

# **BROKERAGE 1031 EXCHANGES**

#### COMMERCIAL DEVELOPMENT SITE FOR SALE **OFFERING PRICE: \$697,000**

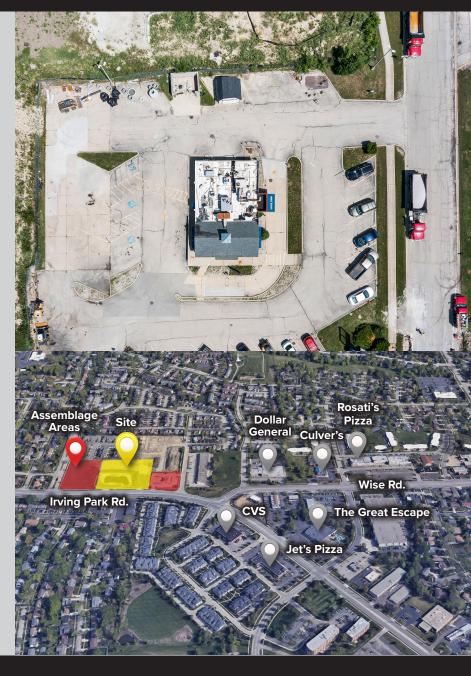
**HANOVER PARK, IL 60133** 

## Property Highlights:

- +/-35,000 sf lot
- 255' Frontage
- B-2 Zoning (local business district)
  - Retail, Medical, Service
- Pylon sign
- Existing 1,700 sf building with 46 parking spaces and drive-thru
- APN: 07-29-300-003-0000
- **CLICK HERE TO SEE VIDEO**

## **Location Highlights:**

- 34,790 VPD along Irving Park Road
- Strong retail & entertainment corridor
- Close proximity to transportation
  - 1.0 Miles to I-390 Interstate
  - 3.5 Miles to commuter Metra Station
- Developer friendly municipality
- Demographics (5-mile):
  - Population 275,722
  - Households 99.203
  - Average household income \$108,502



### **For More Information Contact:**

Paul Montes | Senior Vice President montes@inlandgroup.com | 630.954.4446

Eric Spiess | Senior Vice President spiess@inlandgroup.com | 630.990.8658

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



twitter.com/inlandgroup



instagram.com/inlandrealestategroup



in linkedin.com/company/the-inland-real-estate-group-of-companies-inc

Inland Real Estate Commercial Brokerage Inc. has been engaged by the owner to market the property. The information contained herein has been prepared solely for marketing purposes to assist a recipient in determining whether they wish to proceed with a further in-depth investigation of the property. All demographic information above are approximations and interested parties are expected to independently review all property documents as to their accuracy and completeness. Inland Real Estate Commercial Brokerage, Inc., its respective officers, employees and representatives make no representations or warranties, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents. Furthermore, no legal commitment or obligation shall arise from any of its contents. In addition, this brochure is subject to modification and this property may be withdrawn from the market at any time, without prior notice. No part of this brochure may be duplicated without prior consent from Inland Real Estate Commercial Brokerage, Inc. This offering is not intended to solicit your response or involvement should you be engaged in an exclusive brokerage agreement with another real estate company. The Inland name and logo are registered trademarks being used under license.