



# +/- 3.1 Acre Development Opportunity

## NEC

ROUTE 22 & MAIN STREET

APN/Parcel ID  
14-20-100-062  
14-20-100-063

- Available for Multiple Uses:
- ◆ Retail
  - ◆ Medical
  - ◆ Mixed-Use
  - ◆ Multi-Family



Total Size  
3.10 Acres  
on 1 Lot



Sale Price  
\$1,400,000




±0.5 Miles  
Away From  
Route 12

DOWNTOWN





Just Blocks  
from Downtown  
Lake Zurich



Low  
Lake County  
Taxes



Signalized  
3-Way  
Intersection

Strong Traffic Counts  
5,850 VPD / Main St.  
16,300 VPD / Rt. 22

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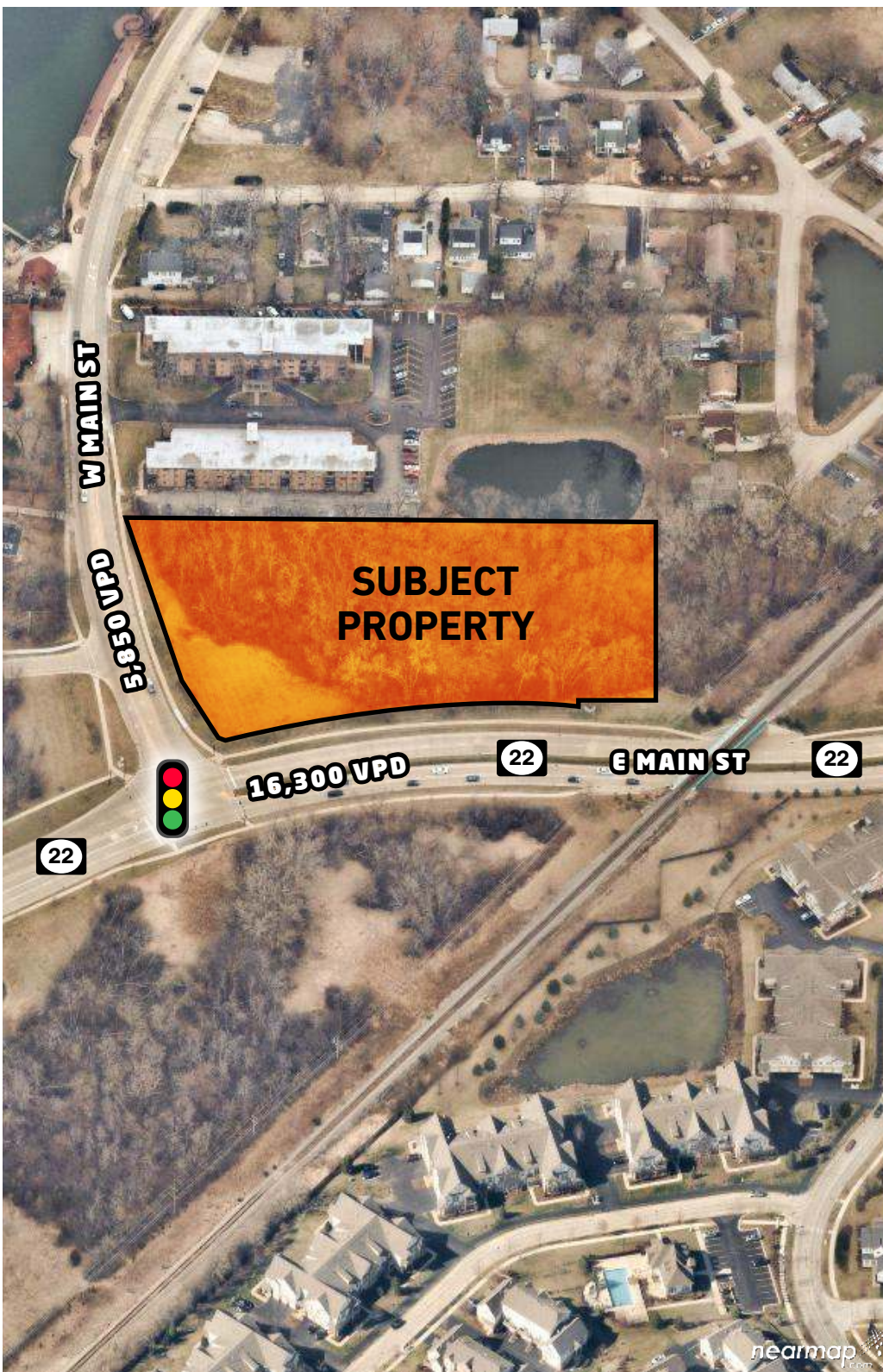
## Photos

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Clockwise from Top Right

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





## Disclaimer

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## 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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