COMMERCIAL BUILDING | $1,750,000

OWNER / USER

American Heritage Corporation

7455 JENSEN BOULEVARD, HANOVER PARK, IL

MAUREEN HARDY
630-773-9000 x-1
mhardy@ahcre.com

DANIEL MURPHY
630-773-9000 x-2
dmurphy@ahcre.com

Demographics

Population:	37,973
Median Age:	32.2
Median Income:	
Family	$70,333
Household	$67,261
Per Capita	$22,643
Total Employment:	20,810

Property Description:

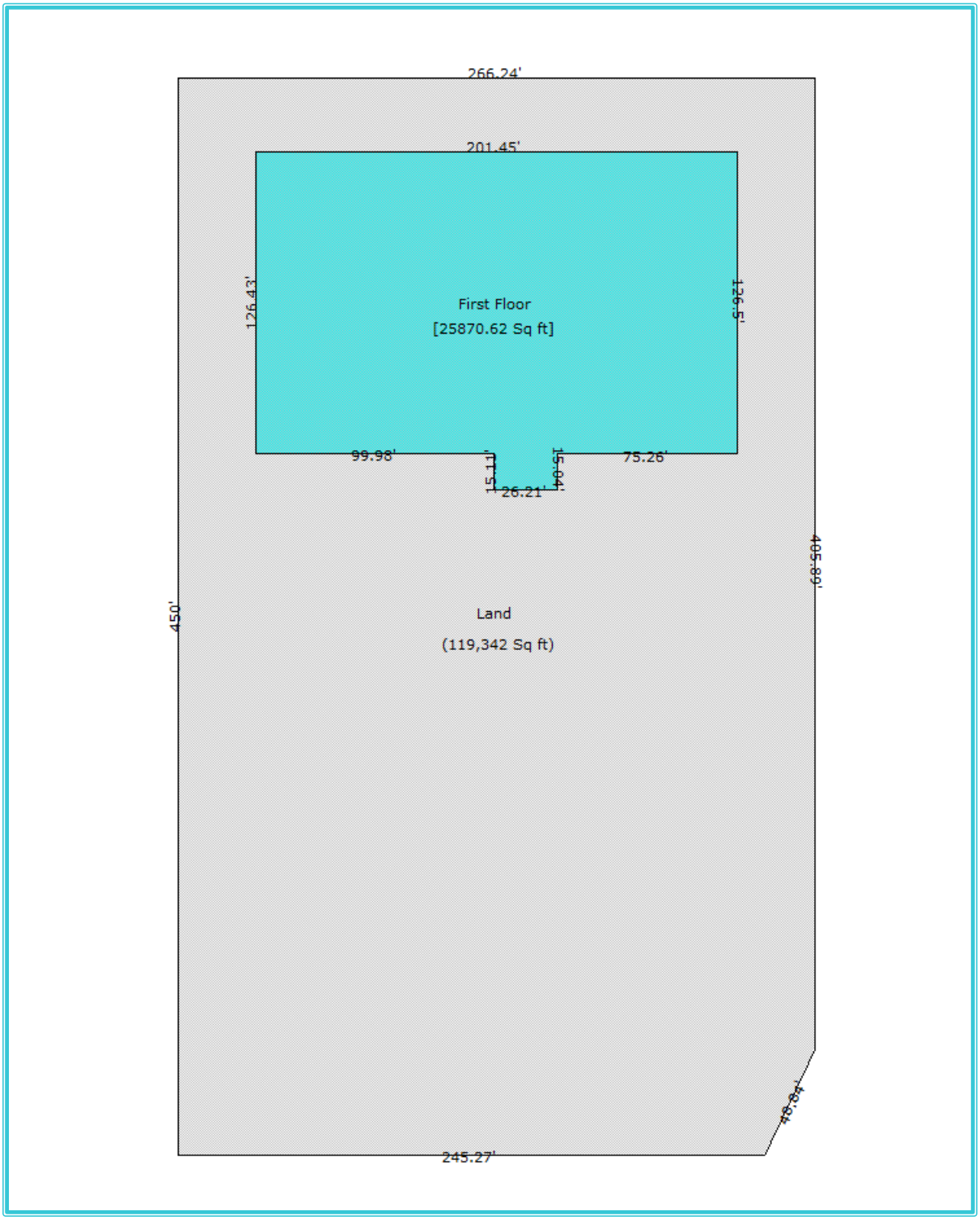
Stand alone former grocery store suited for conversion to a variety of uses.

