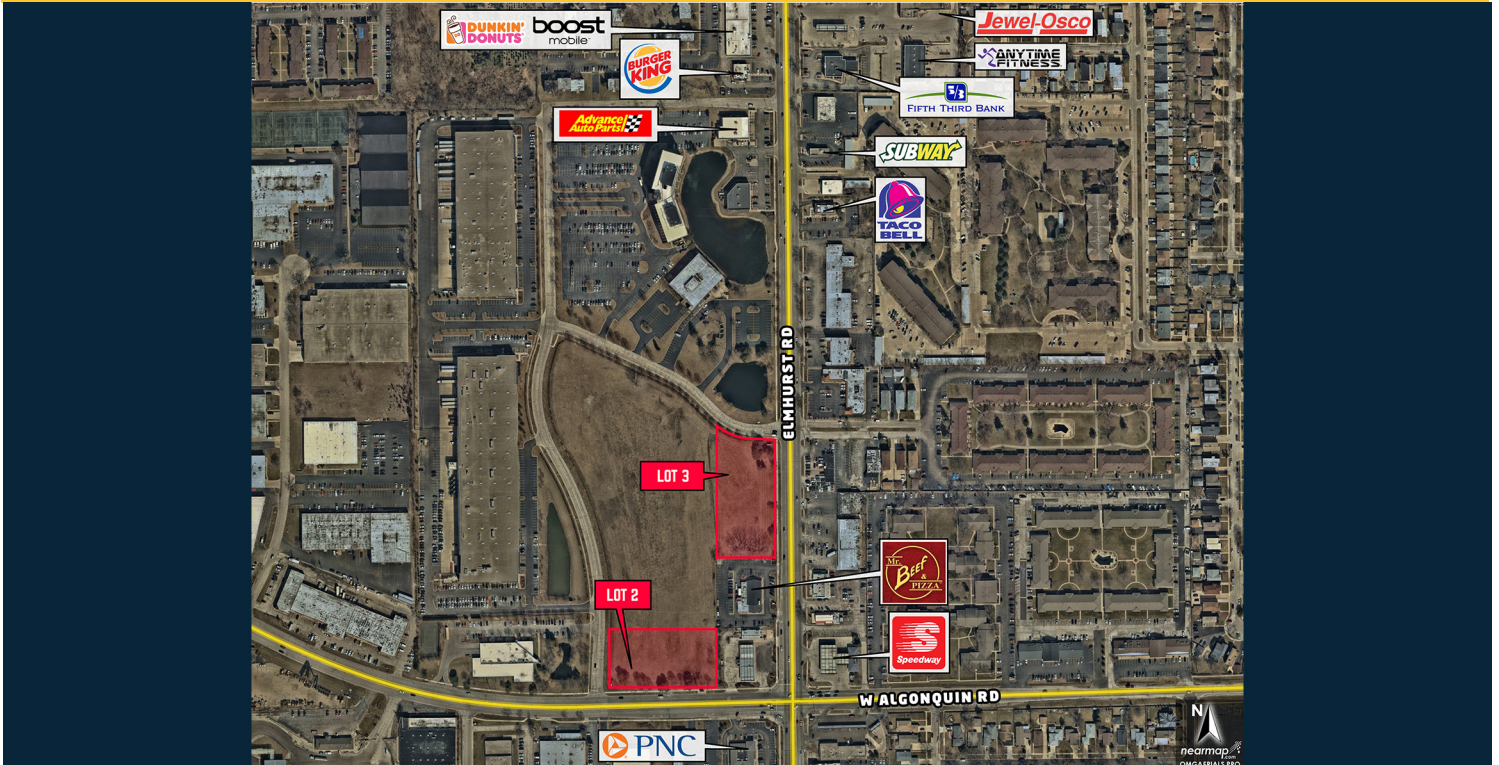




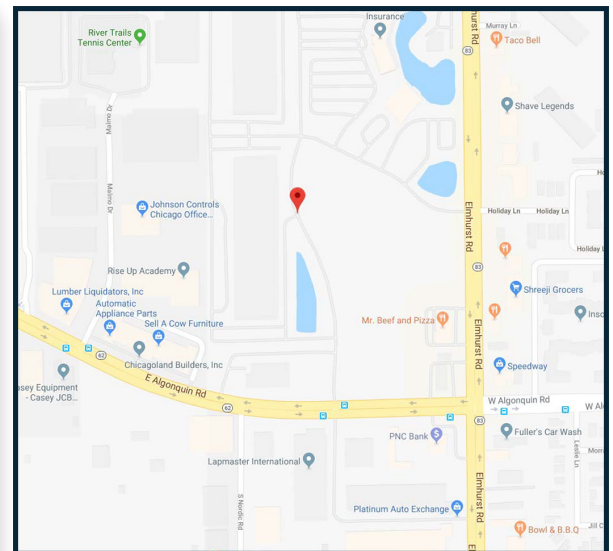
# FOR SALE

## 2 Acre Retail Parcel (Lot 3) Mount Prospect, IL

Southwest Corner of Elmhurst Rd. (Rt. 83) & LaSalle St., Mount Prospect, Illinois



- Excellent infill corner parcel in strong retail trade area
- Zoned B-3 in the Village of Mount Prospect
- All utilities available at the site
- Off-site stormwater retention
- Excellent traffic count (over 22,000 vehicles/day)
- 373 feet of frontage on Elmhurst Rd. (Rt. 83)
- Great demographics (see numbers below)



*The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.*

FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

**The Butler Group** | 243 Burlington Ave, Clarendon Hills, IL 60514 | Phone 630.321.9500 | Fax 630.321.9501 | Email [bbutler@thebutlergroup.net](mailto:bbutler@thebutlergroup.net)

## FOR SALE

### 2-Acre Retail Corner Parcel Mount Prospect, IL

<b>Location:</b>	The subject property is located at the southwest corner of Elmhurst Road (Rt. 83) and LaSalle Street in Mount Prospect, IL			
