

- 26-acre commercial land development with ±1,245 feet of frontage along US-6 (±20,000 VPD)
- ▶ 1-acre to 10-acre lots available

CHUCK WHITLOCK chuck@baumrealty.com

312.275.3133

- Opportunity for a Big Box / Jr. Box back parcel with monument signage
- ► The proposed traffic signal at Zurich & US-6 will provide full access to the shopping center
- Area retail includes Meijer, Menards, Walmart, Aldi, Texas Roadhouse, Panera, Discount Tire, Applebee's, and more

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	6,524	46,681	94,126
Adj. Daytime Demographics	8,946	38,720	78,124
Estimated Households	2,669	18,233	37,006
Estimated Average Household Income	\$80,846	\$82,740	\$83,499



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

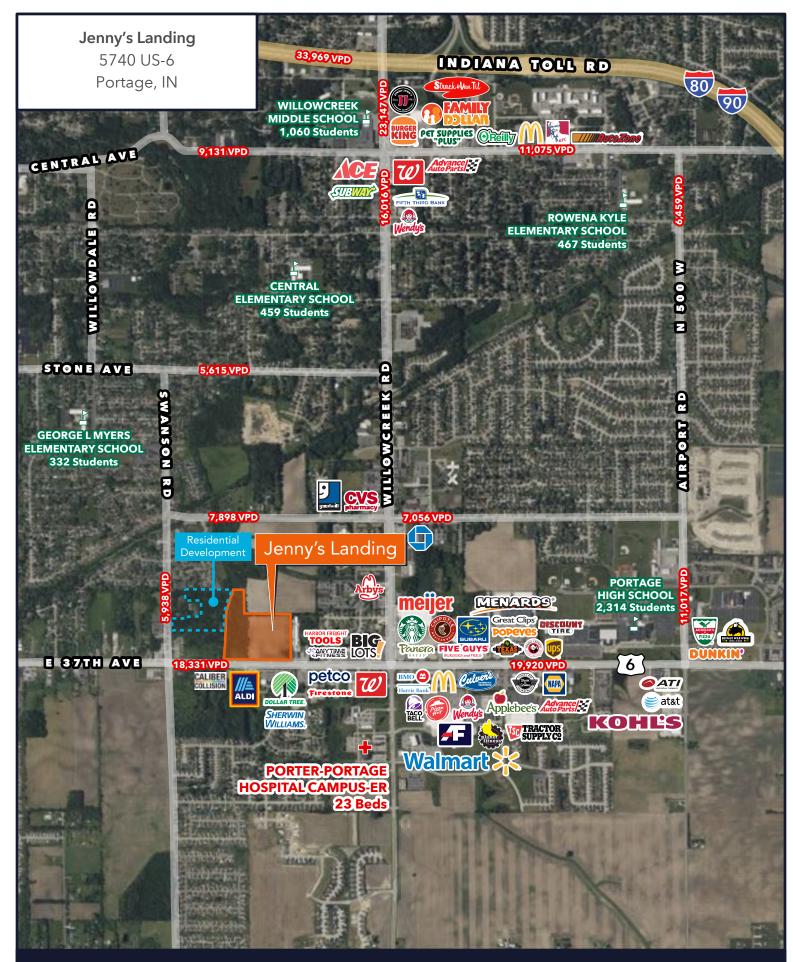


CHUCK WHITLOCK chuck@baumrealty.com

312.275.3133



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.



BAUM REALTY GROUP

This map was produced using data from private and government sources deemed reliable. The information herein is provided without representation or warranty. Copyright © 2024 Baum Realty Group, LLC. All rights reserved. www.baumrealty.com.

