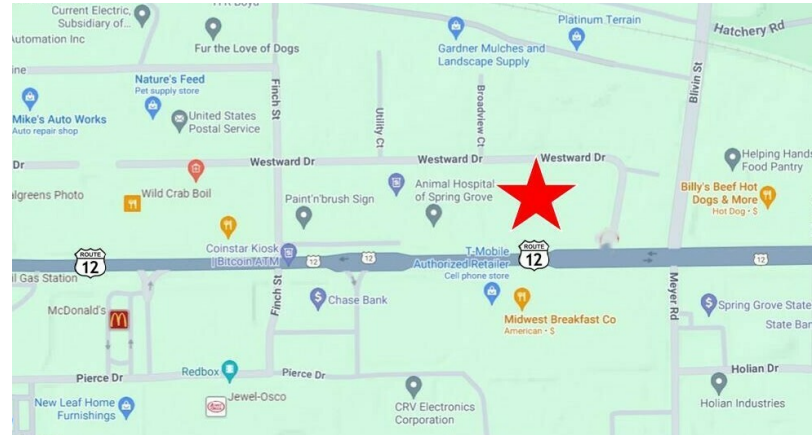


2150 U.S. 12
Spring Grove, IL 60081

For Sale

MLS #11964313

LAND



COMMERCIAL LAND 2.8 ACRES

\$795,000 (\$6.52 PSF)

**Commercial Land
2.8 AC (six parcels)**

6 parcels totaling 2.8 acres located at intersection of Short Street and US-12, the center section of the main road through Spring Grove.

Perfect infill opportunity for a 4-6 unit retail center with a possible out lot.

IDOT reflects 12,000 vehicles per day.

All 6 parcels must be sold together.

Note: Sewer to site, city water main 850' from site.

Specifications

Description:	Land - Retail
Land Size:	2.8 Acres (121,968 SF)
Topography:	Level
Environmental Status:	Clean
Sewer/Water:	Sewer to site Water 850' from Site
Frontage Dimensions:	425'
Zoning:	B2
Taxes:	\$7,408.48 (2022)
PIN #:	Six Lots: 04-25-279- 008,009,016,017,018,019

Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,213	12,297	37,578
Average HH Income	\$162,406	\$109,868	\$90,829

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



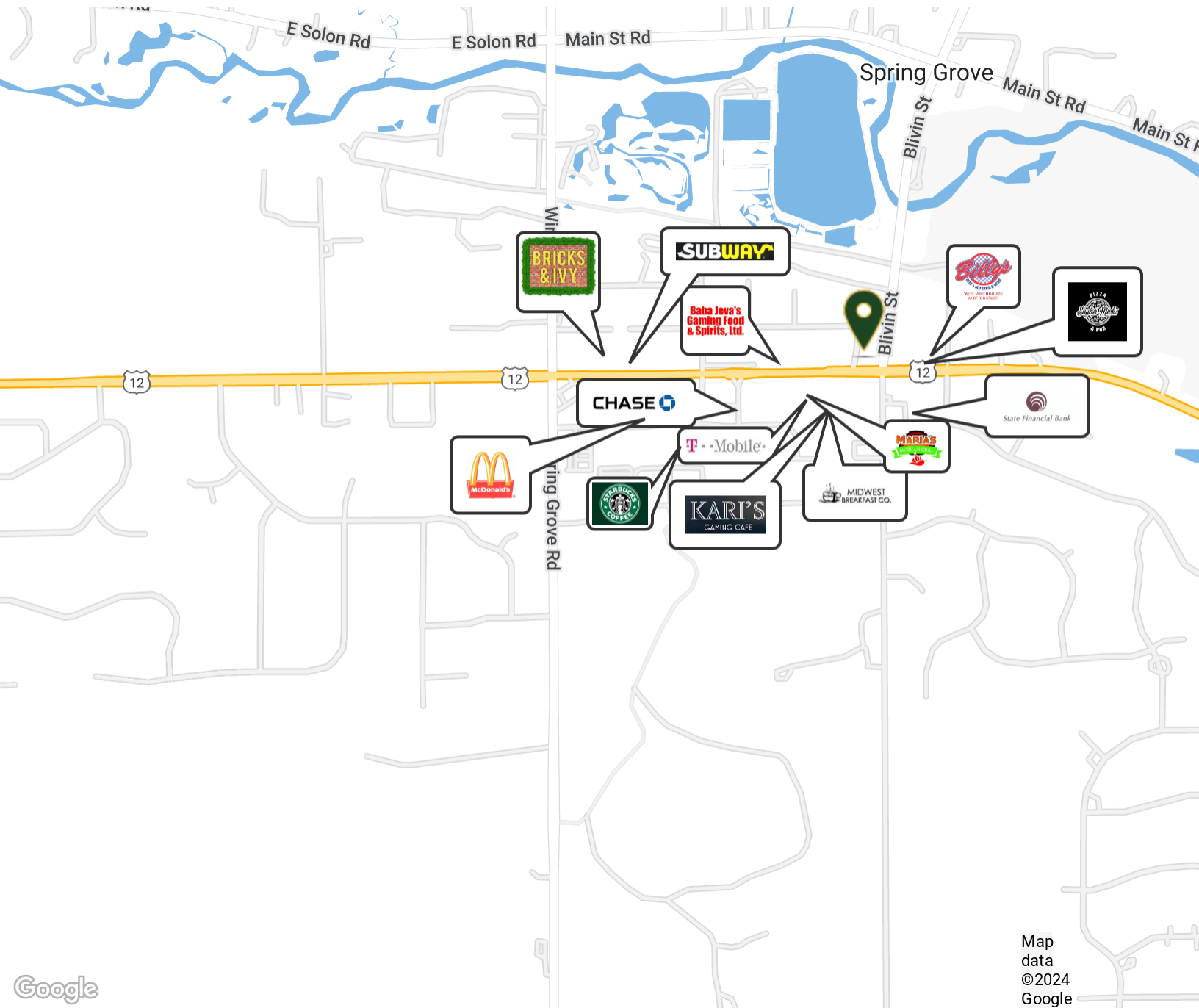
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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Michael Deacon
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LAND



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