

SOUTH BARRINGTON

SALE

Route 59 Development Opportunity

253 SUTTON ROAD (RT 59)

Streamwood, IL 60107

PRESENTED BY:

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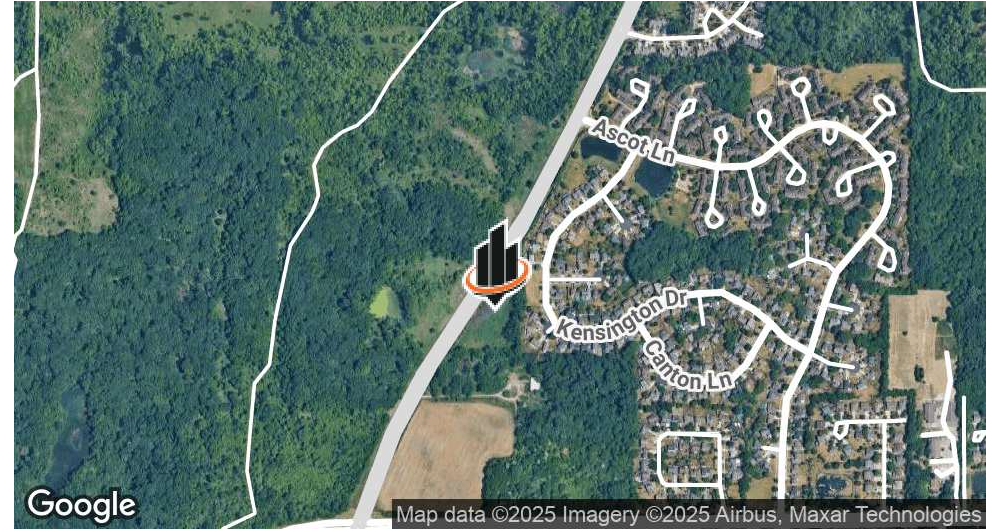
ALBERT M. LINDEMAN

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LOT SIZE:	2.5 Acres
PRICE / ACRE:	\$880,000
MARKET:	Chicago
SUBMARKET:	Northwest Suburbs
APN:	06-15-300-019-0000

PROPERTY OVERVIEW

Development-ready high visibility land site located just north of the signalized intersection of Schaumburg Road and Route 59. Full Curb Cut provides right-in-right-out access to the property. Located near the communities of South Barrington, Schaumburg, Streamwood, Bartlett, and Hoffman Estates.

PROPERTY HIGHLIGHTS

- Attractive Owner Financing Available
- Excellent Multi-Purpose Development Site With Curb Cut
- Adjacent to 21 Acre Mixed use Development Site
- High Daily Car Traffic Count 40,000 500 Ft North of 4 Signal Interchange

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AREA MAP



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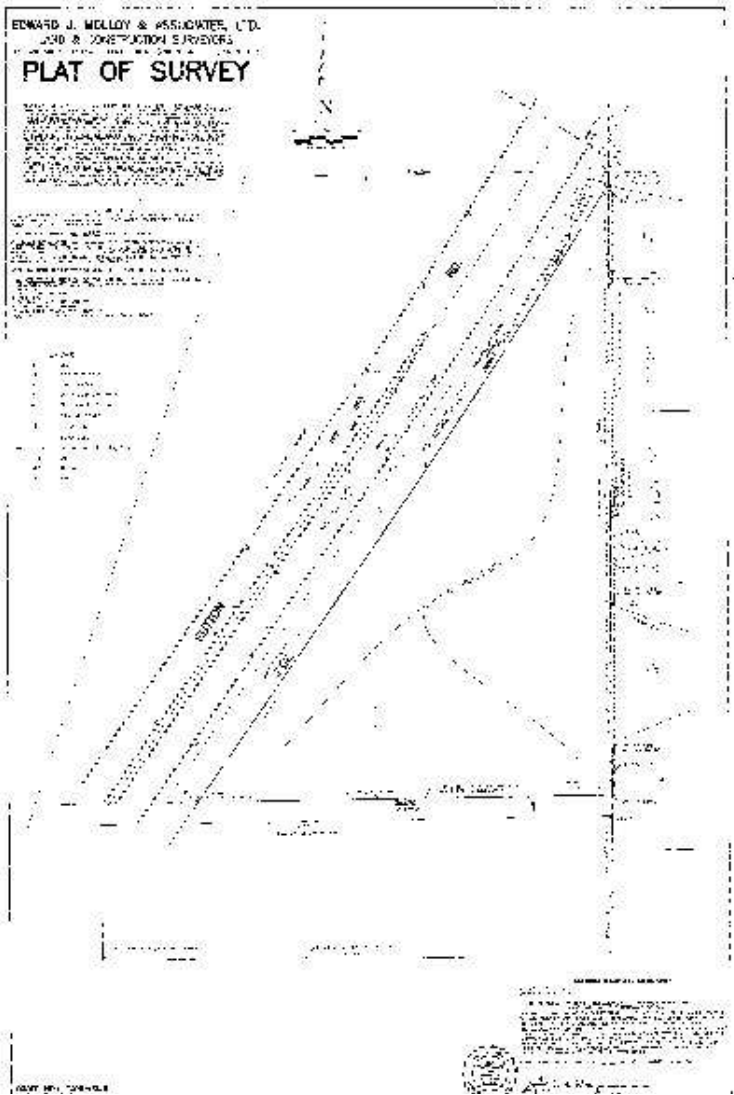
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SURVEY



