

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.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,284	13,915	35,153
Average HH Income	\$173,482	\$129,141	\$119,244

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:	\$7,947.20 (2024)

PIN #: Six Lots:
04-25-279-
008,009,016,017,018,019

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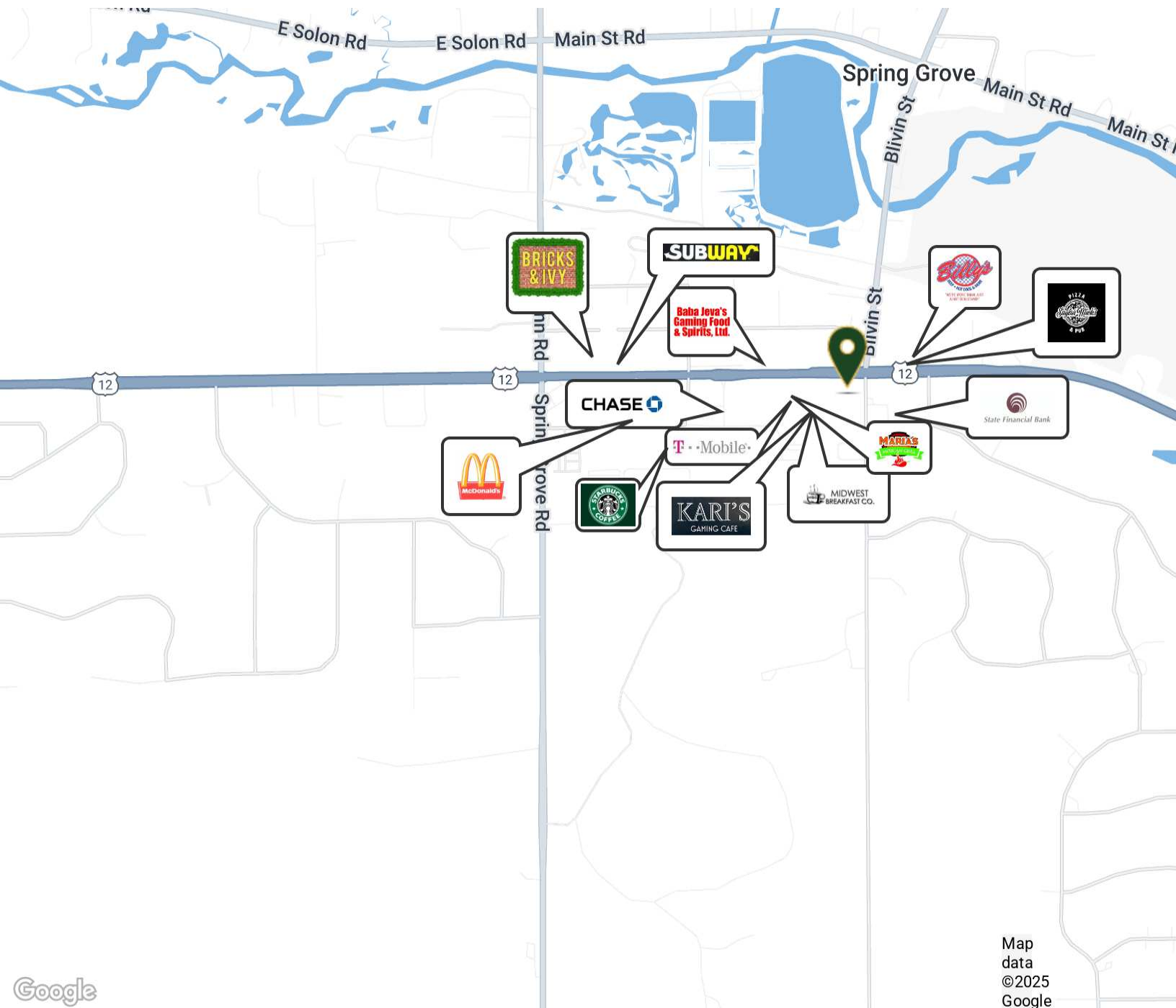
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Michael Deacon
MichaelD@PremierCommercialRealty.com
O: 847.854.2300 x28 C: 815.814.6500

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