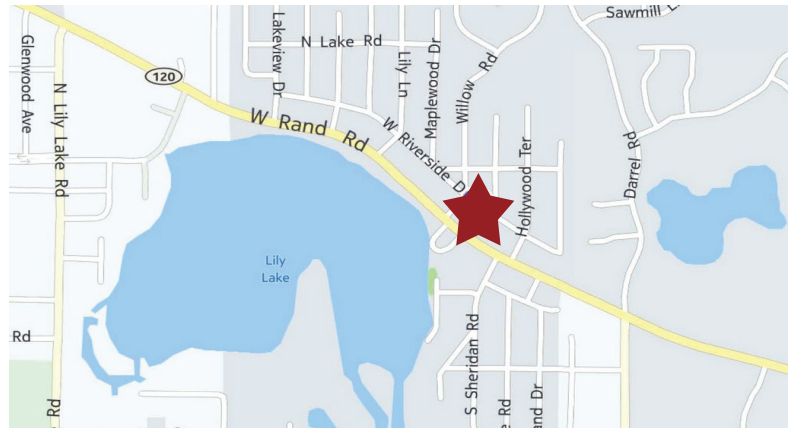


# 222 W. RAND ROAD (RT 120) LAKEMOOR, IL 60051

# FOR SALE

MLS # 09561589

June 17, 2021



## VACANT LAND — 0.39 ACRE

**REDUCED**  
~~\$69,000~~ **\$64,500 (\$3.75 psf)**

### DESCRIPTION

#### Commercial Development Land on Route 120

0.39 acre of commercial land for sale in Lakemoor directly across from Lily Lake on busy Route 120 (Rand Road). Plans for development in the nearby area include a Dunkin Donuts and other retail establishments. 6 lots of contiguous land available totaling 0.39 acre or 17,195 SF. There is 100 feet of frontage on Route 120 and 50 feet of frontage on Riverside Drive. Utilities and water/sewer nearby for possible hookup. Only \$3.75 psf.

### SPECIFICATIONS

Description	Commercial Land
Land Size	0.39 Acre (17,195 SF)
Topography	Level
Environmental Status	TBA
Utilities	To Site
Sewer/Water	Nearby
Frontage Dimensions	100' on Route 120
Zoning	C4 and C2
Real Estate Taxes	\$1,429.14 (2020)
PIN Numbers	10-32-481-008, 007, 067, 068, 069, 070

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,297	19,100	83,213
Avg Household Income	\$77,369	\$85,726	\$81,440
Daily Traffic Counts: 21,300 (Route 120)			

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



- Industrial
- Commercial
- Office
- Land
- Business

**CLICK HERE**  
to view our website

**KEVIN KAPLAN**  
Associate Broker  
Office: 847-854-2300 Ext 13  
Cell: 309-261-0920

[KevinK@PremierCommercialRealty.com](mailto:KevinK@PremierCommercialRealty.com)

9225 S. IL Route 31  
Lake in the Hills, IL 60156  
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)  
Office: 847-854-2300 | Fax: 847-854-2380

**BRUCE KAPLAN**  
Senior Broker  
Office: 847-854-2300 Ext 20  
Cell: 847-507-1759

[BruceK@PremierCommercialRealty.com](mailto:BruceK@PremierCommercialRealty.com)