

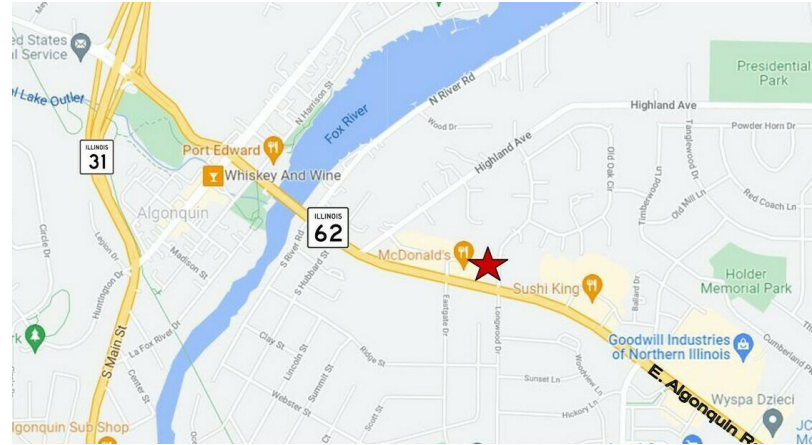
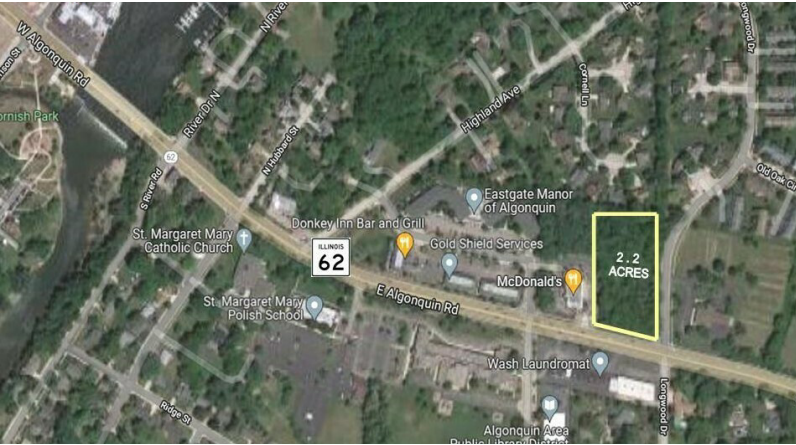
# 600 E Algonquin Rd. (Route 62)

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.

**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:                | \$14,154.56 (2025) |
| PIN #:                | 19-34-204-008      |

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

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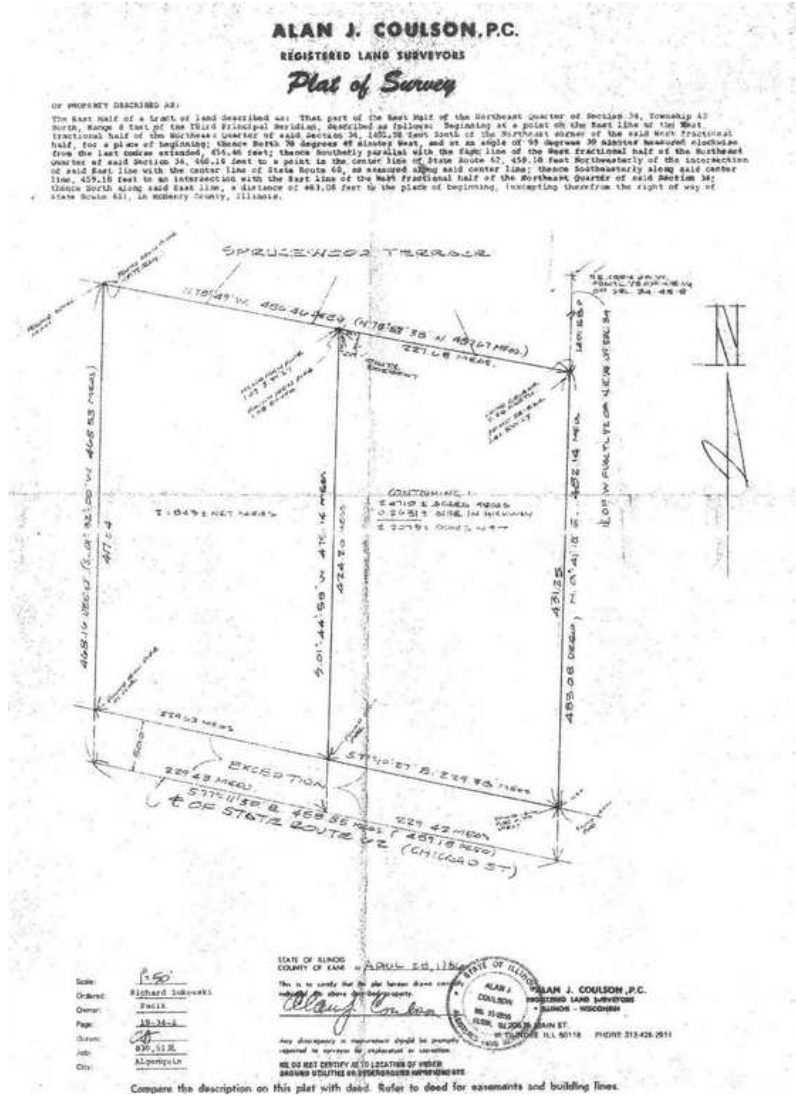
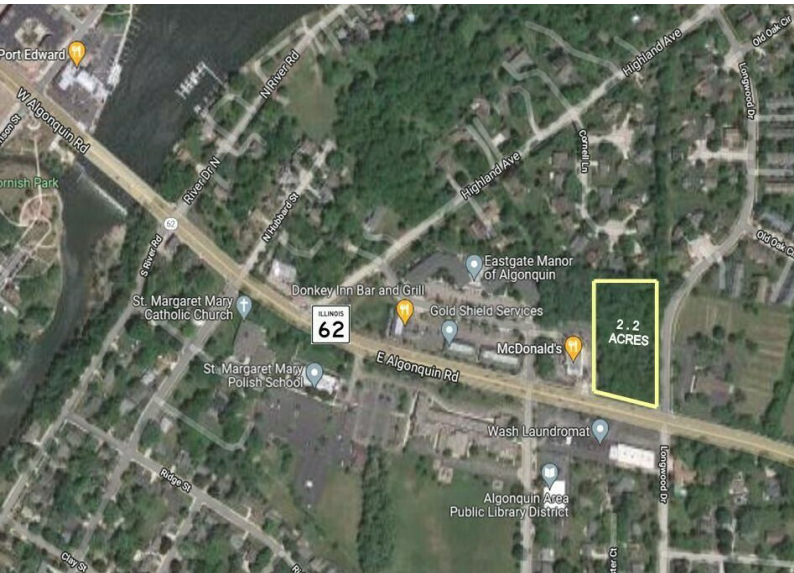
**Bruce Kaplan**  
 Senior Broker  
 BruceK@PremierCommercialRealty.com  
 O: 847.854.2300 x20 C: 847.507.1759

