: Lake

PIN: 15-30-200-022;  
15-30-200-024;  
15-30-200-027

## MARTHA WINTER

Senior Vice President  
630.560.2902  
MARTHA@LMTEAM.COM

Office Address: 361 S. Frontage Rd,  
Suite 126  
Burr Ridge, IL 60527  
630.325.8338  
LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.

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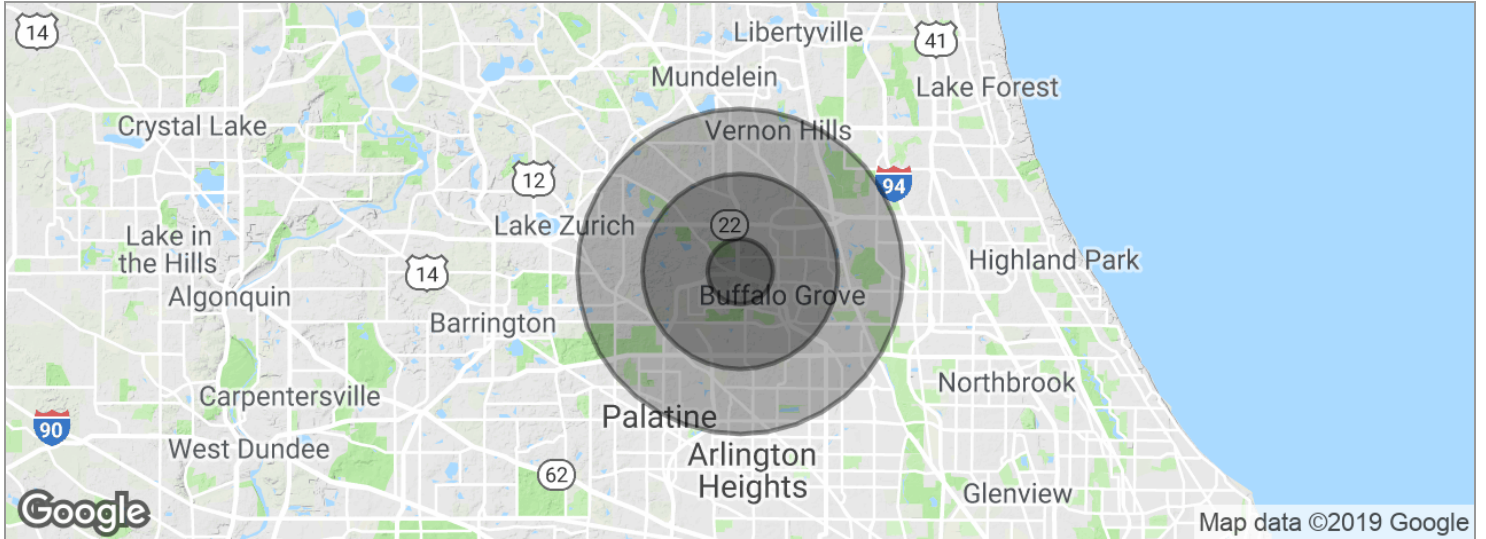
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,016	81,317	220,361
Median age	42.0	39.4	39.0
Median age (male)	41.0	38.4	37.8
Median age (Female)	42.5	40.7	40.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,485	29,562	82,049
# of persons per HH	2.8	2.8	2.7
Average HH income	\$139,723	\$113,235	\$103,159
Average house value	\$468,897	\$419,151	\$381,617

\* Demographic data derived from 2010 US Census

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