



**VIEW
PROPERTY
VIDEO**

134 ACRE MIXED-USE DEVELOPMENT OPPORTUNITY

GRISWOLD SHORES

NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL
[HTTPS://VILLAGEOFISLANDLAKE.COM](https://villageofislandlake.com)

FOR SALE

CONTACT: RICK SCARDINO rick@metrocre.com 708.921.1044





PROPERTY HIGHLIGHTS

- 5 Acres of Prime Retail Located at the corner of Rt. 176 and S River Rd.
 - Approximately 90 acres of residential with lakefront lot and access to Griswold Lake.
 - Multifamily in the form of Apartments, Townhomes, Condo's, Senior Housing could all be well served on this beautiful parcel! With over 2,000 linear feet of shoreline on Lake Griswold, the options for Scenic Views, Sunsets, sandy beach/w adjoining playgrounds and private piers could all make incredible amenities. A perfect spot to tie up your canoe, kayak, paddle boat, fishing boat w/troll motor. Multi Family in the Lake/McHenry County region continues to be hot as a getaway. Nestled almost equidistant between Chicago and Milwaukee you have a 10M+ Population to draw from. Could also make a wonderful family retreat/compound, Private Campground, RV Park, or Ethnic retreat. Bring your idea's and dreams to this wonderful option with room for additional sporting facilities on the east side of River Road as well.
 - Perfect locations for daily needs type users including: drug store, bank, auto uses, dry cleaners, and coffee shops.
 - Local retailers include McDonald's, Auto Zone, Walgreen's, Dunkin Donuts, 7-Eleven, Fifth Third Bank, and Great Clips
 - Established Island Lake neighborhoods surrounding the site.
 - High Traffic volume of 21,800 cars per day along Route 176 and 13,710 along S. River Rd.

Property Name: Griswold Shores
Physical Address:
NWC of Route 176 & S River Rd.
Unincorporated McHenry
County, IL
Total Bldg Size/GLA: N/A

AERIAL

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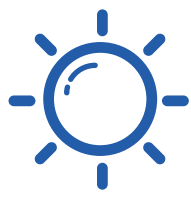
56 Skokie Valley Road
Highland Park, Illinois 60035

www.MetroCRE.com

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DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

		1 MILES	3 MILES	5 MILES
	TOTAL POPULATION	6,356	19,963	74,398
	DAYTIME POPULATION	2,086	8,485	44,834
	HOUSE HOLDS	2,549	7,738	28,422
	AVG HH INCOME	\$110,887	\$128,150	\$150,648

NEAR-BY AREA TENANTS



DUE DILIGENCE (MORE AVAILABLE UPON REQUEST)

[CLICK HERE TO VIEW ZONING](#)

[CLICK HERE TO VIEW CONSTRUCTION & DESIGN](#)