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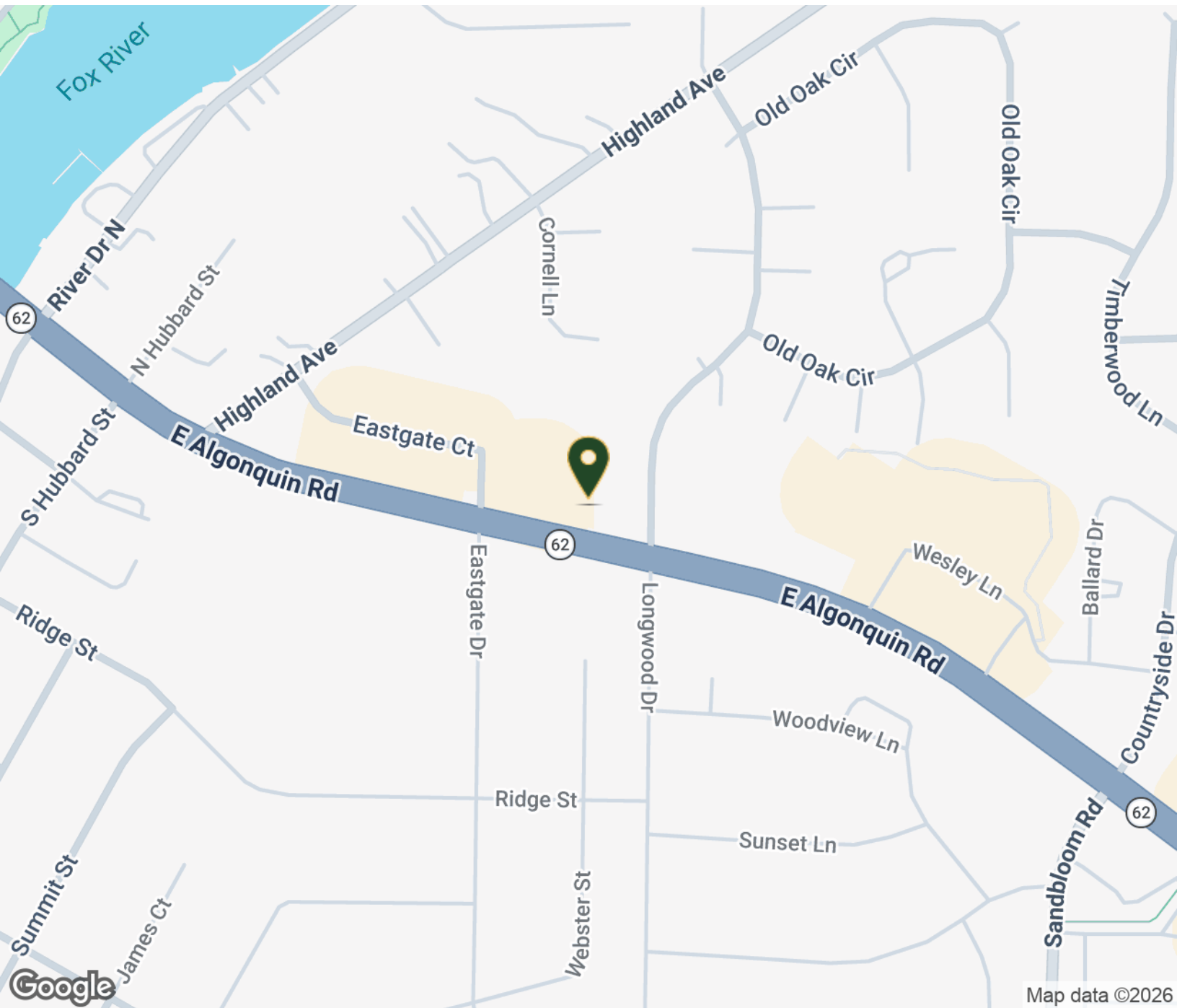
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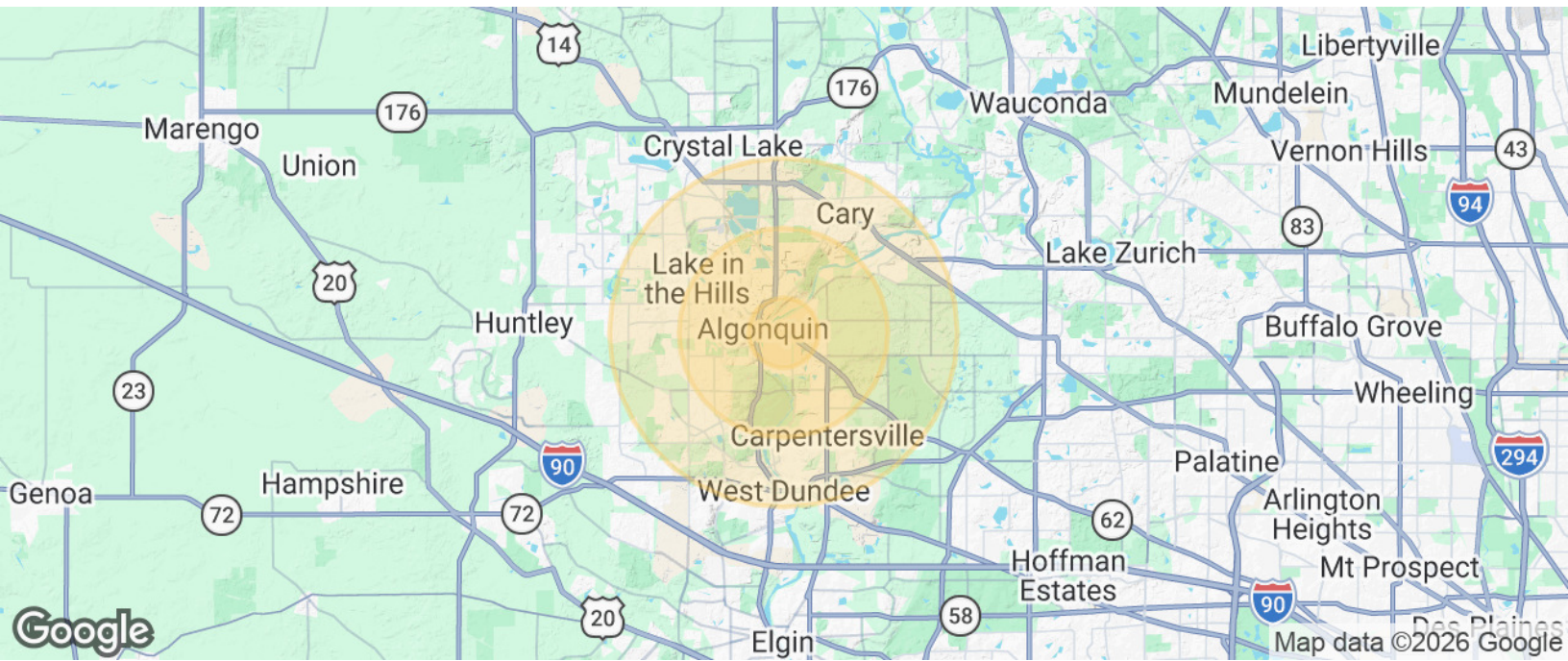
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LAND



| 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 |

2020 American Community Survey (ACS)

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