

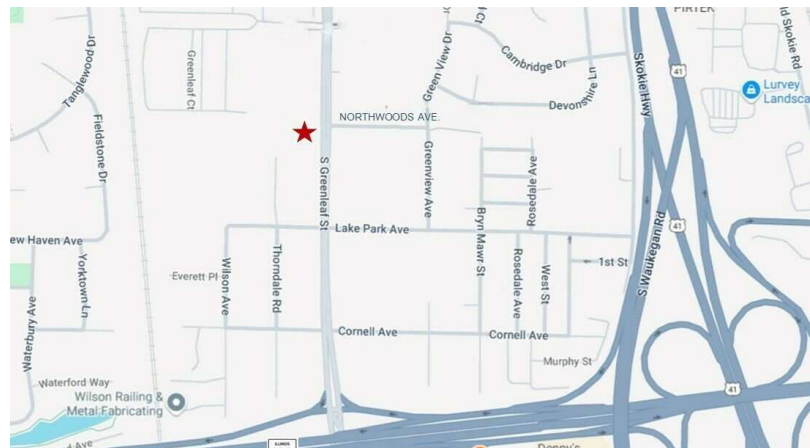
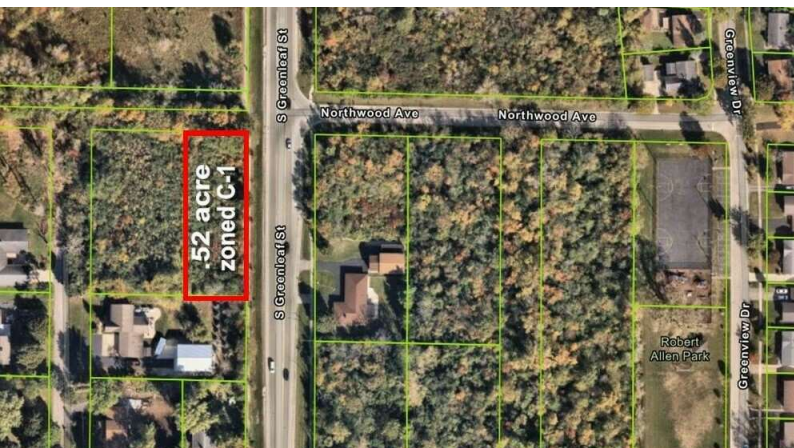
# 0 Northwoods Ave

Park City, IL 60085

## For Sale

MLS #12293781

LAND



LAND .52 ACRE

PRICE REDUCED \$35,000 (\$1.54 PSF)

### **.52 AC Commercial Lot with 240' frontage**

Price Reduced .52 Acre parcel zoned C-1 located in area supported by a mixed use of single family and multi-family homes, with C-3 zoned offices to the north, and poised to growth due to ongoing phases of nearby casino.

Ideal location for business providing essential services such as C-store, carwash, café or coffee shop, daycare, pre-school, pet groomer, medical, dental or massage therapist, etc.

Located near major intersections of Route 120 and Route 41. Neighboring lot possibly available.

### Specifications

Land Size:	22,800 SF
Topography:	Flat
Environmental Status:	TBD
Utilities:	nearby
Sewer/Water:	Well / Septic
Frontage Dimensions:	240' Greenleaf
Zoning:	C1
Taxes:	\$2,115.72 (2024)
PIN #:	07-25-102-002

Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,030	79,887	179,051
Average HH Income	\$110,882	\$94,485	\$110,919