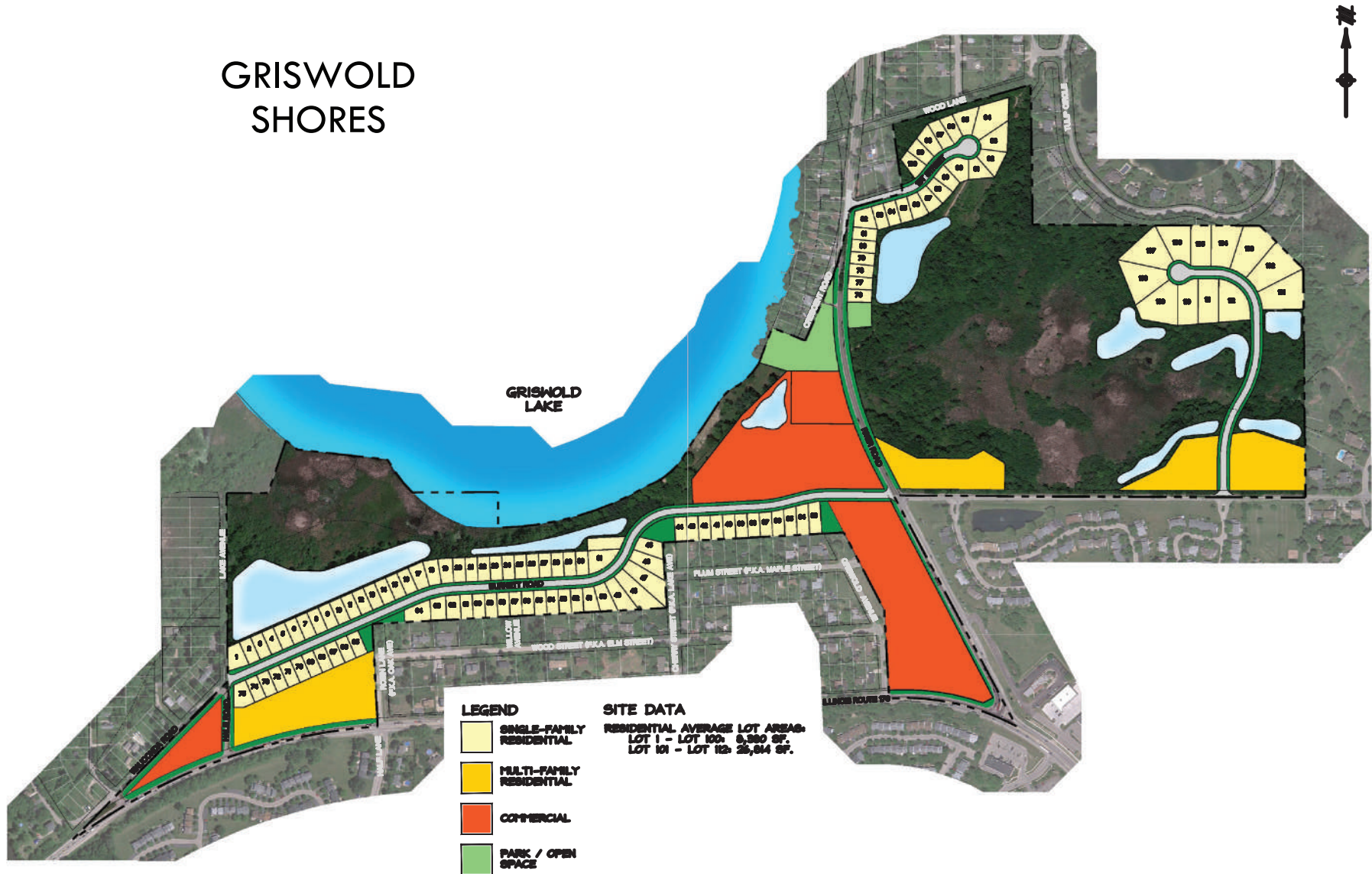
[CLICK HERE TO VIEW WETLAND INFO](#)

