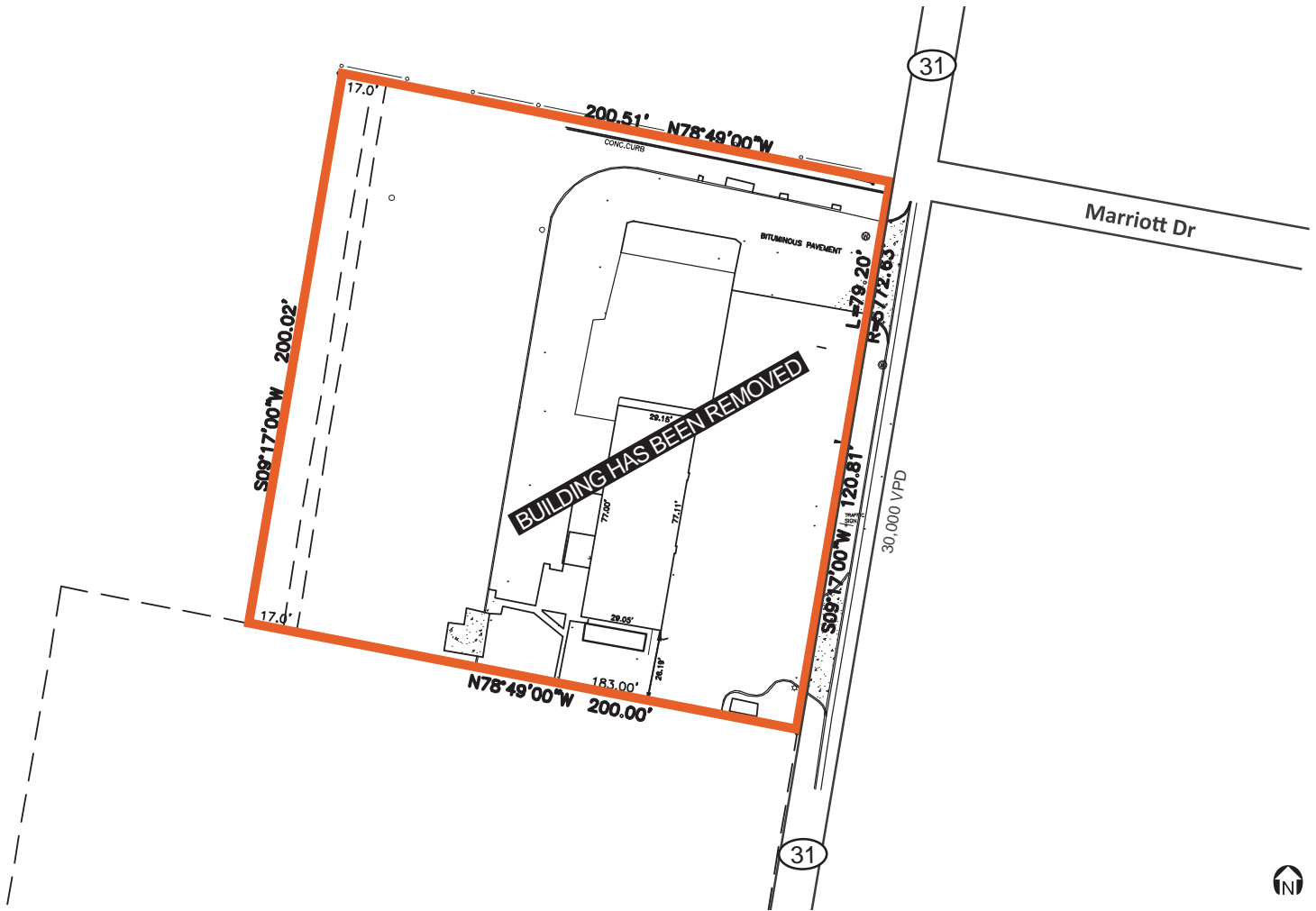


Ground Lease Opportunity

Retail Space

Route 31 & Marriott Drive

West Dundee, IL 60118



- Excellent retail location for bank or restaurant
- ±40,000 SF available for Ground Lease
- Frontage and access on Route 31
- Just north of I-90/Route 31 full interchange
- Located 2 miles from Spring Hill Mall

DEMOGRAPHIC SUMMARY			
	RADIUS		
	3 MILE	5 MILES	7 MILES
AVERAGE HHI	\$76,035	\$78,481	\$89,046
DAYTIME POPULATION	71,493	129,112	186,728
RESIDENTIAL POPULATION	70,538	171,643	261,811
TRAFFIC COUNTS			
ROUTE 31	30,200 VPD		

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