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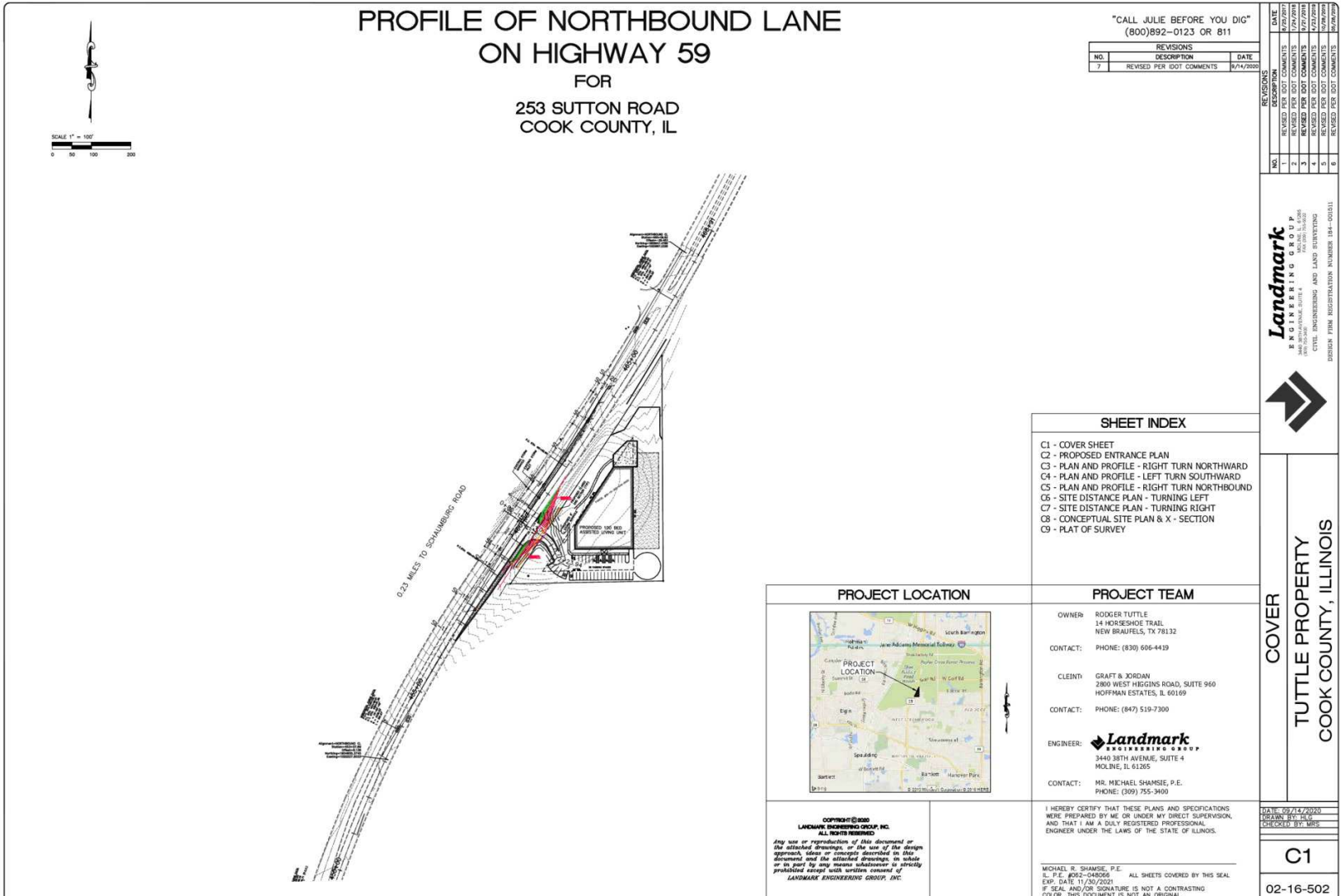
