

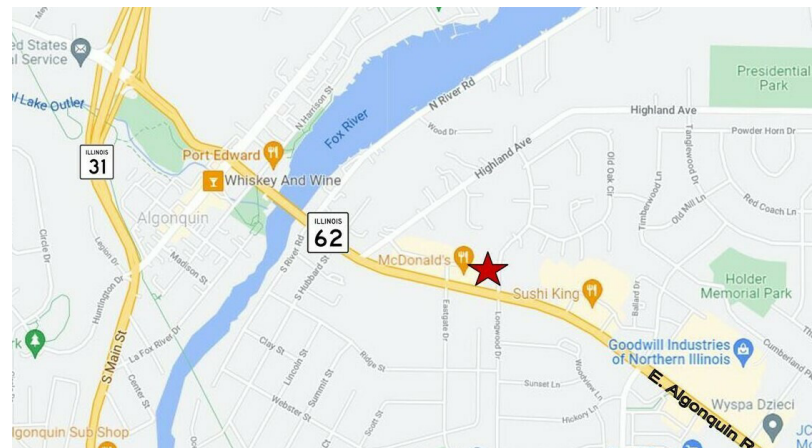
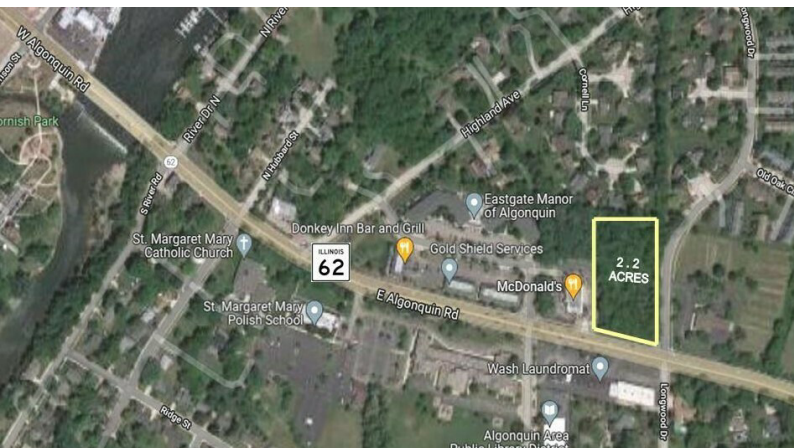
600 E Algonquin Rd. (Route 62)

Algonquin, IL 60102

For Sale

MLS #12105384

LAND



COMMERCIAL LAND 2.2 ACRES

PRICE REDUCED \$399,000 (\$4.16 PSF)

2.2 ACRES SOFT COMMERCIAL CORNER PRICE REDUCED

2.2 acres commercial corner with 229' frontage on Algonquin road, adjacent to busy McDonald's with cross access agreement to traffic light. Superb demographics and traffic counts of 37,700 vehicles per day.

Sale subject to review/approval by court. Seller to pay recapture fees. B1 zoning.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,147	51,505	147,059
Average HH Income	\$119,877	\$125,189	\$132,084

Specifications

Description:	Land - Retail
Land Size:	2.2 Acres
Topography:	Level
Environmental Status:	TBA
Utilities:	To Site
Sewer/Water:	City
Frontage Dimensions:	229' on Route 62
Zoning:	B-1
Taxes:	\$13,305.18 (2024)
PIN #:	19-34-204-008