CONCEPTUAL PLANS

NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL

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GRISWOLD SHORES



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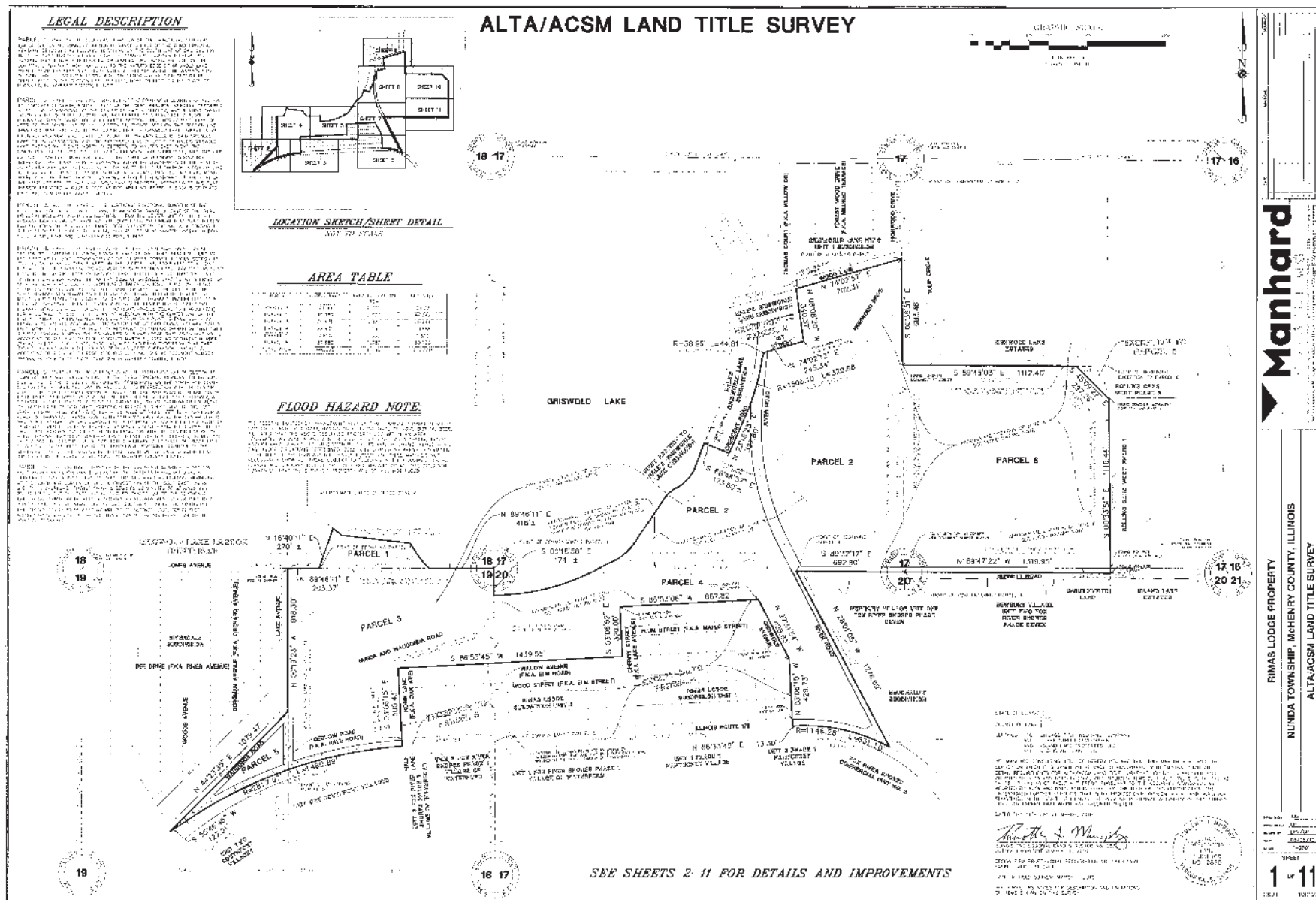
NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL

Legend	
	PROPERTY LINE
	EXISTING ROW
	PROPOSED ROW
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FLOODPLAIN
	EXISTING WETLAND
	EXISTING WETLAND BUFFER

SITE DATA

RESIDENTIAL AVERAGE LOT AREAS:
 LOT 1 - LOT 100: 8,380 SQ. FT.
 LOT 101 - LOT 112: 26,814 SQ. FT.

