

670 Northwest Hwy. (Route 14)

Fox River Grove, IL 60021

For Sale & Lease

MLS #12446289

RETAIL



RETAIL 2,900 SF

PRICE REDUCED !!
SALE: \$699,500 LEASE: \$4,000/MO NNN

Commercial Corner Currently Used Car Lot Possible Redevelopment

Rare commercial corner used car lot with ±1,000 SF 2-story sales office/garage (down) and one ±780 SF 2-bedroom apartment (up), plus 1,120 SF pole building with 3 drive in doors.

Possible redevelopment play with approximately .26 acres and 2 curb cuts on Route 14 with direct access to School Street on the north side. Possible coffee shop? Nice traffic counts of 25,500 vpd.

Lease price does not include upstairs apartment. \$4,000/mo. NNN. (Year 1, \$5,000/mo. year 2)

Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,545	30,963	80,155
Average HH Income	\$138,853	\$157,474	\$144,505

Specifications

Description:	Retail - Street Retail
Size:	2,900 SF (2 bldgs)
Year Built:	1978
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Washrooms:	2
Ceiling Height:	11 ft
Parking:	10
Sewer/Water:	City
Zoning:	B2
Taxes:	\$14,655.34 (2025) \$5.05 psf
CAM: (lease)	\$2.00 psf
PIN #:	20-20-130-010 & 020

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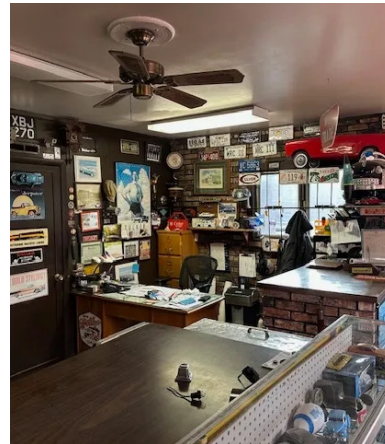
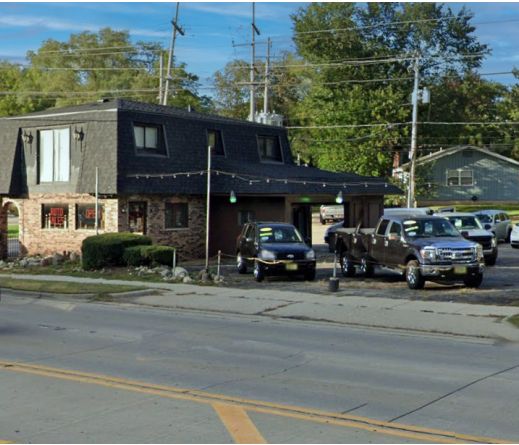


