

For Sale

Land Parcel

17 E. Nerge Road

Roselle, IL 60172



- Land parcel for sale: ±44,700 SF – \$450,000
- Positioned on the hard corner (fully-signalized 4-way intersection) of N. Roselle Road & E. Nerge Road
- Curb cuts along N. Roselle Road and E. Nerge Road
- Over 40,000 vehicles per day
- Redevelopment opportunity with corner
- Just north of Elgin O'Hare expressway

DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
AVERAGE HHI	\$104,115	\$93,776	\$87,405
DAYTIME POP.	13,069	69,051	227,882
RESIDENTIAL POP.	11,196	100,363	265,940

TRAFFIC COUNTS	
N. ROSELLE ROAD	28,100 VPD
E. NERGE ROAD	12,600 VPD

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