



KWILL
REAL ESTATE

POWERED BY KWILL MERCHANT ADVISORS

AVAILABLE LAND SITE

NEC of ALGONQUIN RD & HARVEST GATE RD

M Northwestern
Medicine®

PROPERTY DETAILS

- 4.17 AC
- Zoning: R2 (Current)
R-4, B-2 or B-3 (Available Rezoning)
- 765' of Algonquin Road Frontage
- Located at a Traffic-Controlled Intersection (Harvest Gate Rd)
- Traffic Count: 26,000 AADT (2025)
Traffic Count: 22,300 AADT (2024)
- Two Blocks West of Randall Road
(Traffic Count: 36,300 AADT)
- Close to Costco, Lowe's, Meijer & Home Depot; 3,374 Households
- Allowable Uses: Multi-Family Hotel
Most Commercial, Service & Retail Uses

JOHN COLEMAN

847.323.7986

jcoleman@kwilladvisors.com

MATT KNAFEL

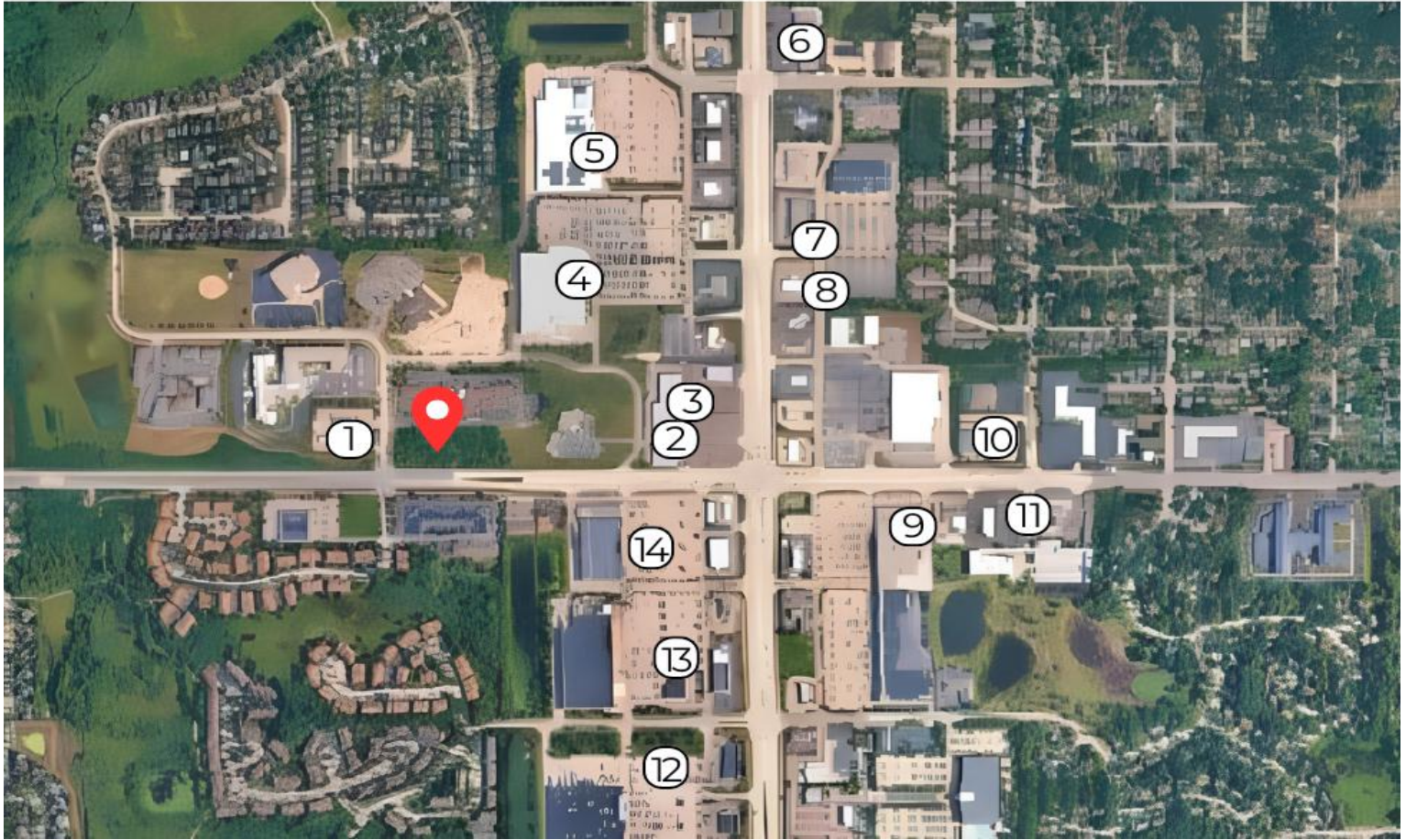
317.385.9808

mknafel@kwilladvisors.com

www.kwilladvisors.com



NEC of ALGONQUIN RD & HARVEST GATE RD



NEARBY BUSINESSES

- | | | | |
|------------------------|----------------------|-------------------------|------------------|
| 1. Speedway | 5. Lowes | 9. AutoZone Auto Parts | 13. Home Depot |
| 2. Walgreens | 6. Noodles & Company | 10. Firestone Auto Care | 14. Local Market |
| 3. O'Reilly Auto Parts | 7. Culver's | 11. Ace Hardware | Shop & Save |
| 4. Costco Wholesale | 8. Jewel Osco | 12. Meijer | |

DEMOGRAPHICS

POPULATION	1MILE	3 MILES	5 MILES	HOUSEHOLDS & INCOME	1MILE	3 MILES	5 MILES
Total Population	9,317	67,668	148,220	Total Households	3,374	23,601	51,693
Average Age	40.6	39.6	39.5	#of Persons per HH	2.7	2.8	2.8
Average Age (Male)	39.7	38.9	38.7	Average HH Income	\$137,312	\$139,006	\$135,740
Average Age (Female)	41.5	40.3	40.2	Average Home Value	\$335,036	\$327,129	\$324,524

JOHN COLEMAN
847.323.7986
jcoleman@kwilladvisors.com

MATT KNAFEL
317.385.9808
mknafel@kwilladvisors.com



www.kwilladvisors.com