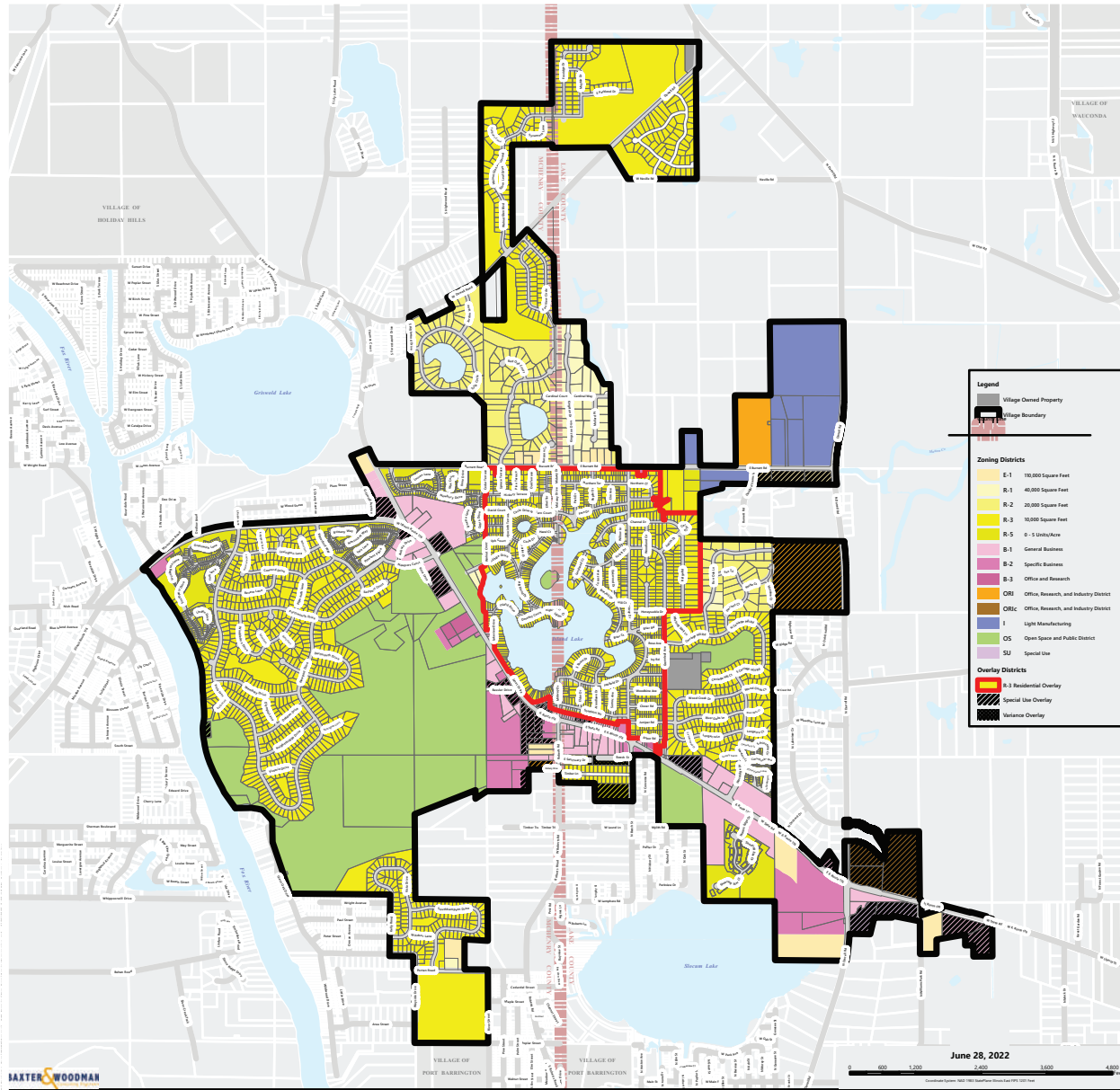




ZONING MAP

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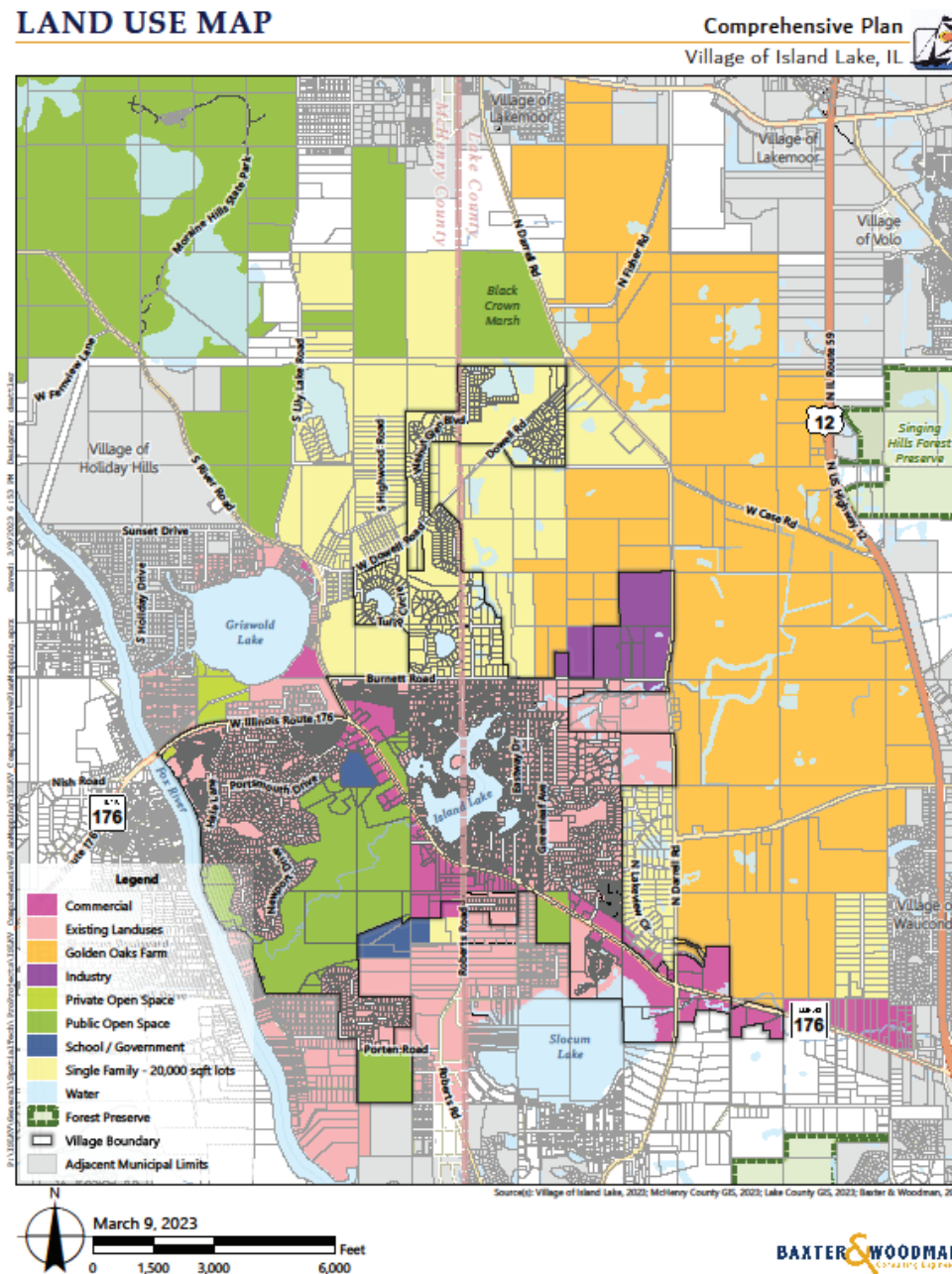
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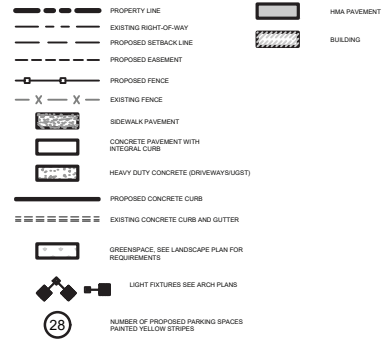


