

# PRIME DEVELOPMENT SITE

SEC Northwest Hwy & Main St, Cary, Illinois

## CONCEPTUAL PLAN



- ❑ NEXT TO NEW CVS PHARMACY
- ❑ EXCELLENT EXPOSURE
- ❑ ACCESS FROM ROUTE 14
- ❑ ECONOMIC INCENTIVES THROUGH VILLAGE TIF DISTRICT
- ❑ POSSIBLE TO SUBDIVIDE

**ASKING PRICE: \$978,000** (\$11.39/sf)

## Multiple Development OPPORTUNITIES

retail | restaurant | commercial

Approximately 1.97 acre lot at signalized intersection of Main Street and Route 14. Great opportunity for QSF, retail, commercial or mixed use.

Impressive 28,900 vehicles daily Route 14 traffic count. Area businesses include: BMO Harris Bank, Seven Eleven, True Value, Starbucks, McDonald's, Subway, UPS, Panera Bread and Citizens Bank. Blocks away from vibrant Downtown Cary...RARELY do properties in such a sought after location come on the market!

**For more information or to schedule a tour, contact:**

**Ron Roberti**

**Direct: (847) 649-2666**

**rroberti@LPcommercial.com**

**LANDMARK PARTNERS**

COMMERCIAL REAL ESTATE

5200 Prairie Stone Parkway | Hoffman Estates, IL 60192

P: (847) 649-2660 F: (847) 649-2661

[www.LPcommercial.com](http://www.LPcommercial.com)



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PLAT OF SURVEY



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BMO  Harris Bank



AREA BUSINESSES & ATTRACTIONS

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
2013 Total Population	7,173	27,099	64,328
2013 Total Daytime Population	7,423	29,764	89,314
2013 Total Households	3,366	12,939	31,049
2013 Median Income	90,624	96,037	85,466

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