<b>Plot:</b>	Mostly rectangular parcel with 373.48 feet of frontage on Elmhurst Road (Rt. 83) and 246 feet of frontage on LaSalle Street. Total area is 85,733 square feet or 1.96 acres (see attached survey)			
<b>Zoning:</b>	The property is zoned B-3 in the Village of Mount Prospect			
<b>Utilities:</b>	All utilities - water, sewer, gas & electric - are available at the site			
<b>Storm Water:</b>	Stormwater retention is provided for in an offsite common area retention pond with two other adjoining parcels			
<b>Traffic counts:</b>	Elmhurst Road average daily count is 22,400 vehicles (taken in 2016)			
<b>Demographics:</b>	(Full report available)	<u>1 mi.</u>	<u>3 mi.</u>	<u>5 mi.</u>
	Avg. household income	\$80,859	\$92,888	\$98,155
	Population	17,706	107,305	250,734
<b>Asking Price:</b>	\$14.00 per square foot, or \$1,195,286.00			
<b>Comment:</b>	This site is ideal for a variety of retail uses including freestanding restaurant, retail shopping center, bank facility, automotive-related uses			
<b>Available 1.40 Acre Parcel:</b>	There is also a 1.40 acre parcel available 250 feet south of this parcel at the northeast corner of Algonquin Road and Wall Street. Call The Butler Group for additional information.			