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LEGEND



KELLEY'S MARKET SIGN



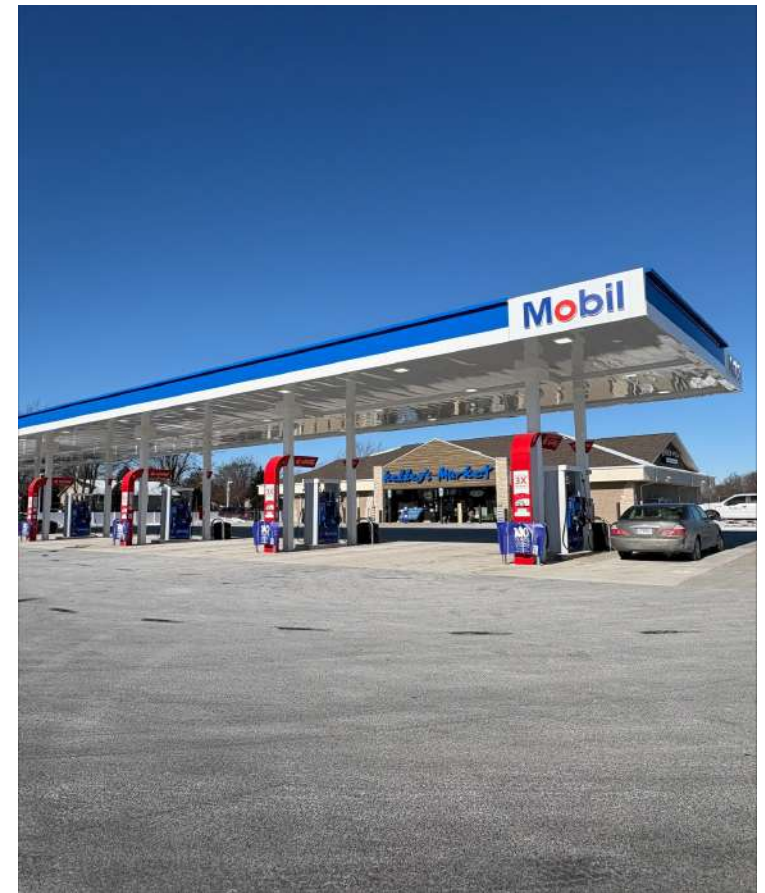

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EXCLUSION PARCEL - EXTERIOR PICTURES

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