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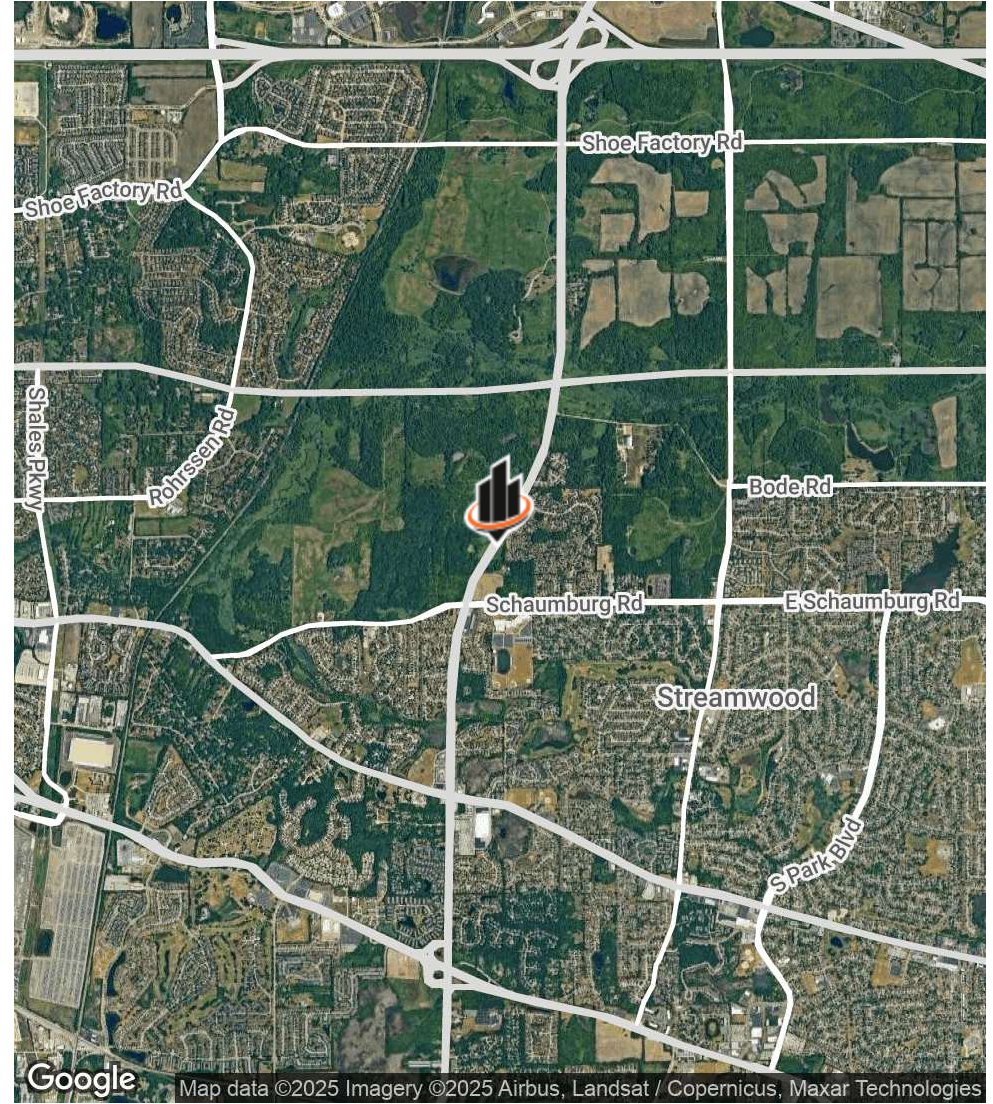
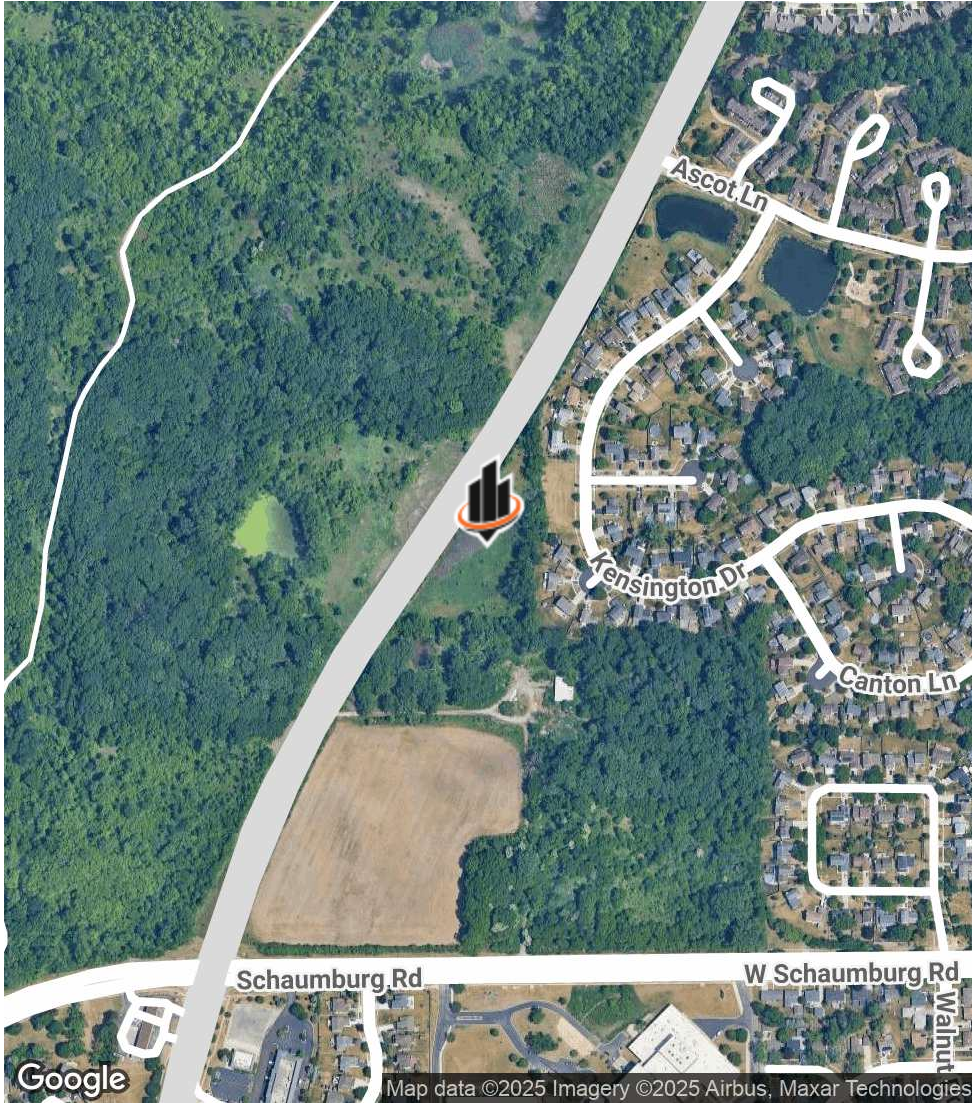
ADDITIONAL PHOTO