#### FOR ADDITIONAL INFORMATION

### Brian Butler

Phone  
**630.321.9500**

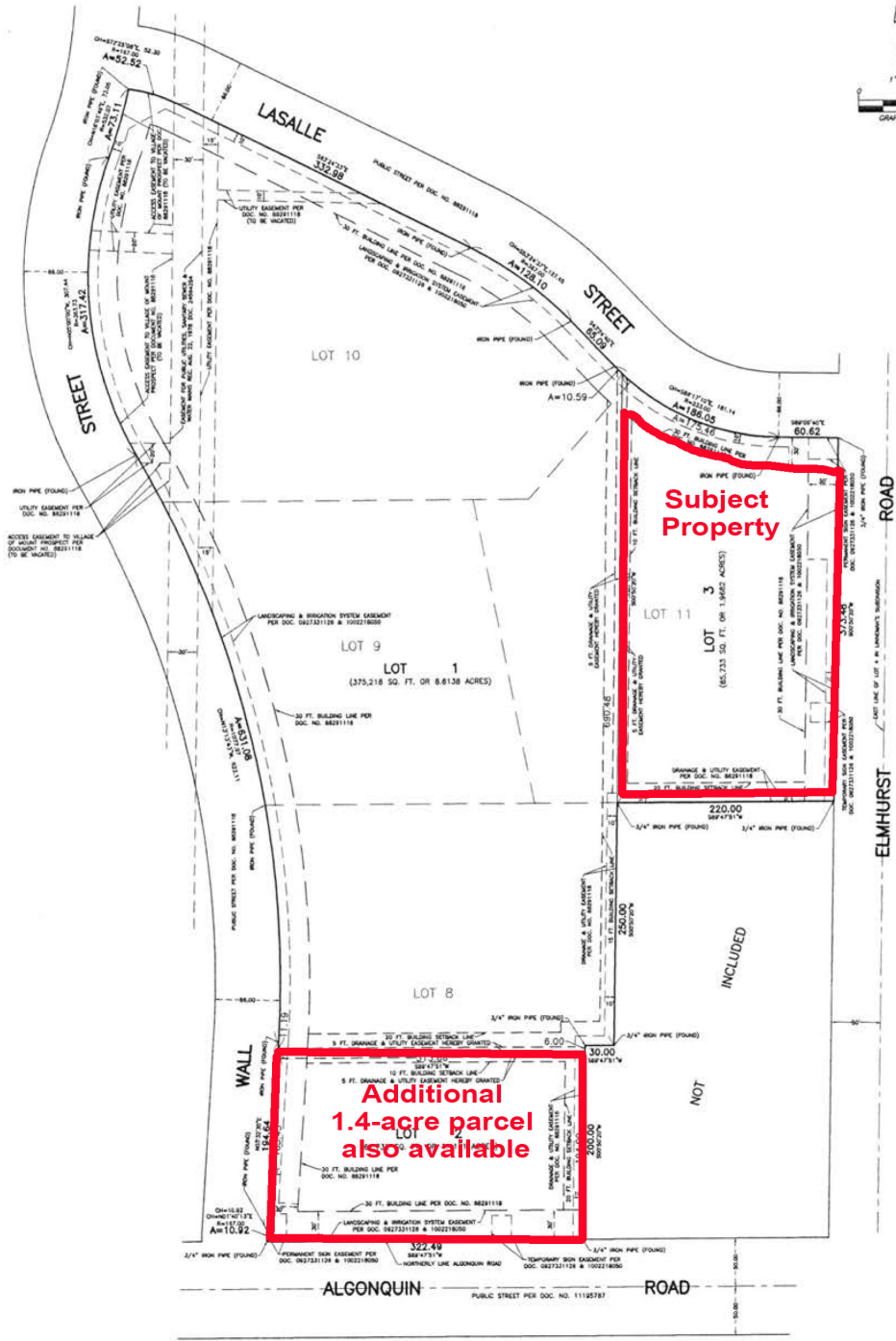
Fax  
**630.321.9501**

Email  
**bbutler@thebutlergroup.net**

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# LAKE CENTER PLAZA RESUBDIVISION NO. 4