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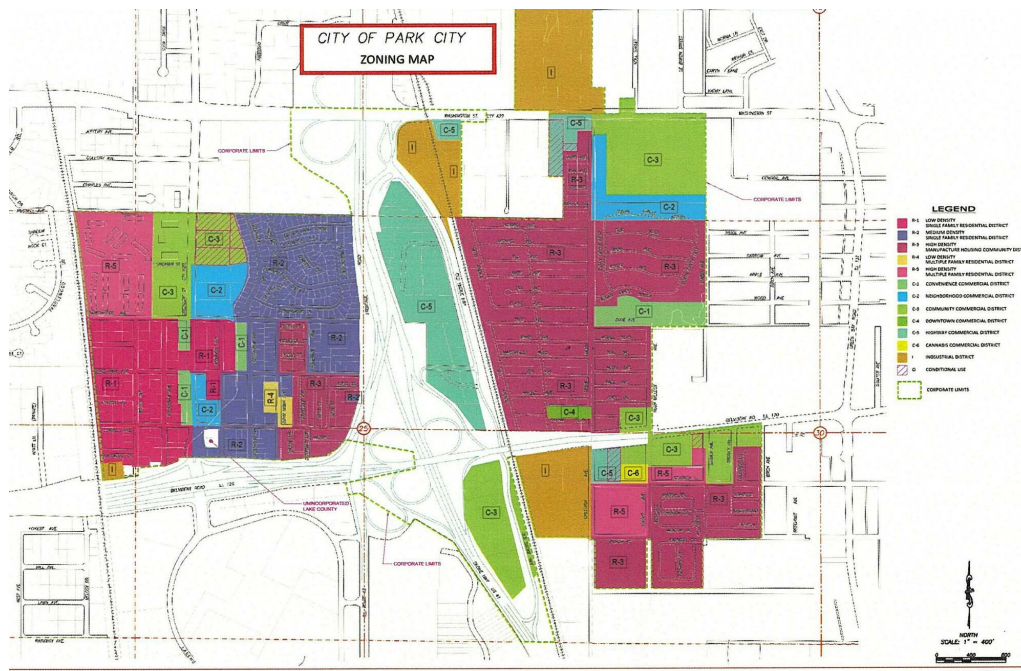
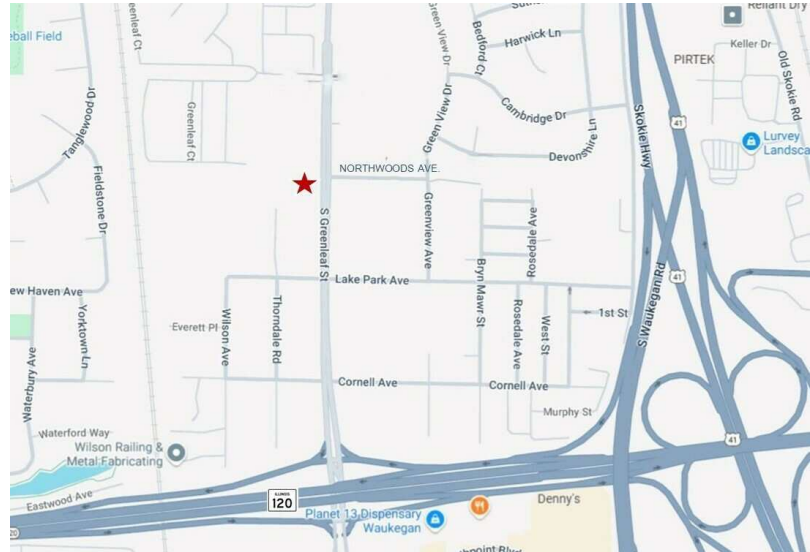
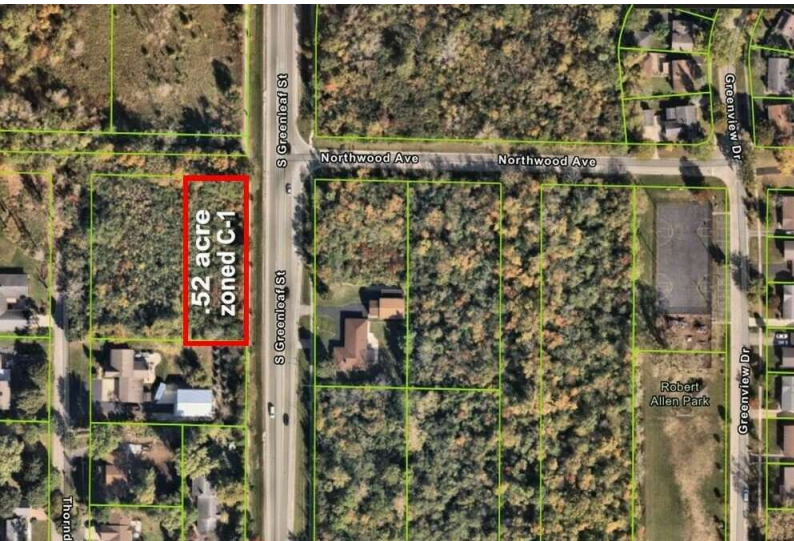
Senior Broker  
**Brian Cowell**

