

FOR SALE !

Vacant Land 2.62 Acres Long Grove

MOTIVATED SELLER

- Building and Site Plan already approved!
- Located in Long Grove Commons – shared CAM
- Strong Demographic – median income, 3 mile radius \$127,835
- Busy Intersection – 52,000 cars
- Two parcels approved for 2 structures, or combine for one structure

**Route 22 and Old McHenry Rd
Long Grove, IL 60047**

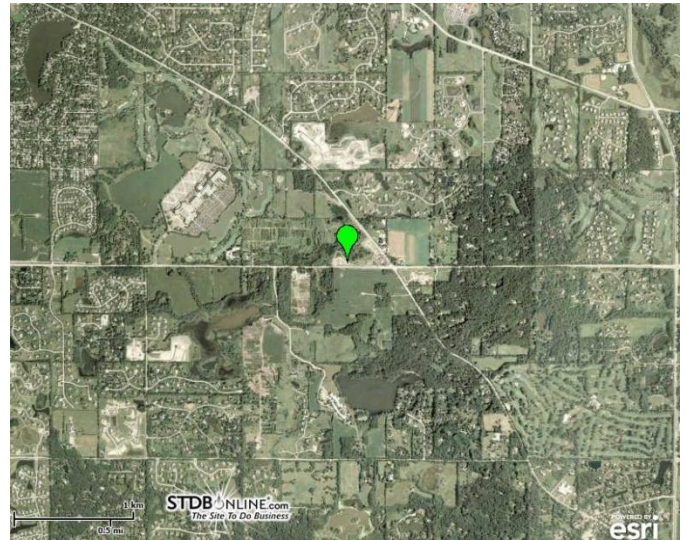
Marketed Price: \$995,000, land only

2010 Taxes: Parcel A/\$6,000, Parcel B/\$1600

Zoning: Commercial

Onsite Existing Tenants:

- PNC Bank
- Smokin' Ts restaurant
- Red Cottage Spa
- Mariola's Organic Spa
- LandStar Realty...and more



<u>Demographics:</u>	1 mile radius	3 mile radius	5 mile radius
Population	1,556	40,740	180,554
Avg. Household Income	\$232,929	\$164,679	\$119,681



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