

FOR SALE

# COMMERCIAL DEVELOPMENT OPPORTUNITY

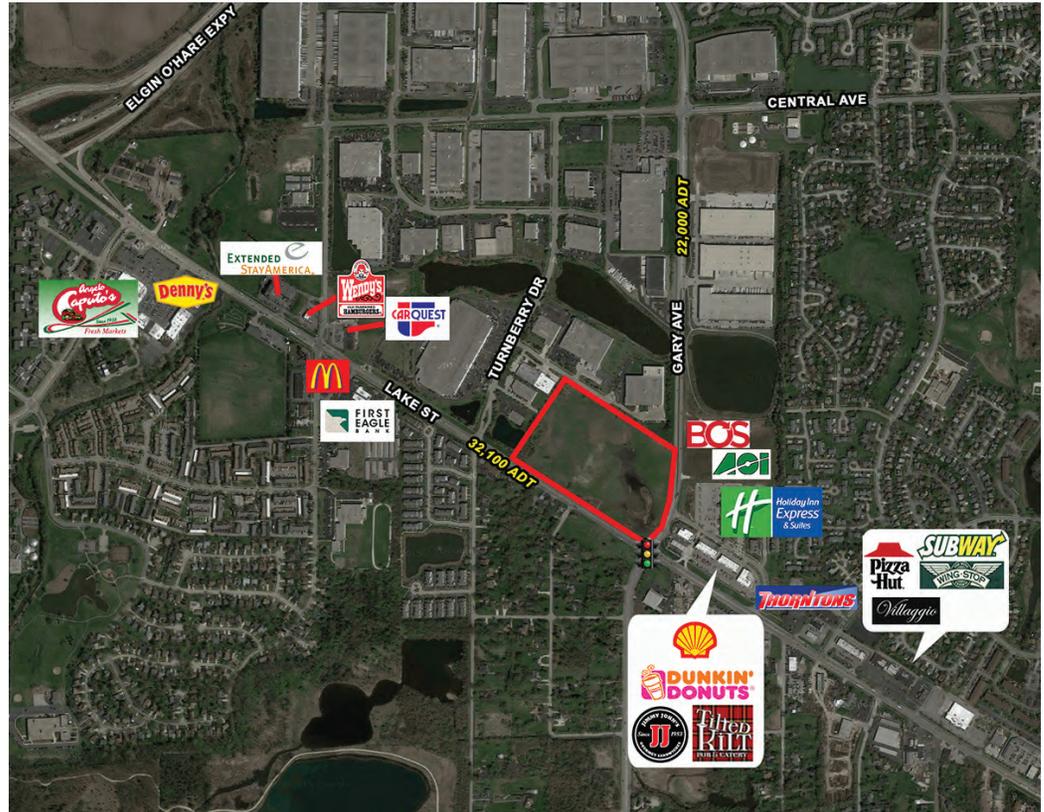
## NWC OF LAKE STREET AND GARY AVENUE

HANOVER PARK, ILLINOIS 60133



### PROPERTY HIGHLIGHTS

- :: ± 15.9 acres proposed retail/office/industrial  
± 5.7 acres proposed retail
- :: Infill location
- :: Zoned B-2 Local Business District
- :: Good visibility on Lake Street and Gary Avenue
- :: Just east of the new I-390 Expressway
- :: PIN #'s 02-08-101-009
- :: Taxes (2014) \$536.00
- :: **High Traffic Location:**  
32,100 vehicles per day on Lake Street  
(State Road 20)  
22,000 vehicles per day on Gary Avenue  
(County Road 23)



### CONTACT US

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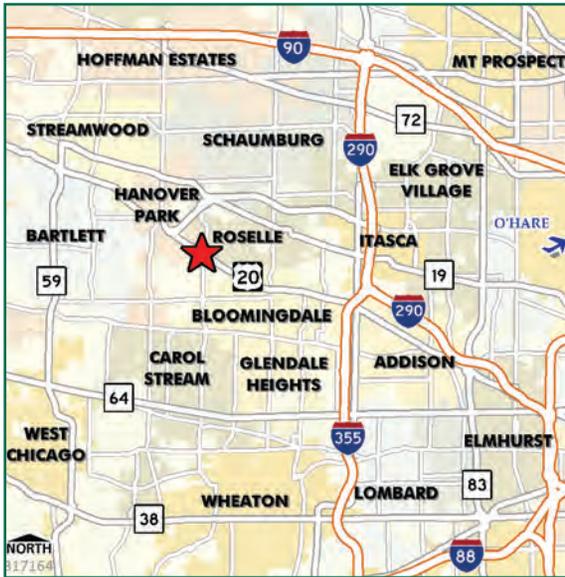
**CBRE**

