



SITE

Orchard Hill
Apartments

Ignite Medical
Resort

ASPEN DR

Church St Townhomes
Built 2005-2013
Avg Value \$350K



SUBWAY

CHIPOTLE
MEXICAN GRILL

Hanover Park
Metra Station
45 Min to Chicago

Metra

CBRE

1830 W LAKE ST
HANOVER PARK, IL

PROPERTY & OFFERING DETAILS



Ask Price:

Subject to Offer

Previously Approved RDA and TIF



Address:

1830 W Lake St Hanover Park, IL
60133



County:

Cook County



Property Type:

Vacant land



Total Land Size:

+/- 7.46 Acres



Current Zoning:

The property is approved by the Village for development of 80 units as the intended use.



PINs:

06-36-402-027



High School Designation:

Bartlett High School (9-12)

Graduation rate: 94% (GreatSchools)



Approved Site Plan For 80 Units



INVESTMENT HIGHLIGHTS



+ Infill site in the Village of Hanover Park



+ Directly across from Hanover Park Metra Station



+ Immediate access to Lake Street (U.S. Route 20) & Quick access to I-390 / I-290



+ Zoning In Place— existing zoning supports 80 unit townhome development



+ Site plan available – conceptual site plan prepared demonstrating development layout and feasibility



+ ~20 miles / 25–30 minutes to Chicago O'Hare International Airport



+ Surrounded by established residential neighborhoods

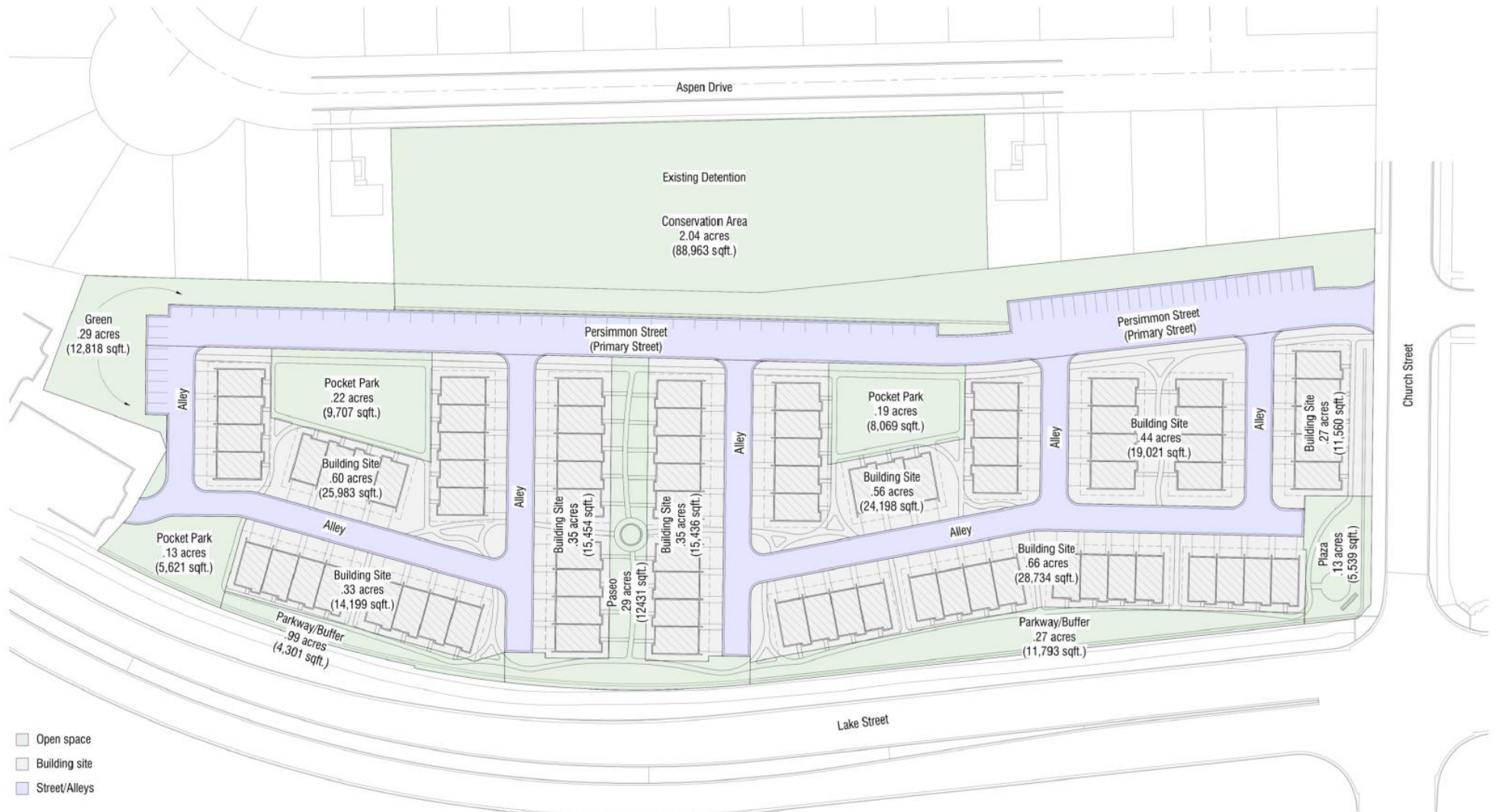


+ Off site detention in place

Transit-Oriented Location (TOD):

Hanover Park Metra Station – Milwaukee District West Line (± 0.2 miles, across the street), offering direct commuter rail service to Downtown Chicago (Ogilvie Transportation Center) and regional connectivity throughout the northwest Chicago suburbs.

