

# COMMERCIAL SITE AVAILABLE

Hwy 59 & Grass Lake Rd.  
Antioch, IL

## LAND AVAILABLE FOR INVESTMENT

Antioch, IL

- 2.85 acres
- Divisible corner lot



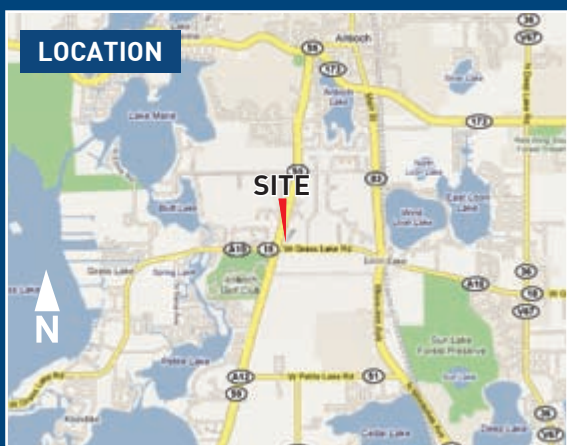
### FINANCIAL INFORMATION

<b>Parcel Size</b>	<b>2.85 acres</b>
<b>Price/sq. ft.</b>	<b>\$12.08</b>
<b>Purchase Price</b>	<b>\$1,500,000</b>

### HIGHLIGHTS

- Prime opportunity to anchor retail and business development in rapidly growing area.
- 36% of homes within two miles have household incomes over \$100,000.
- Under-served area - fills a two-mile gap in retail service.
- Over 1,000 homes slated for development in a 3 mile radius.
- 2.85 acres - DIVISIBLE
- Located at a signalized intersection on heavily-traveled regional thoroughfare with traffic count of 24,000 vehicles per day.

### LOCATION



### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population *	2,806	25,611	82,512
Avg. HH Income *	\$89,893	\$89,944	\$85,488

For More Information, Contact

**TRACEY FITZGERALD**

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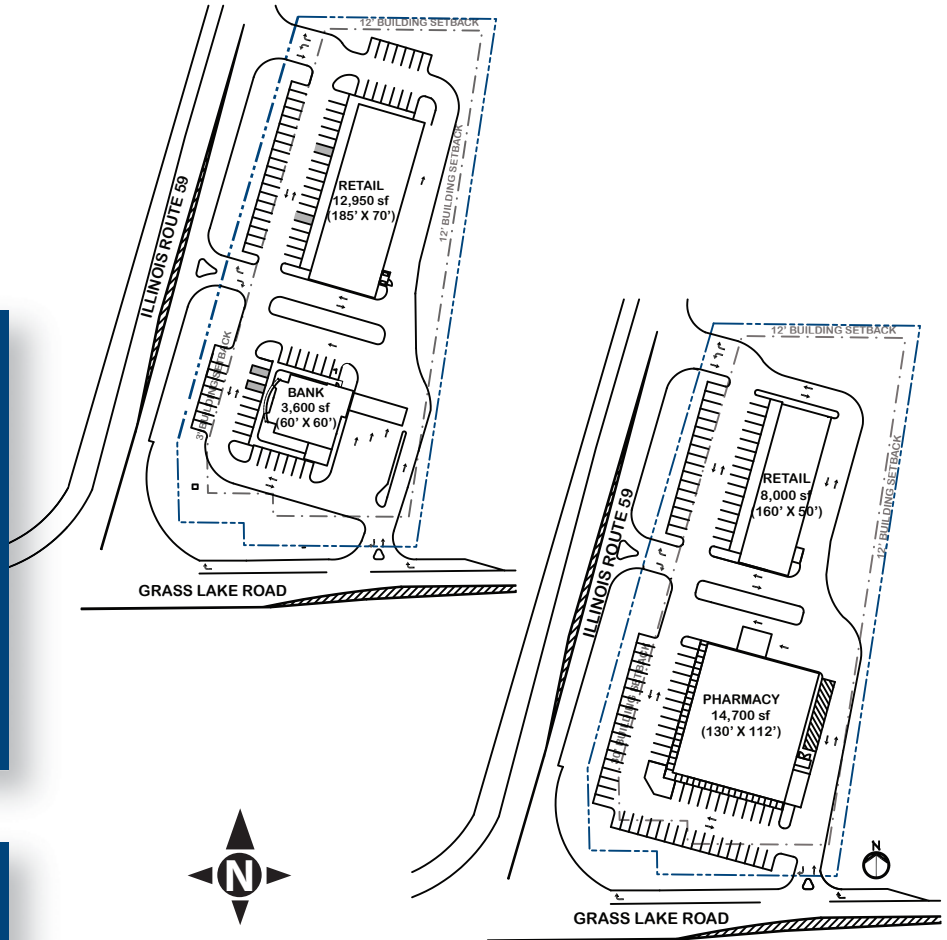
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### CONCEPTUAL SITE PLANS



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