

110 N River St
East Dundee, IL 60118

For Sale

MLS #12299417

NEW CONSTRUCTION RETAIL



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\$500,000

UNDER CONSTRUCTION
6,532 SF Divisible

6,532 SF cold, raw shell, new construction retail building in Downtown East Dundee with potential to be divided. Located on the corner of Hill Street and North River Street.

Bring your imagination and dreams to life in this vibrant downtown location with ample village street parking and parking garage above. (parking garage is not included in sale). Buildout the space for your intended use. Ideal for investor or user.

This property is subject to a condo declaration, by-laws, and is subject to conformity with the TIF Act and has use restrictions on restaurant and bar uses. All offers submitted must go through Village of East Dundee approval process.

Specifications

Size:	6,532 SF
Year Built:	2025
Sprinklers:	Yes
Parking:	Street & Village Garage
Sewer/Water:	City
Zoning:	R3

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,166	16,855	52,555
Total Population	7,296	50,065	153,016
Average HH Income	\$110,254	\$107,317	\$117,369

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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.



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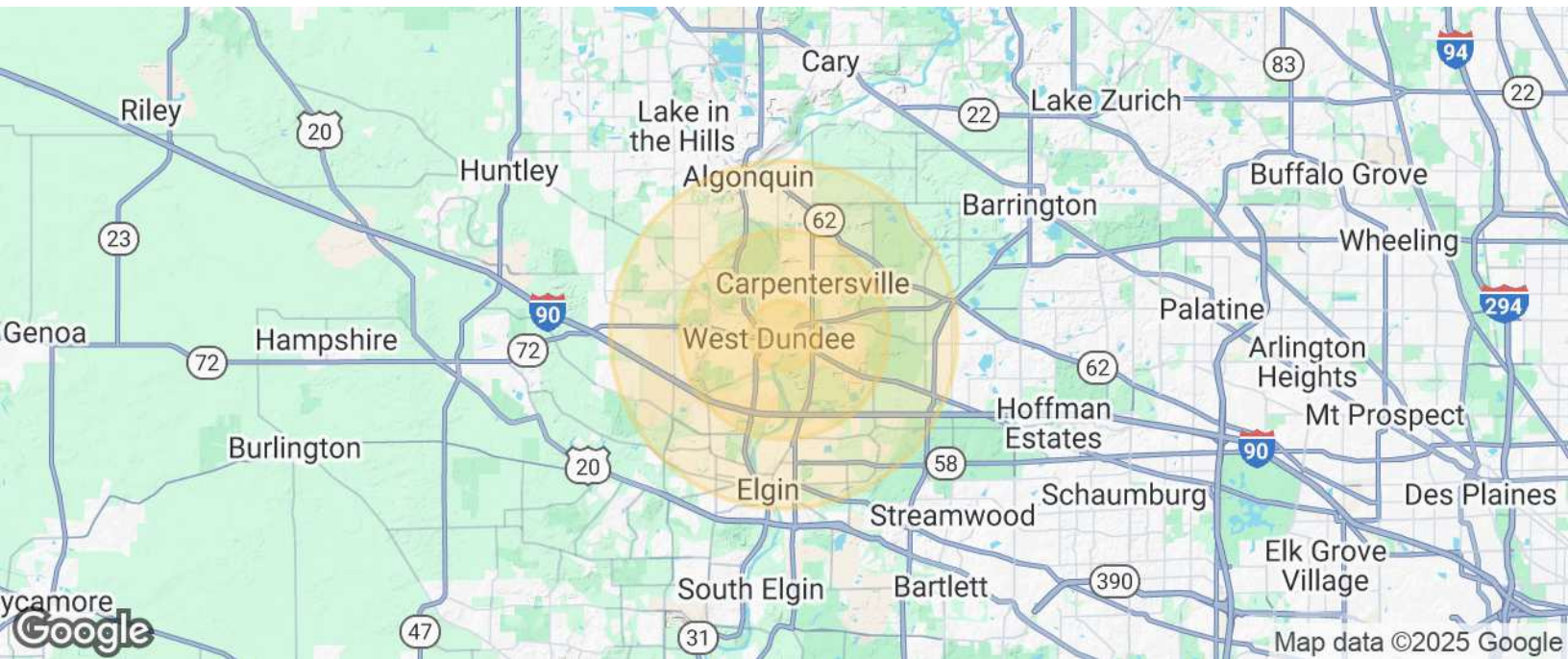
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,296	50,065	153,016
Average Age	43	38	39
Average Age (Male)	41	37	38
Average Age (Female)	44	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,166	16,855	52,555
# of Persons per HH	2.3	3	2.9
Average HH Income	\$110,254	\$107,317	\$117,369
Average House Value	\$326,944	\$290,780	\$306,364

Demographics data derived from AlphaMap

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