- 25,871 s.f. building
- 2.73 acre site
- 99 parking spaces
- Currently zoned B-2
- 18' clear ceiling height
- 3 phase, 800 Amp electric service
- Beautifully landscaped site

Location:

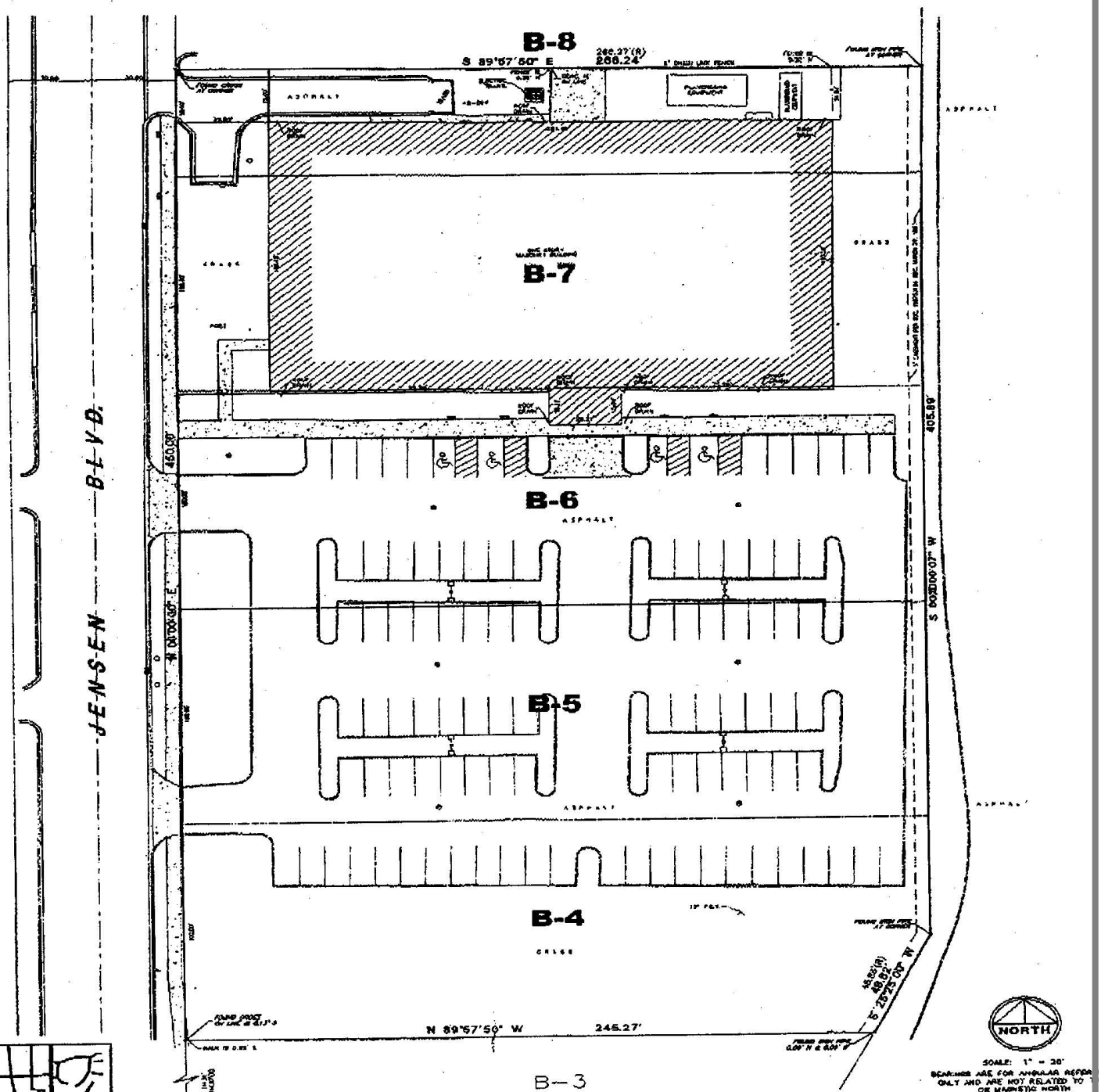
- Northeast corner of Irving Park Road and Jensen Boulevard just west of Barrington Road
- Traffic count... 27,700 daily on Irving Park Road & Barrington Road 38,500
- Can be combined with other sites to the south