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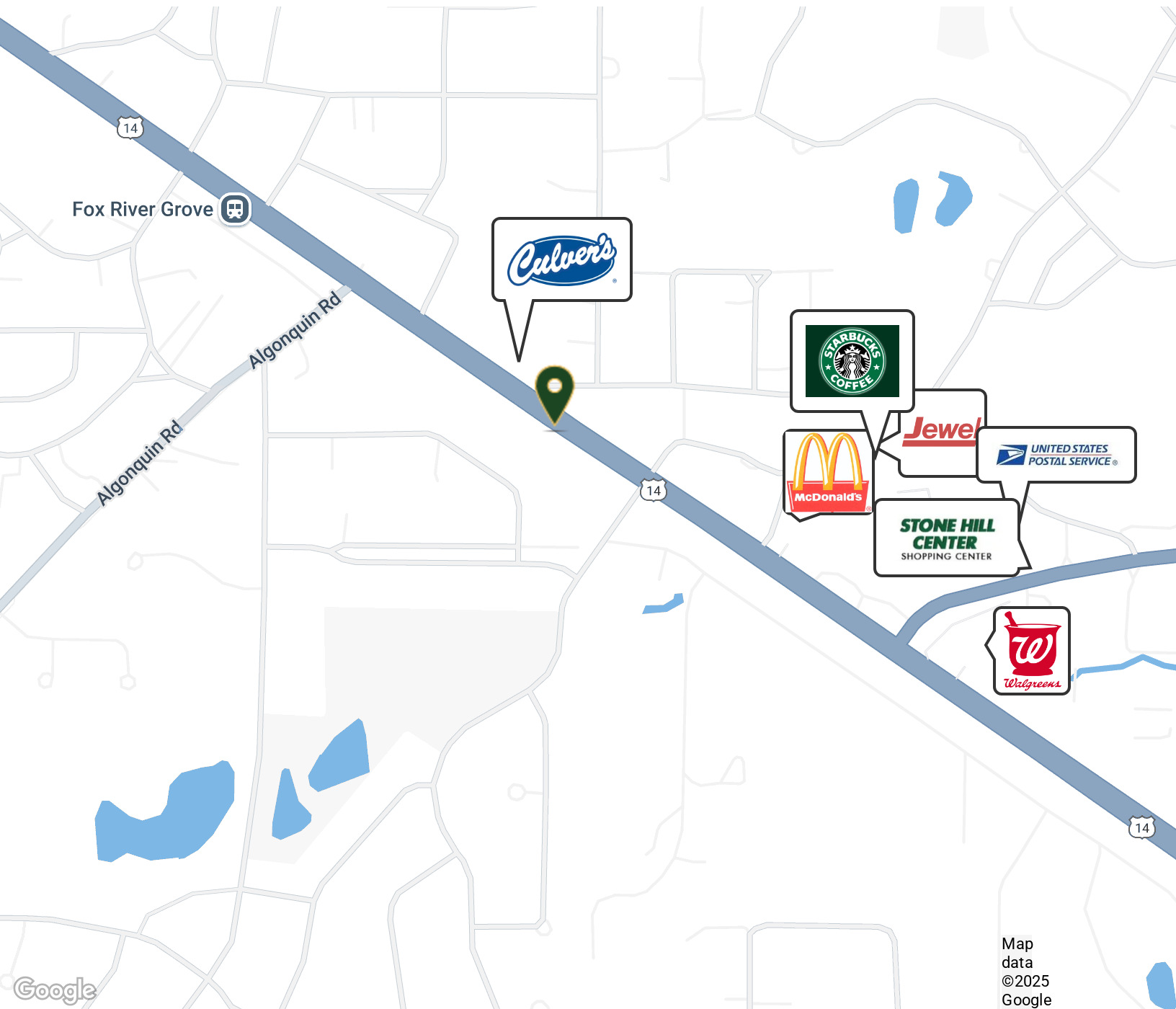
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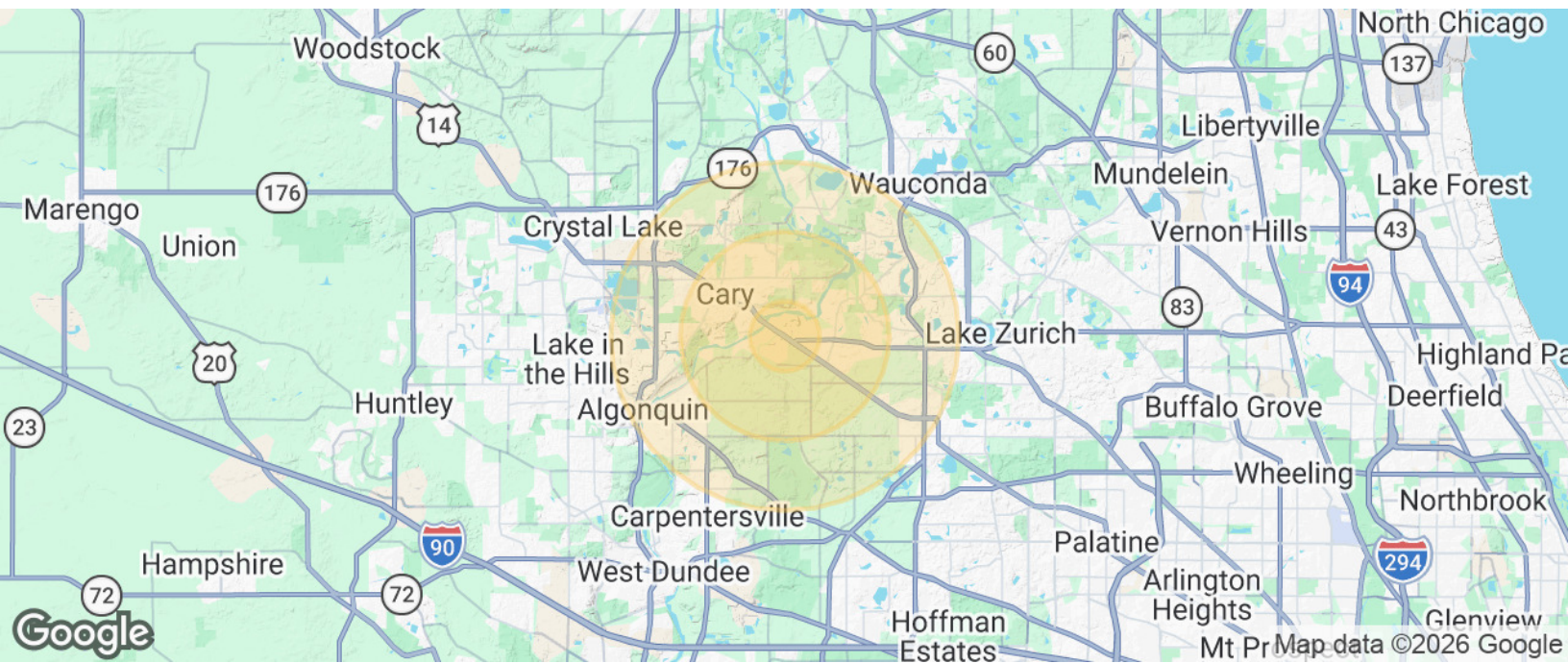
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,545	30,963	80,155
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,181	11,287	29,905
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$138,853	\$157,474	\$144,505
Average House Value	\$369,535	\$418,714	\$397,002

2020 American Community Survey (ACS)

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