



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

DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)



TOTAL POPULATION

1 MILES

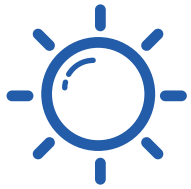
6,356

3 MILES

19,963

5 MILES

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



TRAFFIC COUNTS

COUNT

S RIVER RD

13,507 VPD

W STATE RD

19,550 VPD

AERIAL

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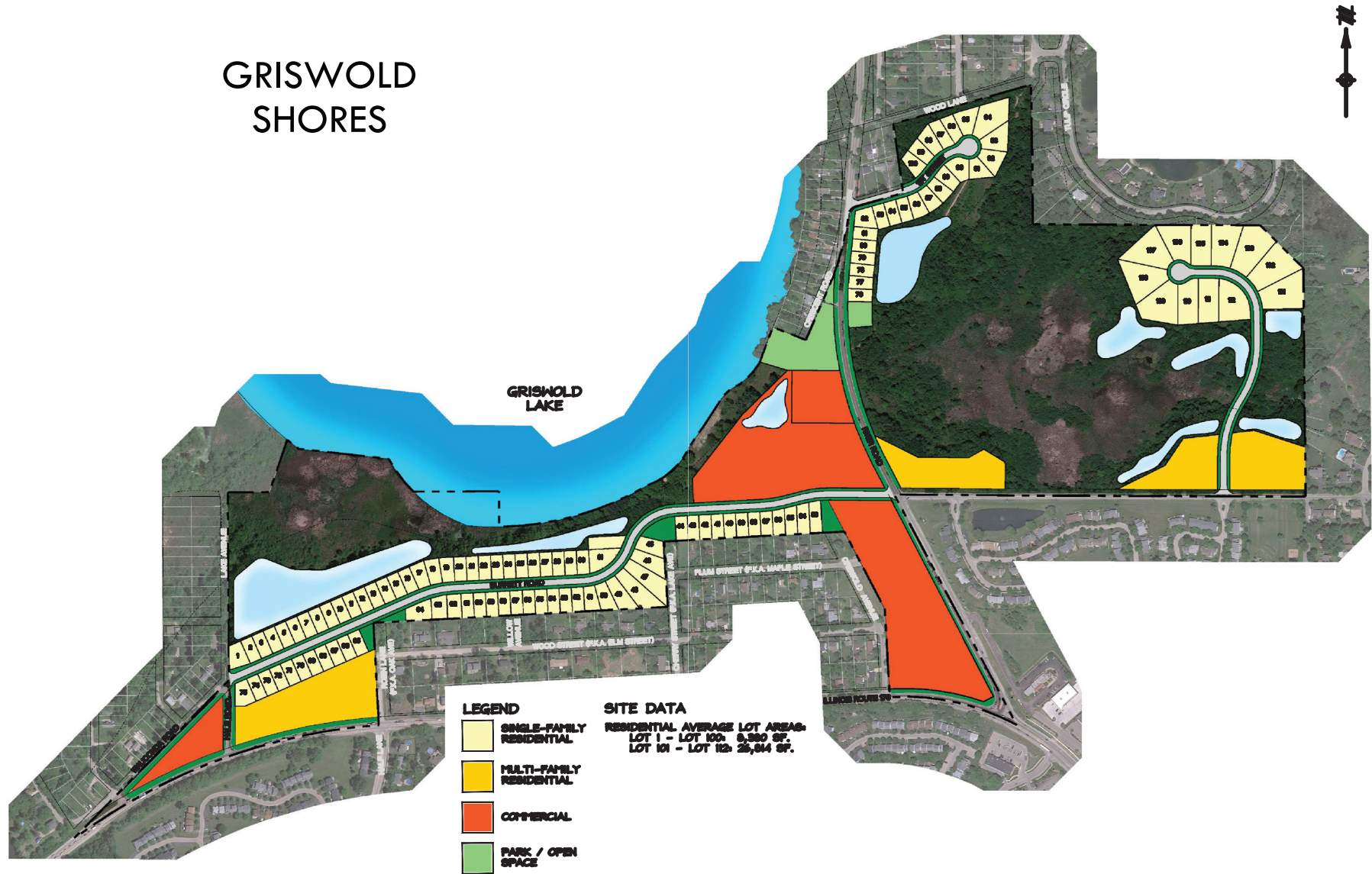
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CONCEPTUAL PLANS

