

FOR SALE OR LEASE

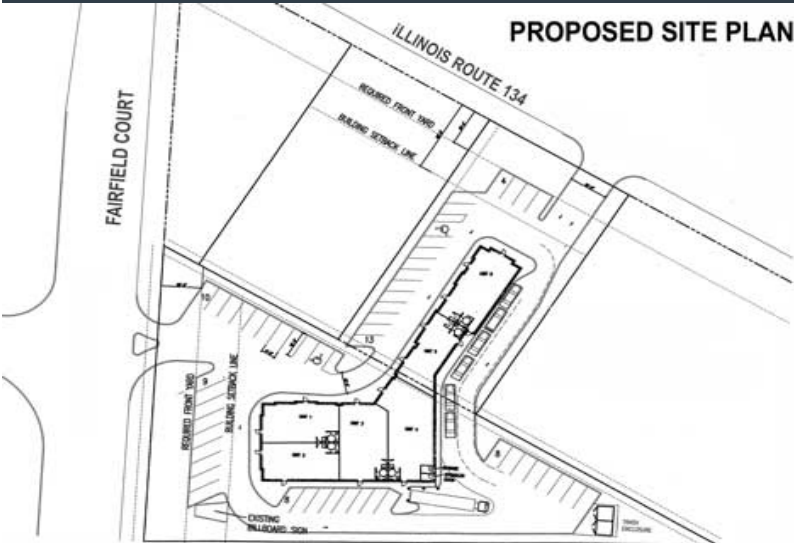
34325 N. Fairfield / 24449 W. IL - 134
Round Lake, Illinois



SALE PRICE: \$368,400 | LEASE RATE: \$7.31psf

54,333+/- sf Commercial Land For Sale or Lease

- Located at Fairfield & Route 134 with frontage and access on both major roads
- Seller will consider build-to-suit
- Ideal for retail center, restaurant, medical, bank or office
- Adjacent to Marathon station, across for CVS & small shopping center
- Water and sewer to site
- Recently approved by Village for minimum 7,300sf commercial building



PROPOSED SITE PLAN

DEMOGRAPHICS

1 Mile	
Population:	12,314
Avg. Income:	\$80,980
3 Miles	
Population:	69,259
Avg. Income:	\$86,308
5 Miles	
Population:	124,703
Avg. Income:	\$89,549

FOR MORE INFORMATION CONTACT:

Paul Montes
Senior Vice President
montes@inlandgroup.com
630-954-4446

Eric Spiess
Senior Vice President
spiess@inlandgroup.com
630-990-8656

BROKERAGE | 1031 EXCHANGES

2901 Butterfield Road Oak Brook, IL 60523 | www.inlandbrokerage.com

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