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

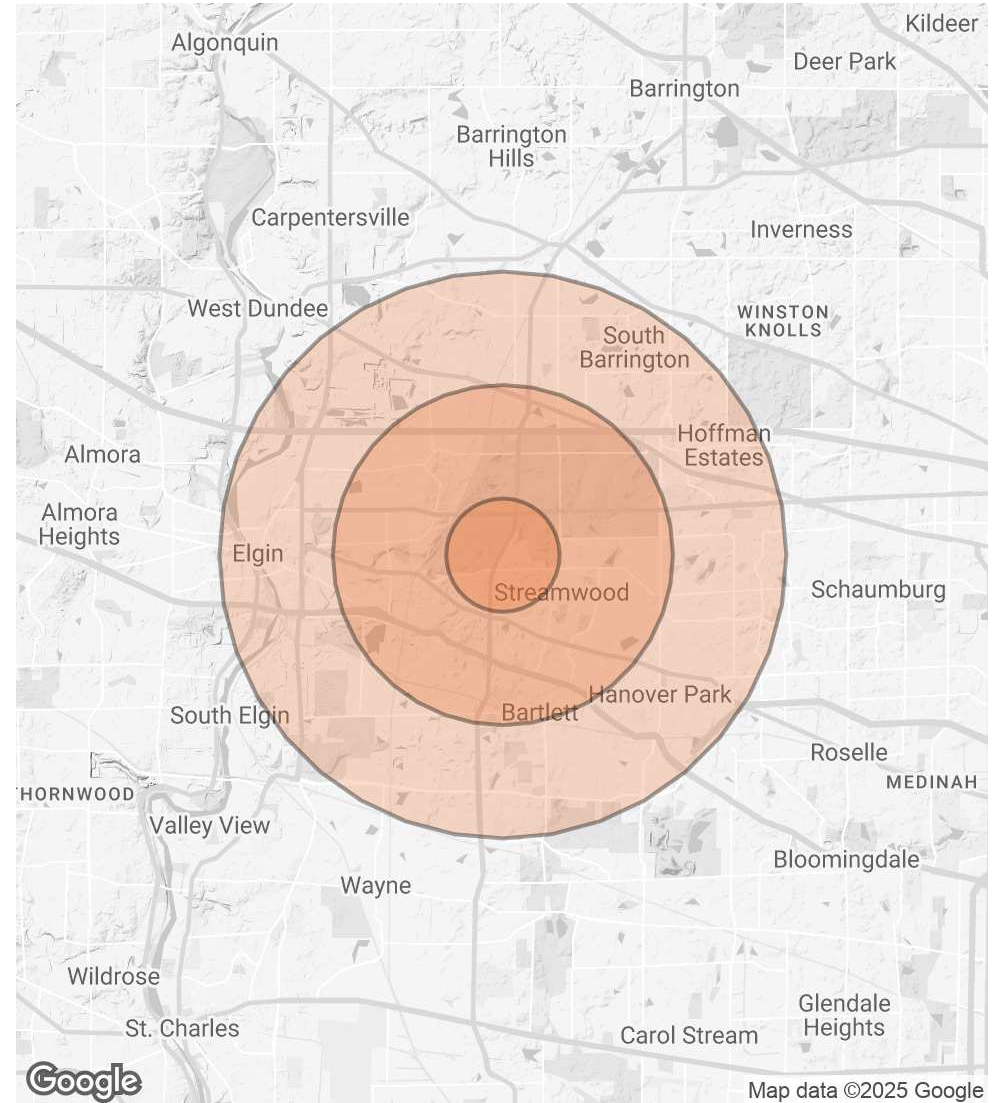
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,547	75,904	205,777
AVERAGE AGE	35.7	34.4	33.5
AVERAGE AGE (MALE)	36.1	33.7	32.6
AVERAGE AGE (FEMALE)	35.1	35.1	34.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,342	26,204	69,493
# OF PERSONS PER HH	2.8	2.9	3.0
AVERAGE HH INCOME	\$95,912	\$84,522	\$82,763
AVERAGE HOUSE VALUE	\$338,187	\$287,529	\$275,487

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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