

PRIME DEVELOPMENT SITE

IL RTE 31 & Willow, West Dundee



Multiple Development OPPORTUNITIES

retail | restaurant | commercial

Fully improved approximately 1.82 acre lot at signalized intersection. Great opportunity for fast food w/ drive thru, retail or commercial

Impressive 28,000 vehicles daily traffic count. Just South of Spring Hill Mall and just North of I-90 Tollway. Area businesses include: BMO Harris Bank, D&M Perlman Jewelers, Marriot Courtyard, Holiday Inn, Super 8, Starbucks, McDonald's, Subway, Shell, BP, Thorton's, Speedway, Walgreens, Bennigan's, River Ridge Business Park

RARELY do properties in such a sought after location come on the market!

- DRIVE- THRU AVAILABLE
- EXCELLENT EXPOSURE
- MOTIVATED SELLER
- ECONOMIC INCENTIVES THROUGH VILLAGE

LIST PRICE: \$ 10 / PSF
\$ 792,792

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

AERIAL MAP



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AREA BUSINESSES

	1 mile	3 mile	5 mile
2013 Total Population	5,704	53,342	164,763
2013 Total Households	2,210	17,401	51,767
2013 Median Income	\$68,220	\$58,661	\$63,500

DEMOGRAPHICS

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