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Bruce Kaplan
Senior Broker

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For Sale



PREMIER
COMMERCIAL REALTY

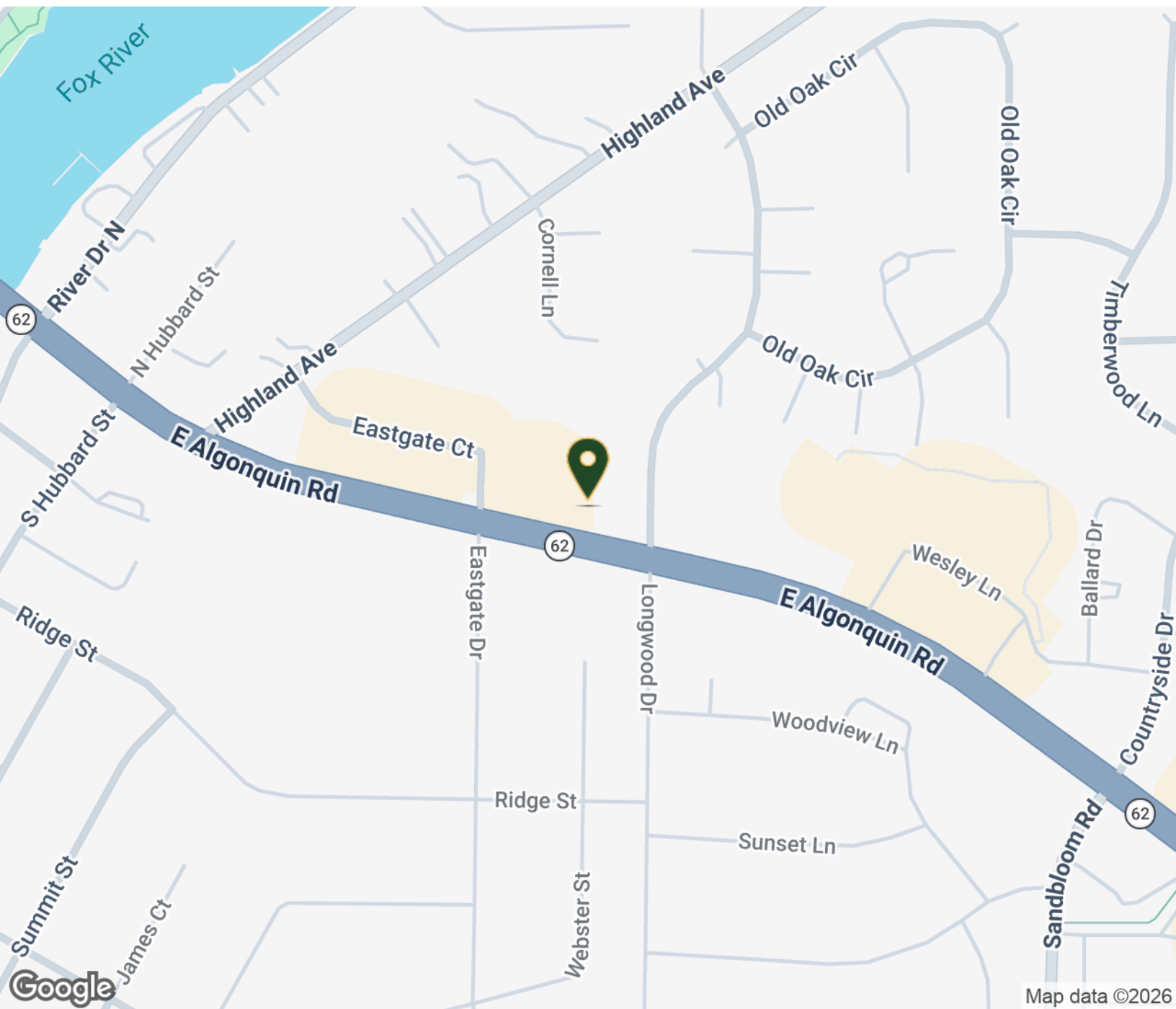
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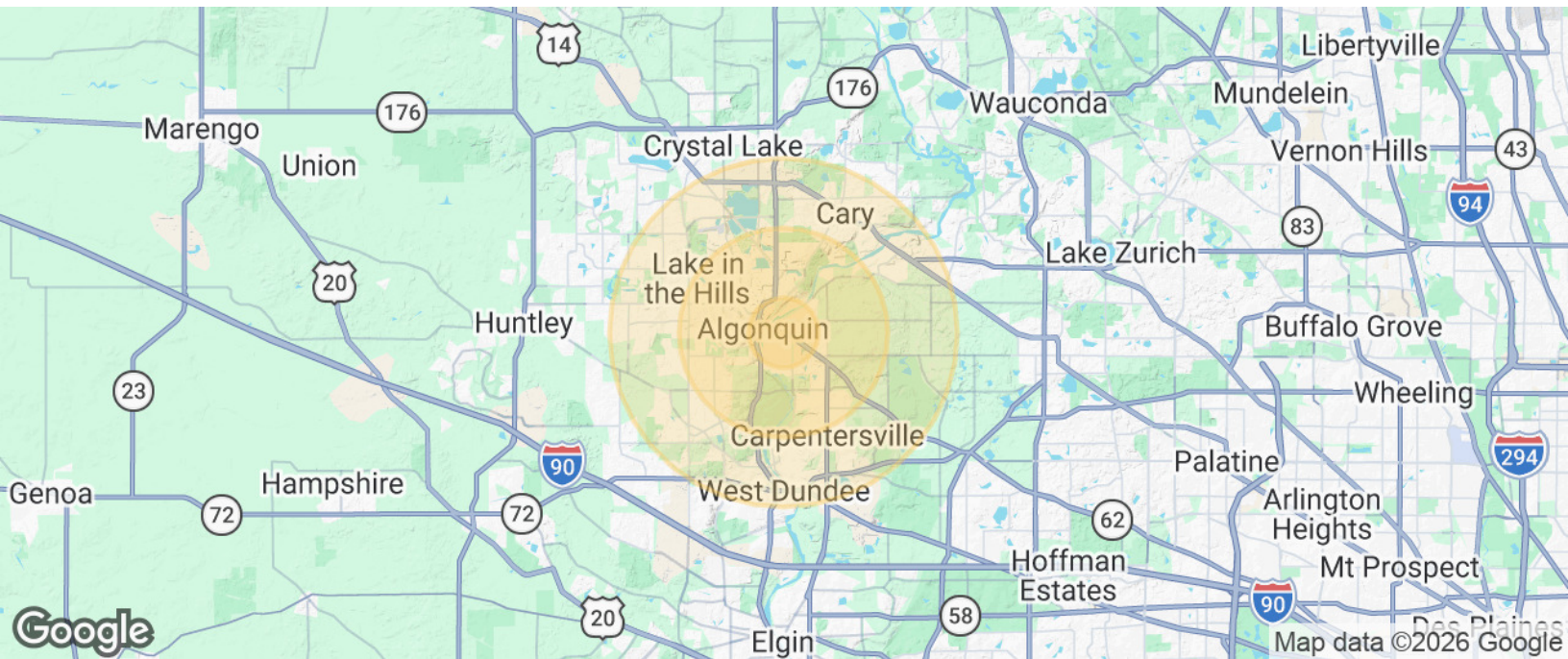
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For Sale

LAND



Population	1 Mile	3 Miles	5 Miles
Total Population	8,147	51,505	147,059
Average Age	43	40	39
Average Age (Male)	42	39	39
Average Age (Female)	44	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,155	18,375	51,821
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$119,877	\$125,189	\$132,084
Average House Value	\$298,344	\$304,258	\$325,415

Demographics data derived from AlphaMap

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