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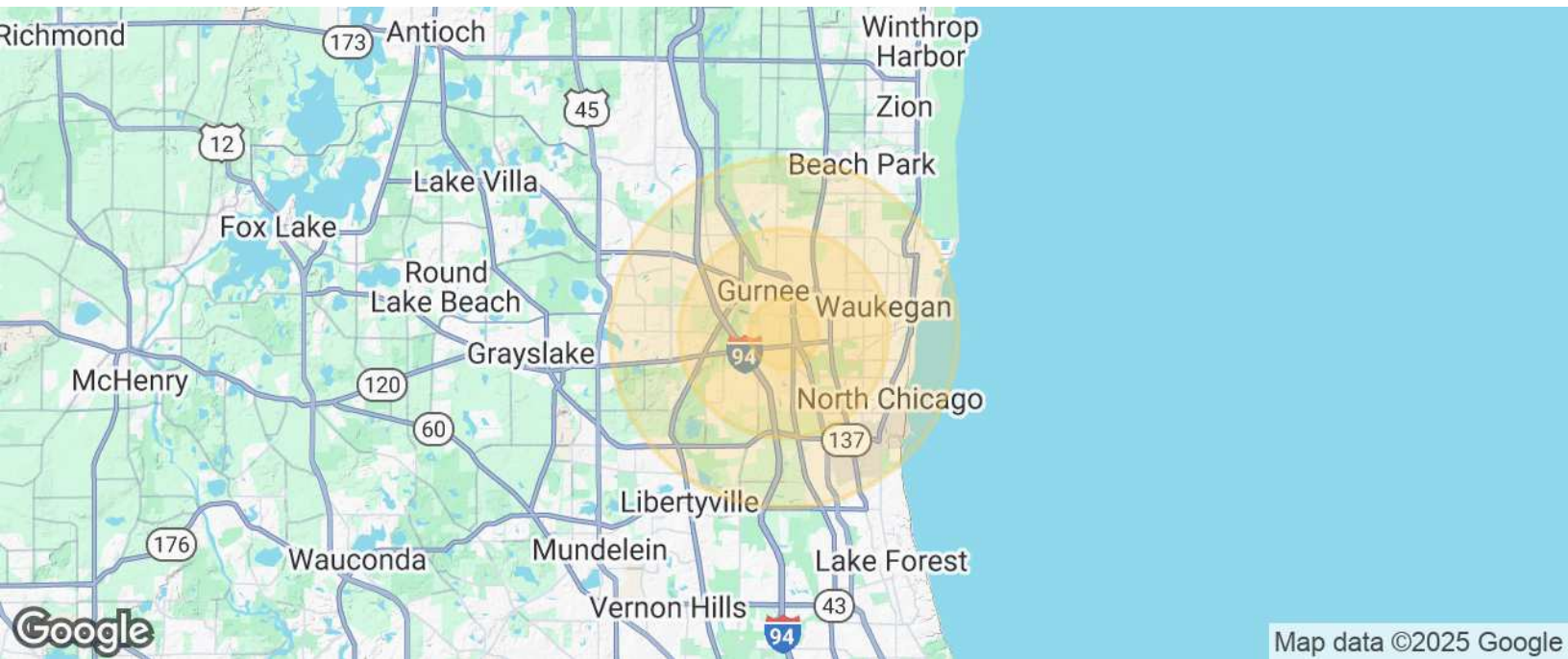


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Park City, IL 60085

For Sale

LAND



Population	1 Mile	3 Miles	5 Miles
Total Population	12,030	79,887	179,051
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,171	27,841	59,466
# of Persons per HH	2.9	2.9	3
Average HH Income	\$110,882	\$94,485	\$110,919
Average House Value	\$230,757	\$237,570	\$286,740

Demographics data derived from AlphaMap

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