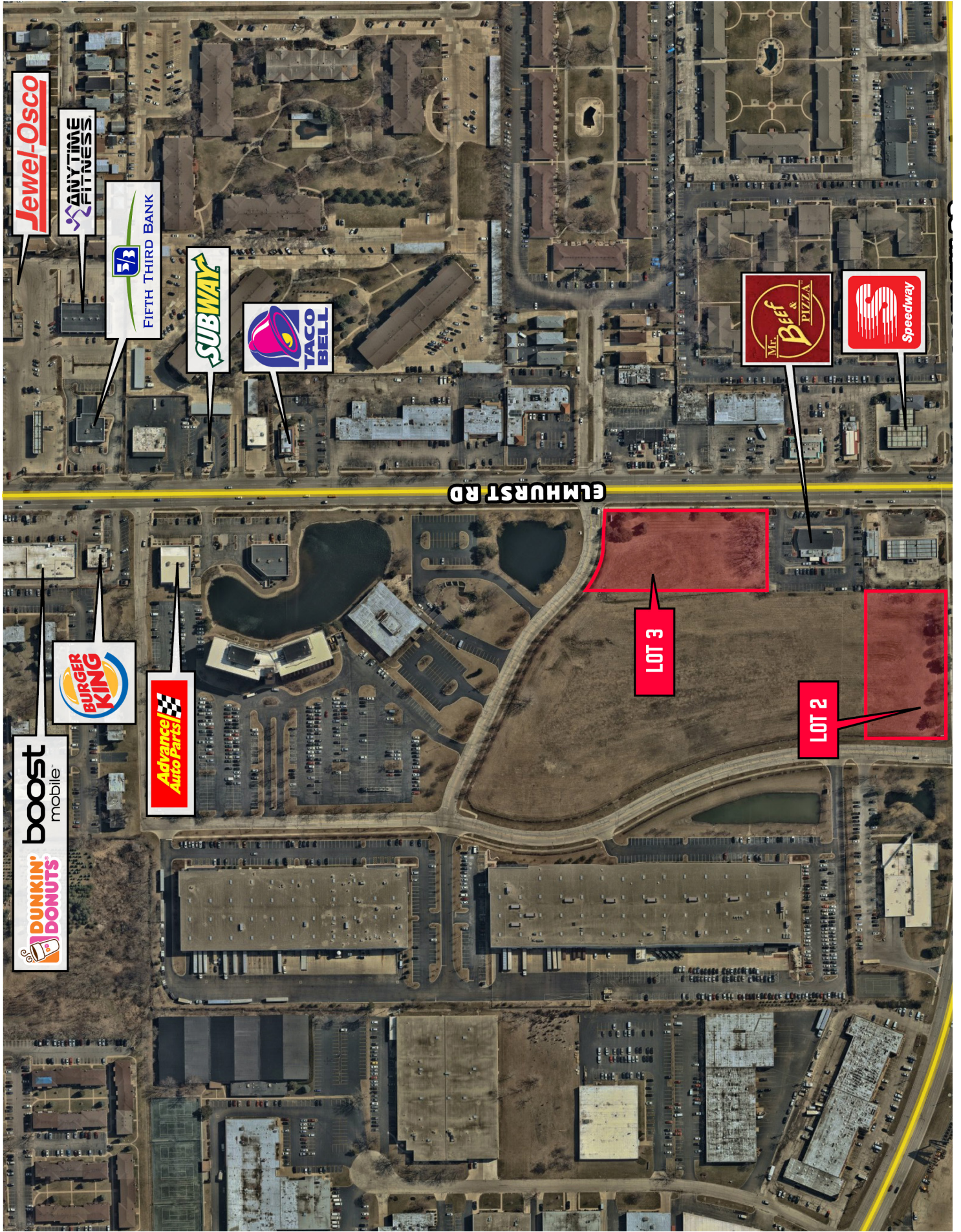
BEING A RESUBDIVISION OF LOTS 8, 9, 10 AND 11 IN LAKE CENTER PLAZA, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS



DRAWN BY: BJC  
 PAGE: 1 OF 2  
 ORDER NO.: 170066  
 FILE: 23-41-11  
 PROJECT NO.: 289

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ELMHURST RD

LOT 3

LOT 2