APPROVED SITE PLAN

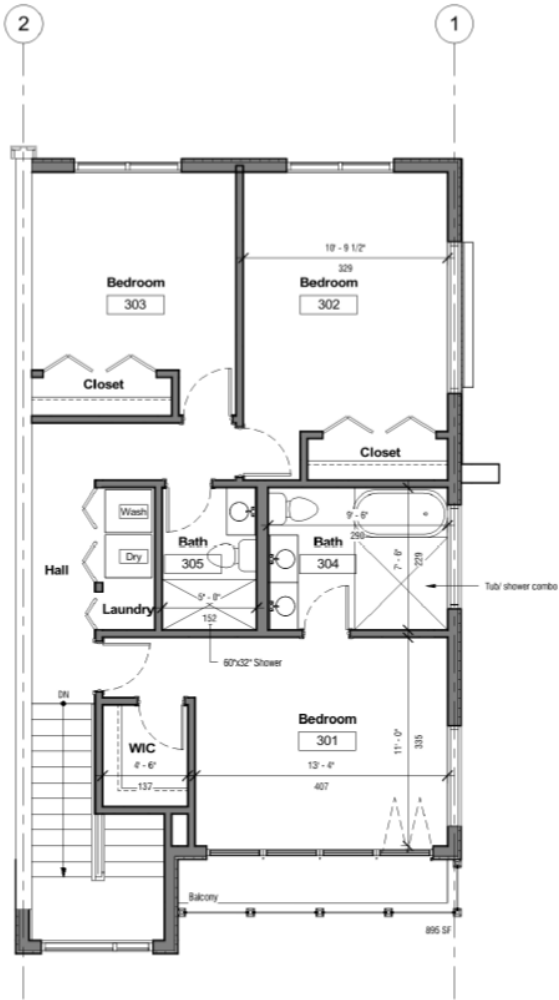


Primary street -	.87 Acres (37,709 sqft.)
Alleys -	.90 Acres (39,140 sqft.)
Property Total -	7.46 acres (324,966 sqft.)