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

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GRISWOLD SHORES



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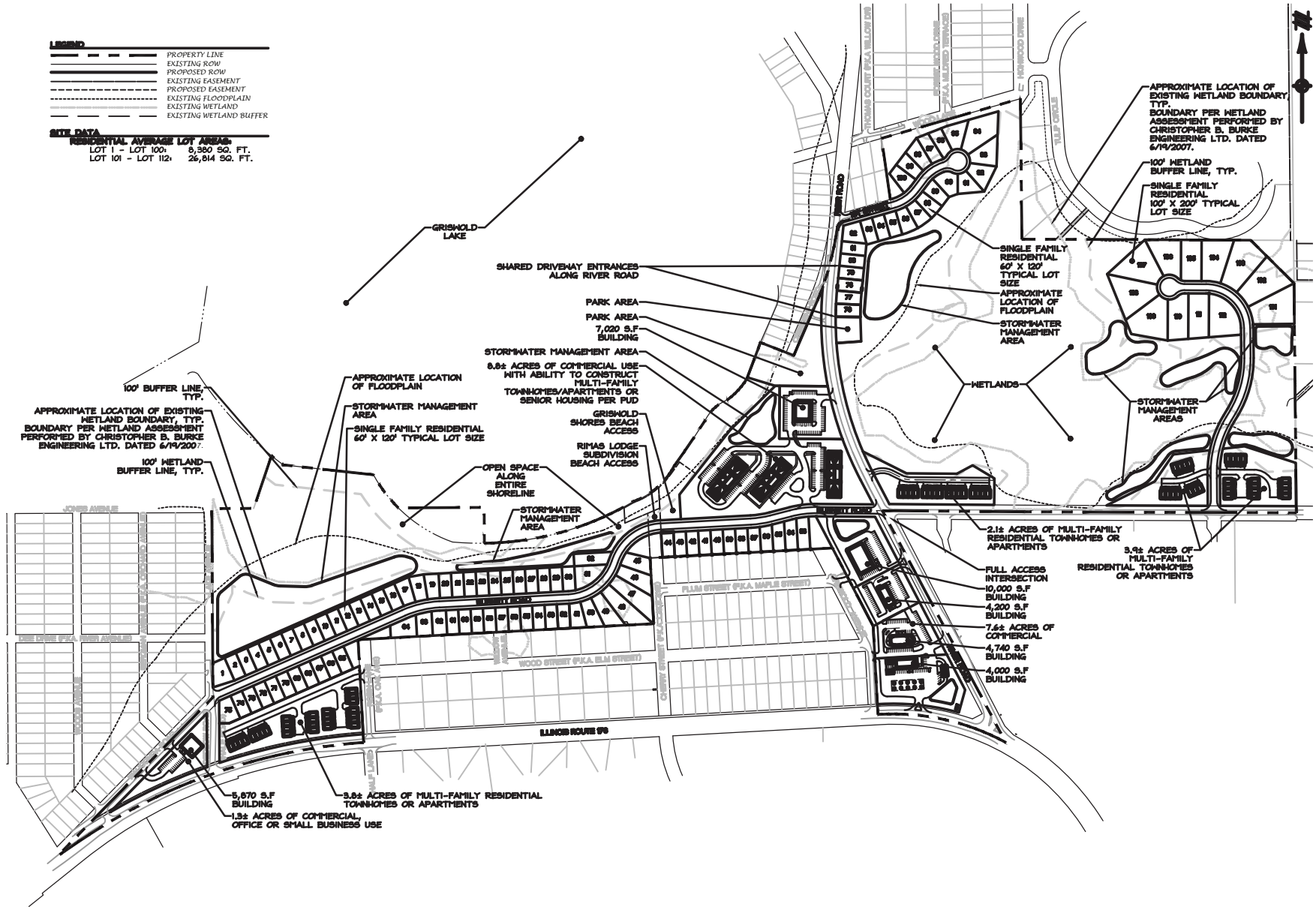


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CONCEPTUAL PLANS

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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.

APPROXIMATE LOCATION OF EXISTING WETLAND BOUNDARY, TYP. BOUNDARY PER WETLAND ASSESSMENT PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING LTD. DATED 6/19/2007.

100' WETLAND BUFFER LINE, TYP.
SINGLE FAMILY RESIDENTIAL
100' X 200' TYPICAL LOT SIZE

100' BUFFER LINE, TYP.
APPROXIMATE LOCATION OF EXISTING WETLAND BOUNDARY, TYP. BOUNDARY PER WETLAND ASSESSMENT PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING LTD. DATED 6/19/2007.

100' WETLAND BUFFER LINE, TYP.