7455 Jensen Boulevard
Hanover Park, IL 60133

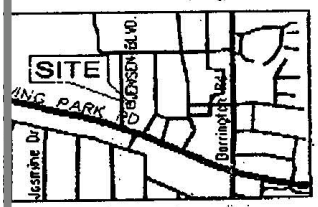


ALTA / ACSM
LAND TITLE SURVEY

LOTS 8-A, 8-B, 8-C AND 8-D AND THE SOUTH HALF OF LOT 8-E IN THE SUBDIVISION OF LOT "B" IN HANOVER SQUARE, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 30'
BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH



STATE OF ILLINOIS)
COUNTY OF COOK) ss

TO: DELRAY FARMS, L.L.C.

WE, W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT THIS MAP OR PLAT AND SURVEY WHICH IS BASED HERE ON IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 2,3,4,7(a),8,9 & 13 FROM TABLE "A" THEREOF. AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS DECLARATION OF AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2000 AT SCHAUMBURG, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3262

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 1999

ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON OCTOBER 30th, 1999

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 13, 1999

THIS SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.

LEGEND

PROPERTY LINE	TYPICAL SIGN
EASEMENT LINE	FLAG POLE BASE
CONTIGUOUS LINE	GUARD HANDRAIL
BUILDING LINE	OPEN GRAVEL MANHOLE
RECORD DATA	BUTTON FRAME
CALCULATED DATA	VALVE VAULT
	FIRE HYDRANT
	GAS / GASOLINE VALVE
	AREA LIGHT
	STREET LIGHT
	TRAFFIC SIGNAL
	POLE WITH SIGNAL
CONCRETE	PARKING
	GAS METER
STANDARD WIRE	ELECTRIC METER
	PEDESTAL (TELEPHONE, ETC)
ENGINEER (ETC)	UTILITY POLE

	GUY WIRE ANCHOR
	ROOF LINE / EDGE LINE
	EDGE LINE / FOOTER LINE
	GRAVEL / SURFACE
	FENCE LINE
	STEEL STRUT
	SANITARY SEWER
	SANITARY SEWER
	WATER SERVICE LINE
	WATERMAIN
	OVERHEAD ELEC. LINE
	OVERHEAD TELEPHONE LINE
	GAS LINE
	U.S. TELEPHONE LINE
	U.S. ELECTRIC LINE
	STEEL MANHOLE
	STEEL SAFE (ETC)

NOTES:

1. PERMANENT INDEX NUMBER: 06-19-401-015, 016, 017, 018 & 003
2. PROPERTY AREA: 110,841.88 sq. ft.
3. FIELD WORK COMPLETED: 4/19/01
4. THERE ARE A TOTAL OF 99 PARKING SPACES OF WHICH 4 ARE RESERVED FOR HANDICAPPED USE.
5. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP (FIRM) THIS PROPERTY IS LISTED AS BEING IN A ZONE "C" BEYOND AN AREA OF ANNUAL FLOODING ACCORDING TO PANEL NUMBER 170089 0005B EFFECTIVE DATE NOVEMBER 15, 1978.
6. FOOTPRINT OF BUILDING IS 63,870±SQ. FT.

SHEET	DATE	CHECK	DRAWN	SCALE	DATE
1	5/1	JR	JR	1" = 30'	5/1

ALTA / ACSM
LAND TITLE SURVEY

FUNLAND AMUSEMENT CENTER
7459-73 JENSEN BLVD
HANOVER PARK, ILLINOIS

W-T

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
38 EAST SOUTH DRIVE
SCHAUMBURG, ILLINOIS 60194
ph. (847)895-2640
fax. (847)895-2643

REVISIONS | DATE

Yorkshire Dr
Dollar Tree
Map
Traffic
Frances Ave
LA Fitness
Tower Dr
Ranger Park
Streamwood Behavioral Healthcare System
Tony's Finer Foods
Jensen Blvd
Barrington Rd
Bristol Ln
E Irving Park Rd
Irving Park Rd
Briarwood Ave
Briar Ln
Menards
Iris Ave
Jasmine Dr
Thornwood
19