

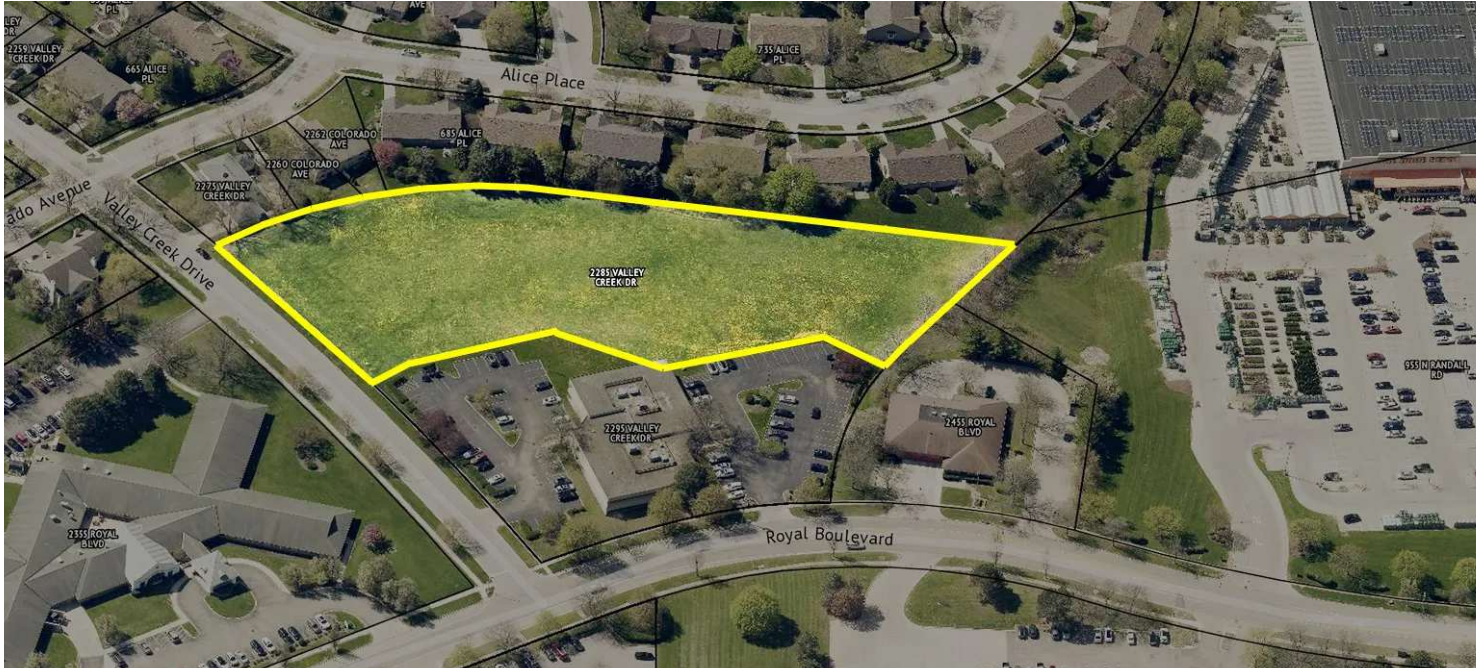
# 2.58 ACRES

## Commercial Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**2285 VALLEY CREEK DR., ELGIN, IL 60123**



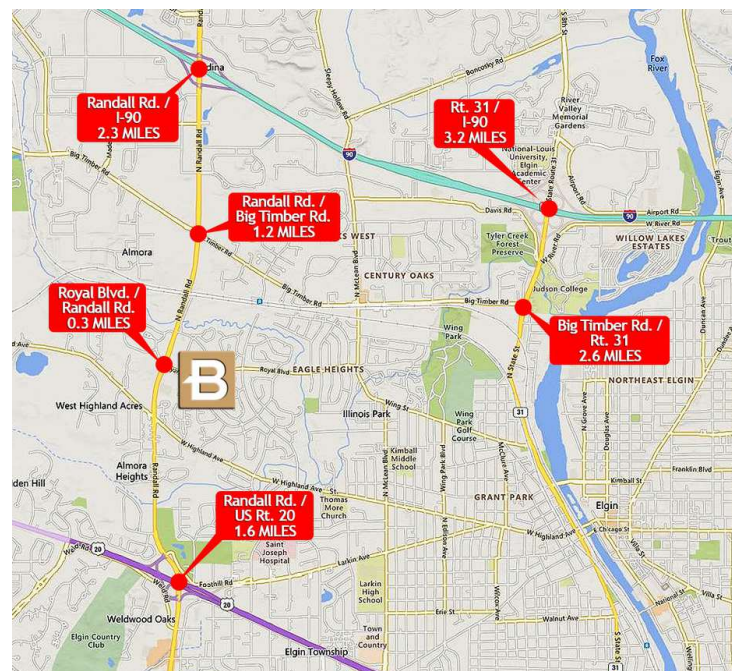
### LOCATION DESCRIPTION

Well positioned development site at edge of business and residential areas.