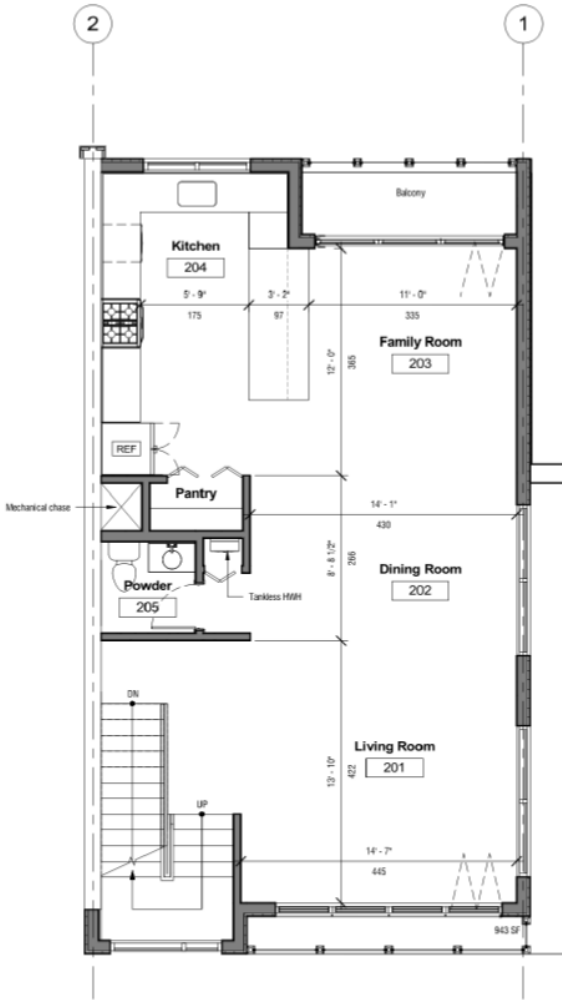


**CLICK HERE FOR ACCESS
TO FULL DUE DILIGENCE**

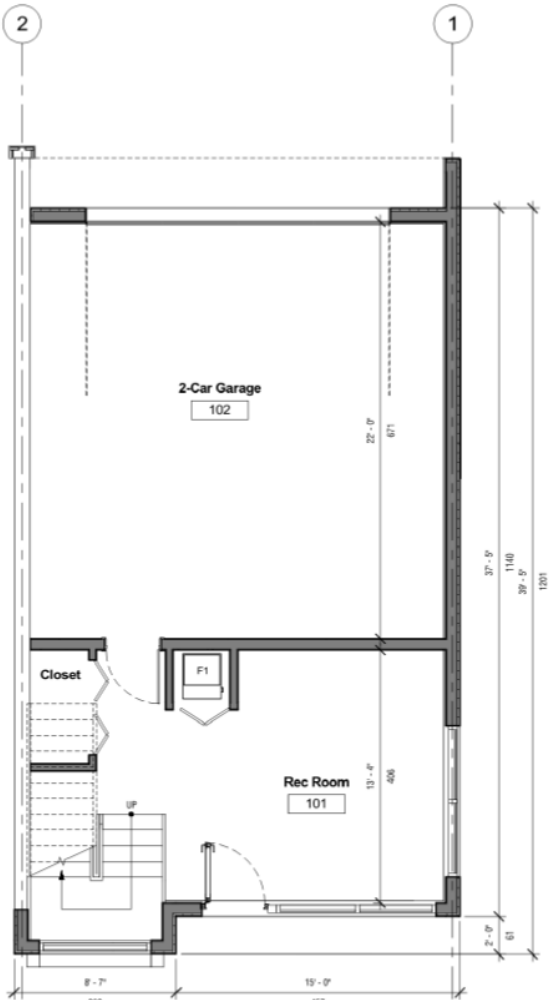
FLOOR PLAN EXAMPLES



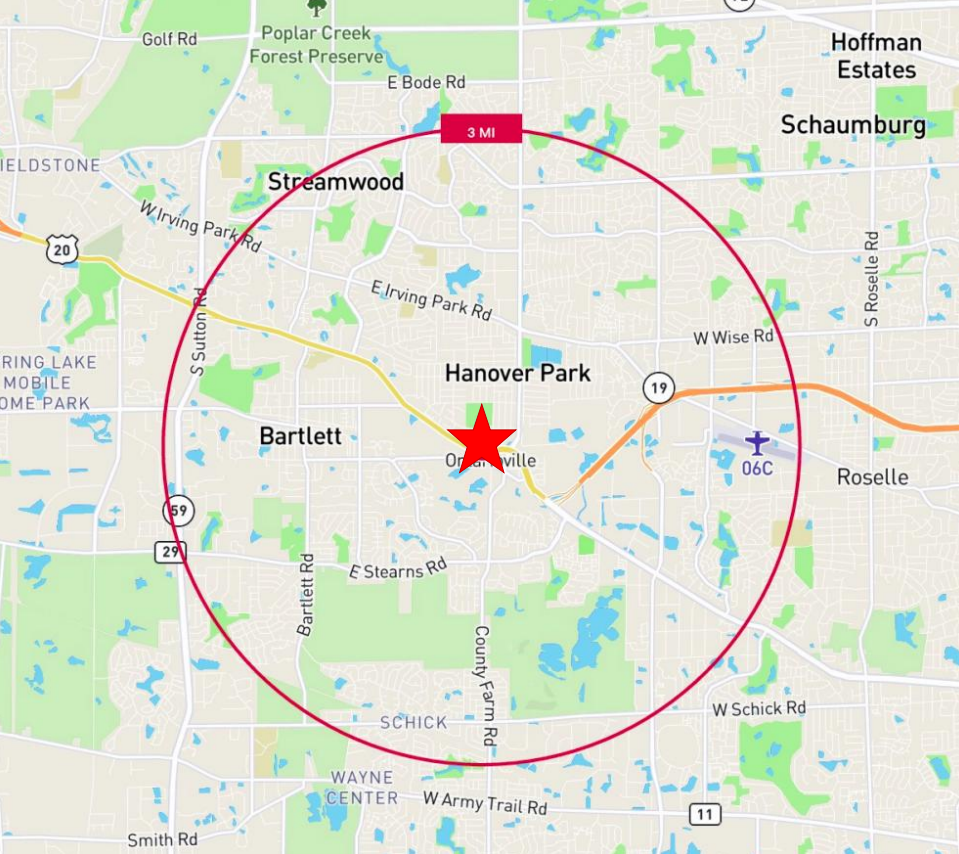
Level 3 – Floor Plan



Level 2 – Floor Plan



Level 1 – Floor Plan



THREE MILE RADIUS DEMOGRAPHICS

POPULATION
106,308



HOUSEHOLDS
38,139



**AVG
HOUSEHOLD
INCOME**
\$124,573



**AVG HOUSING
VALUE**
\$320,832



**OWNER
OCCUPIED
HOUSING
UNITS**
77.9%



**BACHELOR'S
DEGREE +**
38%



BUSINESSES
2,569



EMPLOYEES
31,097



**AGE BETWEEN
20-39**
25%



**VACANT
HOUSING
UNITS**
3.1%



1830

W Lake St
Hanover Park, IL



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