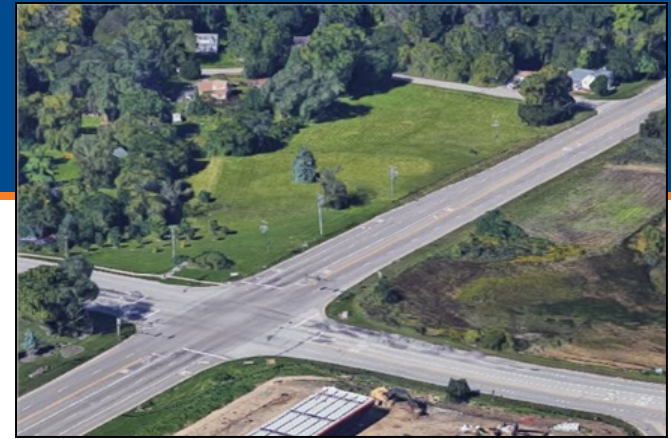




**LAND - RETAIL  
REVISED | LAND - PRIME  
SIGNALIZED CORNER  
6N632 Gary Avenue  
Hanover Park, IL 60172**

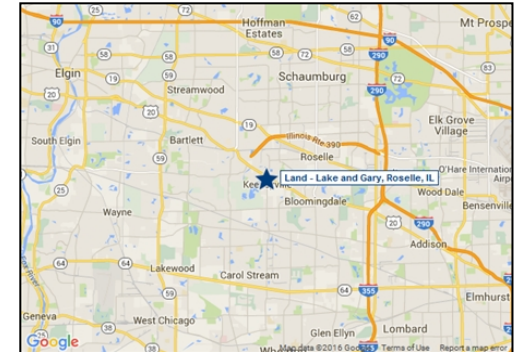


**INVESTMENT HIGHLIGHTS**

- ◆ Attractive User-Size Property | 2.92 Acres | Great Location | Optional 2.70 Acres Available
- ◆ Signalized Intersection; Excellent Demographics
- ◆ One Mile from the Elgin / O'Hare Interstate 390 Tollway
- ◆ One and One-Half Miles North of Stratford Square Mall
- ◆ Three Miles North-West of Hanover Park Metra Station
- ◆ Development Friendly Community | Infill Location
- ◆ Traffic Counts: Gary Avenue 37,800, Lake Street 27,600
- ◆ Population 295,000 | Average Household Income Over \$94,000 in a Five-Mile Radius

**OFFERING SUMMARY**

Price	\$2,350,000
Down Payment	(100%) \$2,350,000
Lot Size (SF)	127,195
Price Per SF	\$18.48
Lot Size (Acres)	2.92
Price Per Acre	\$804,795
Buildable SF	44,500
Price per Buildable SF	\$52.81

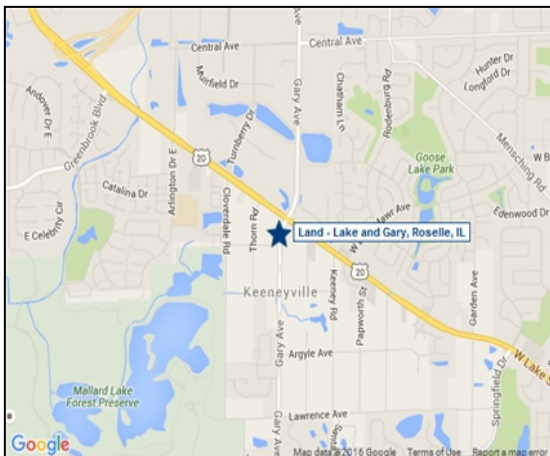


Listed by:

**TAMMY A. SAIA, CCIM**  
 First Vice President Investments  
 Tel: (630) 570-2226  
 Fax: (630) 570-2210  
 License: IL 475.146070  
 Tammy.Saia@marcusmillichap.com  
 www.marcusmillichap.com/TammyASaia

6N632 GARY AVENUE • HANOVER PARK, IL 60172

## PROPERTY SUMMARY



## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this attractive infill vacant land opportunity located in unincorporated Roselle, Illinois. The property will be developed into Hanover Park, Illinois. Hanover Park would be interested in annexing the property into the village with a retail/commercial zoning. Water and sewer are available approximately 1,000 feet from the properties western border. This land has the potential uses of retail, restaurant, office, medical, grocery, hotel, and specialty.

This 2.92 acre site, with an optional 2.70-acres available, is located in DuPage County at the southwest corner of Lake Street and Gary Avenue with traffic counts at that intersection in excess of 65,000 cars per day. The property sits at a signalized intersection, one mile east of the Elgin / O'Hare "390" Tollway, one and one-half miles from Stratford Square Mall and three miles from the Hanover Park Metra station. Nearby retailers include: Jimmy Johns, Dunkin Donuts, Verizon Wireless, Tilted Kilt, Holiday Inn Express, Wing Stop, Napa Auto Parts, and CarQuest Auto Parts.

Hanover Park is a village in Cook and DuPage counties in Illinois, a suburb of Chicago. The population is more than 295,000 with a median household income of \$94,000 within five miles of the subject property.



One Mid-America Plaza  
Suite 200  
Oakbrook Terrace, IL 60181  
Tel: (630) 570-2200  
Fax: (630) 570-2210

[www.marcusmillichap.com](http://www.marcusmillichap.com)

**Marcus & Millichap**