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 312        | 922       | 2,764     |
| Total Population  | 792        | 2,327     | 7,124     |
| Average HH Income | \$130,605  | \$126,233 | \$114,296 |

### PROPERTY OVERVIEW

- 2.58 Acre Site
- Ready for Development
- Zoned AB (Area Business)
- All Utilities to Site
- 45,500 Average Daily Traffic Count at Randall Rd. & Royal Blvd.
- Strong Area Demographics
- Close to Medical, Office, Retail and Industrial Parks
- Sale Price: Subject to Offer



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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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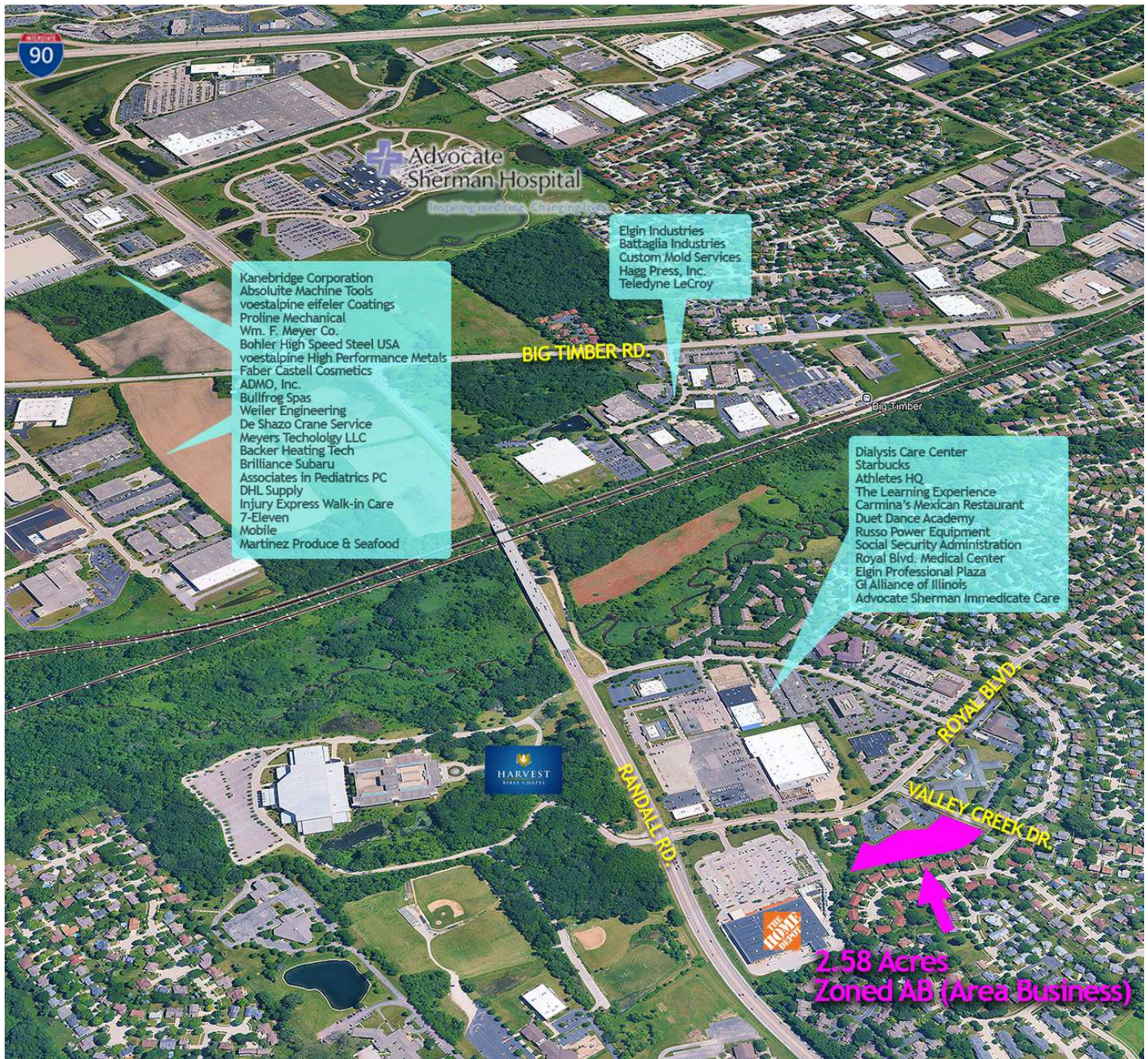
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