FOR SALE  
**±21.6 ACRES**

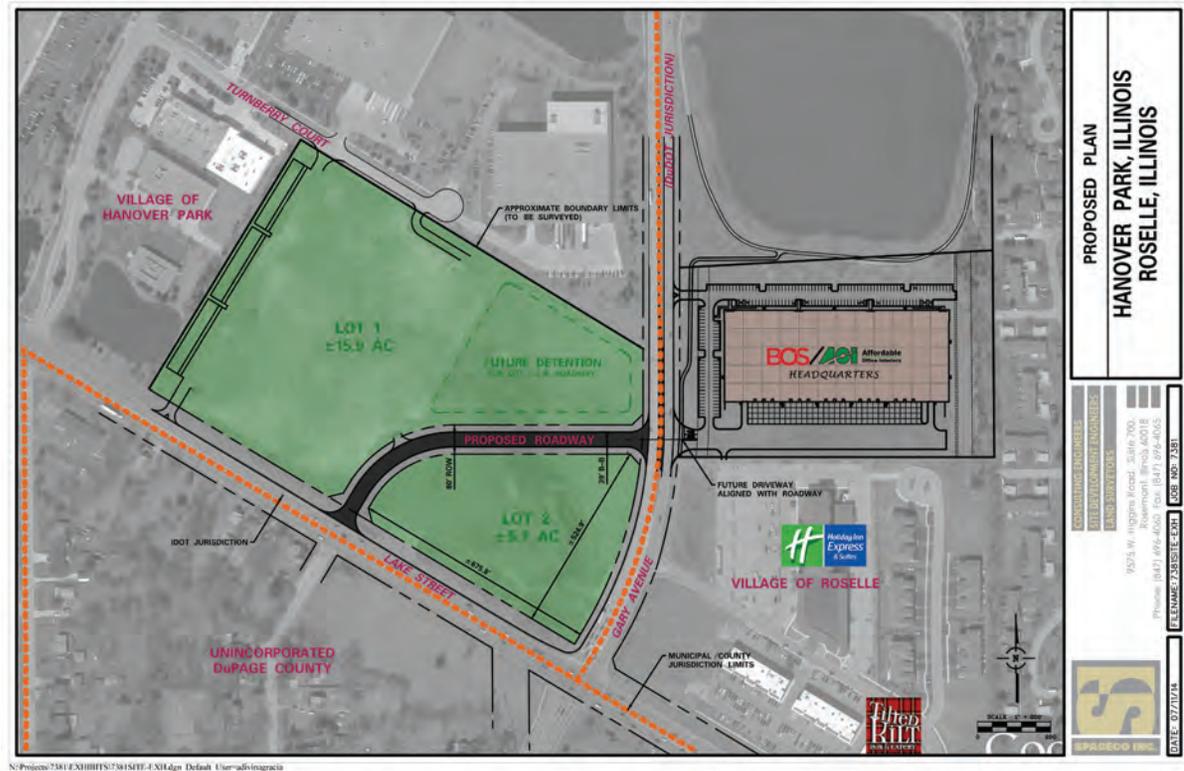
NWC

**LAKE STREET @ GARY AVENUE**  
 HANOVER PARK, ILLINOIS 60133

**LOCATION MAP**



**CONCEPTUAL SITEPLAN**



**Demographics**

	3 miles	5 miles	7 miles
POPULATION	103,161	296,090	472,954
HOUSEHOLDS	35,953	104,399	170,049
AVG HH INCOME	\$92,105	\$93,598	\$95,624
DAYTIME POPULATION	44,458	118,563	263,261

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**CBRE**