

# PRAIRIE STONE BUSINESS PARK

NEC of I-90 & Beverly Road | Hoffman Estates, Illinois

**AVAILABLE  
FRONTAGE SITE!**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

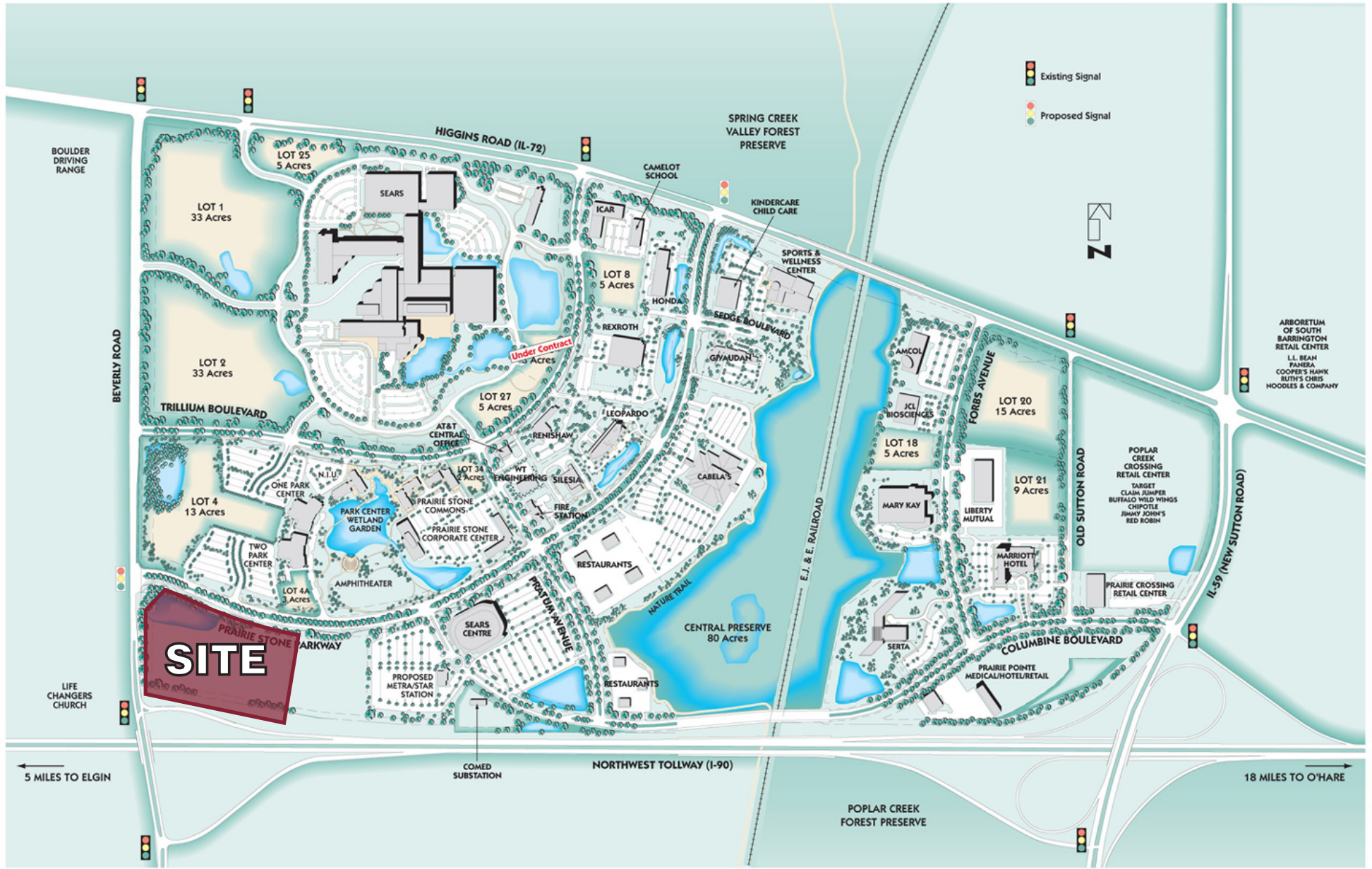
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# SURVEY



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## FEATURES

- Great Visibility with 1,300 SF of Frontage on I-90
- Excellent Location with Easy Highway Accessibility
- All of the Amenities of Prairie Stone Business Park and Surrounding Retail Including Sears Centre Arena
- Zoned B-3 Business District with Potential Uses for Entertainment, Commercial or Retail
- Designated as an Enterprise Zone with Economic Incentives Available
- Seller will consider subdividing

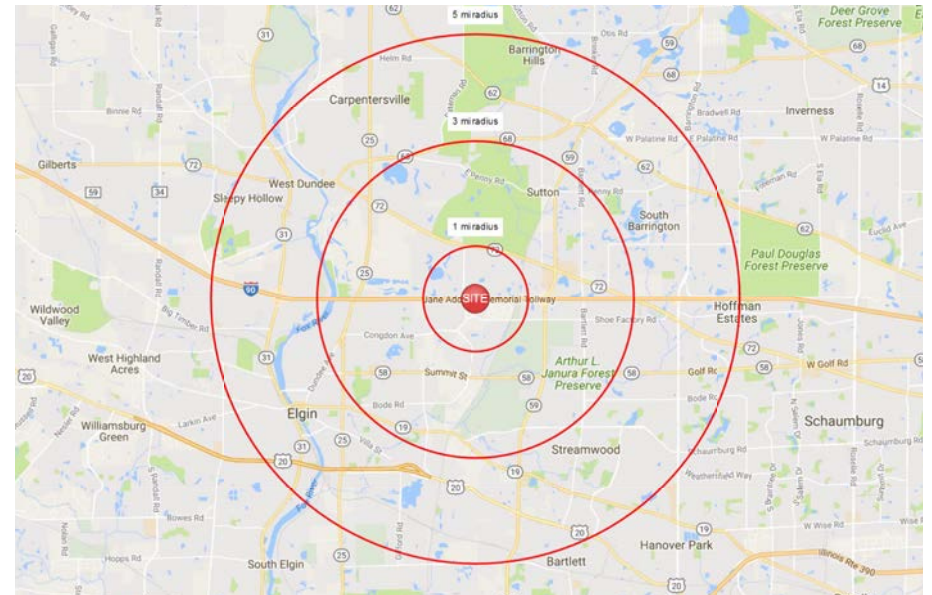
## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	3,473	35,938	176,421
<b>Households</b>	1,134	11,990	59,760
<b>Avg. HHI</b>	\$134,5078	\$107,910	\$86,576
<b>Daytime Employees</b>	1,102	17,452	109,196
<b>Traffic Counts</b>	I-90: 109,000 ADT Beverly Rd: 9,000 ADT		

[Click Here For Full Demographics Report](#)

## SPECIFICATIONS:

- Site Size:** ±22 Acres (may divide)
- Projected Zoning:** Commercial/Retail/Entertainment
- Utilities:** All utilities provided to site
- Detention:** Already installed on-site
- Municipality:** Hoffman Estates
- Grading:** Site has been mass graded
- Pricing:** Subject to proposal





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