

# +/- 5.7 Acre Development Opportunity

## SEC

### ROUTE 22 & MAIN STREET

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APN/Parcel ID  
14-20-100-064  
14-20-301-020

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Available for Multiple Uses:

- ◆ Retail
- ◆ Medical
- ◆ Mixed-Use
- ◆ Multi-Family

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|--|--|---|---|---|---|--|
| <p><b>Total Size</b><br/>5.70 Acres<br/>on 1 Lot</p> | <p><b>Sale Price</b><br/>\$867,497</p> | <p><b>±0.5 Miles</b><br/>Away From<br/>Route 12</p> | <p><b>Just Blocks</b><br/>from Downtown<br/>Lake Zurich</p> | <p><b>Low</b><br/>Lake County<br/>Taxes</p> | <p><b>Signalized</b><br/>3-Way<br/>Intersection</p> | <p><b>Strong Traffic Counts</b><br/>5,850 VPD / Main St.<br/>16,300 VPD / Rt. 22</p> |
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**FOR MORE INFORMATION, PLEASE CONTACT:**  
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## Photos

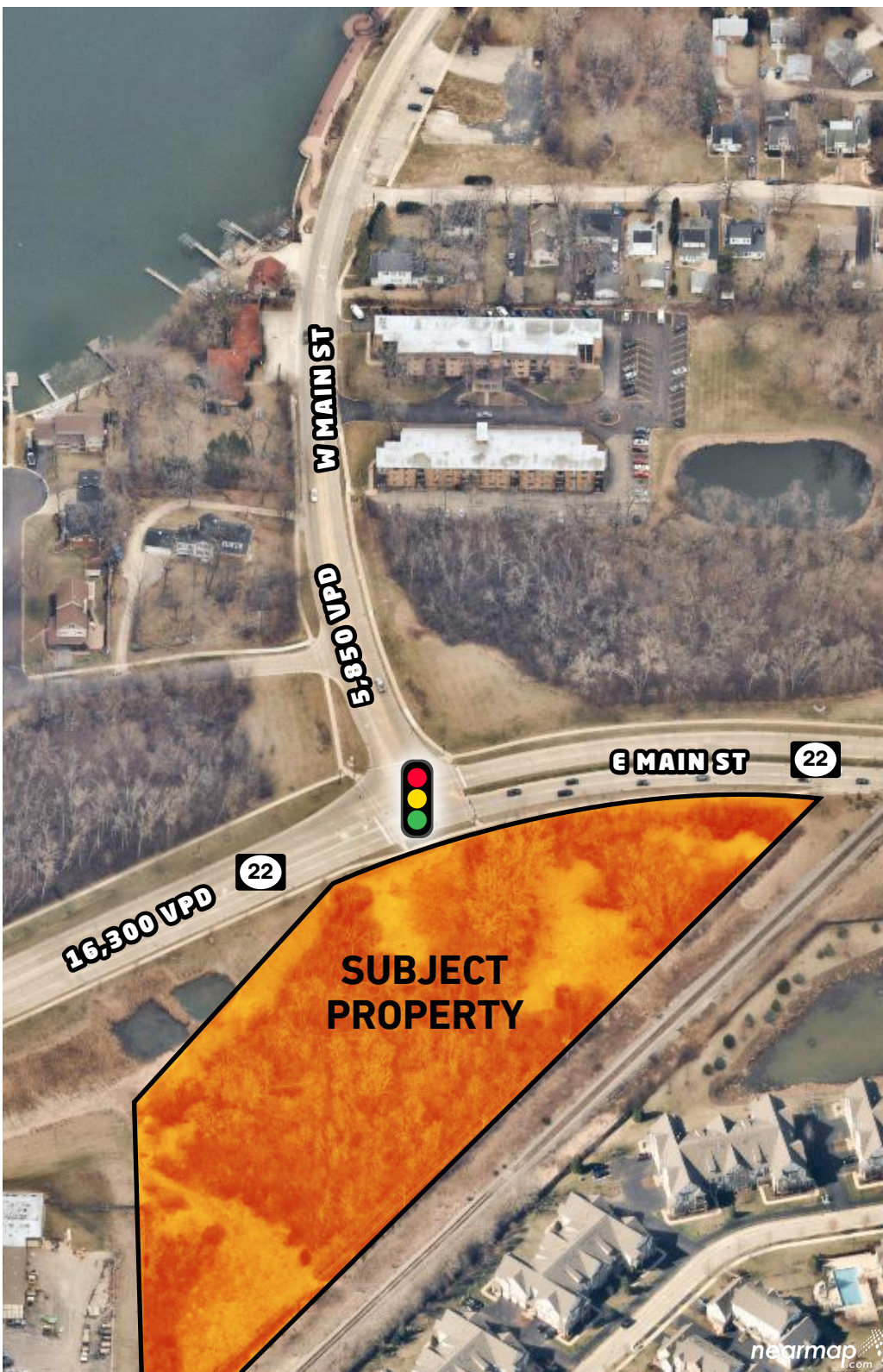
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Clockwise from Top Right

- ◆ Breezwall Park Concessions
- ◆ Breezwall Park Beach
- ◆ Downtown Townhomes
- ◆ New Rental Apartments







## Disclaimer

The information contained in the memorandum has been obtained from sources we believe to be reliable; however, Landmark Partners Commercial Real Estate, LLC, or any of their officers, employees, or agents, has not verified, and will not verify, any of the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. This memorandum does not purport to be all-inclusive or to contain all the information which prospective lessee or purchaser may desire. References to square footage or age are approximate. No legal liability is assumed or shall be implied with respect thereto.

The owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the property and to terminate discussions with any party at any time with or without notice.

## Agency Disclosure:

Ron Roberti ("Licensee") of Landmark Partners Commercial Real Estate, LLC is acting solely on behalf of the Owner or Lessor of the real estate and any information given to the Licensees by the Purchaser/Lessee may be disclosed to the Owner/Lessor.

## For more information, please contact:

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