APPROXIMATE LOCATION OF FLOODPLAIN
STORMWATER MANAGEMENT AREA
SINGLE FAMILY RESIDENTIAL
60' X 120' TYPICAL LOT SIZE

8.8± ACRES OF COMMERCIAL USE WITH ABILITY TO CONSTRUCT MULTI-FAMILY TOWNHOMES/APARTMENTS OR SENIOR HOUSING PER PUD

GRISHOLD SHORES BEACH ACCESS
RIMAS LODGE SUBDIVISION BEACH ACCESS

OPEN SPACE ALONG ENTIRE SHORELINE

STORMWATER MANAGEMENT AREA

2.1± ACRES OF MULTI-FAMILY RESIDENTIAL TOWNHOMES OR APARTMENTS

3.9± ACRES OF MULTI-FAMILY RESIDENTIAL TOWNHOMES OR APARTMENTS

FULL ACCESS INTERSECTION
10,000 S.F. BUILDING
4,200 S.F. BUILDING

7.6± ACRES OF COMMERCIAL
4,740 S.F. BUILDING
4,000 S.F. BUILDING

5,870 S.F. BUILDING

3.0± ACRES OF MULTI-FAMILY RESIDENTIAL TOWNHOMES OR APARTMENTS
1.3± ACRES OF COMMERCIAL OFFICE OR SMALL BUSINESS USE

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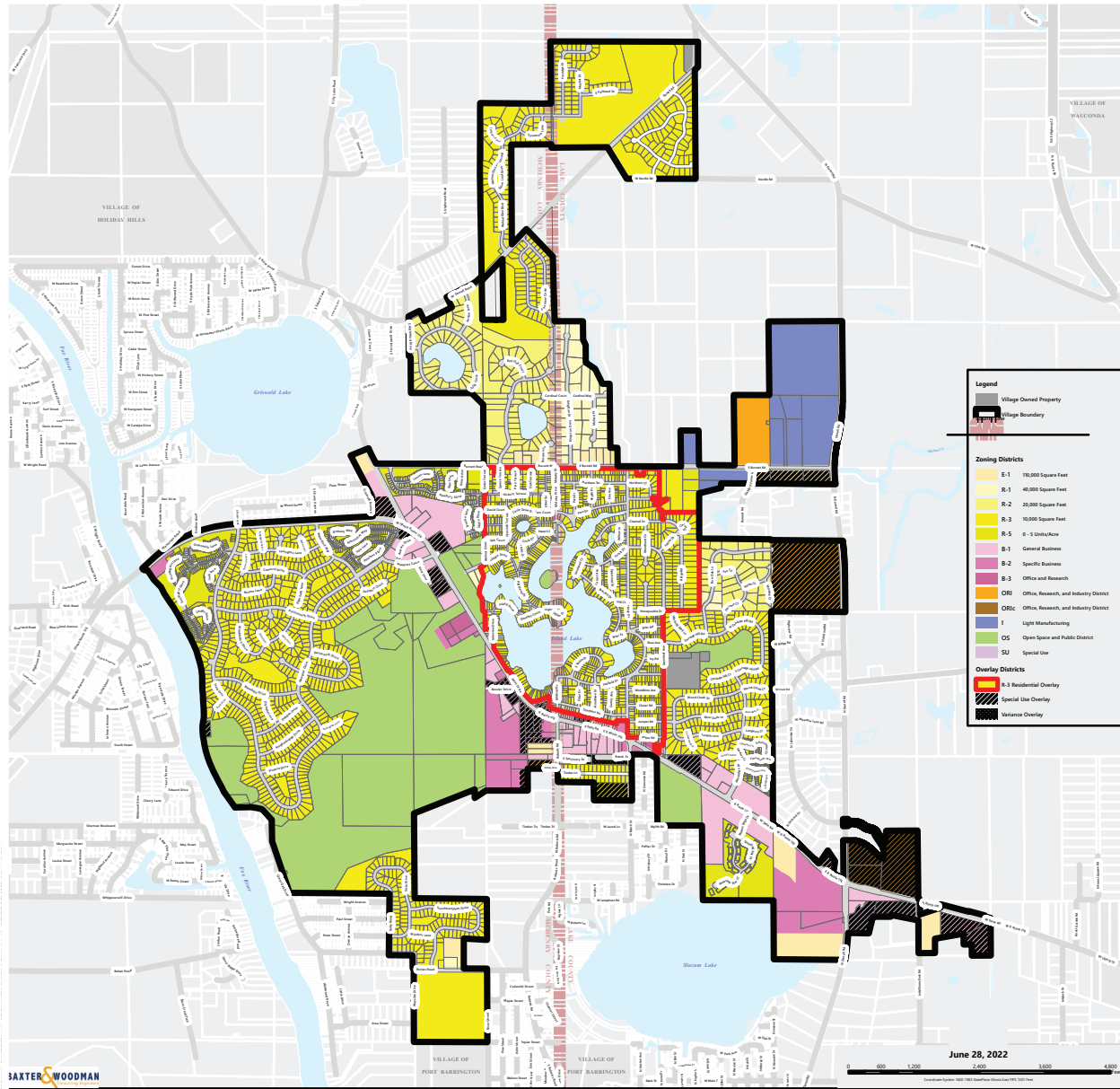
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ZONING MAP

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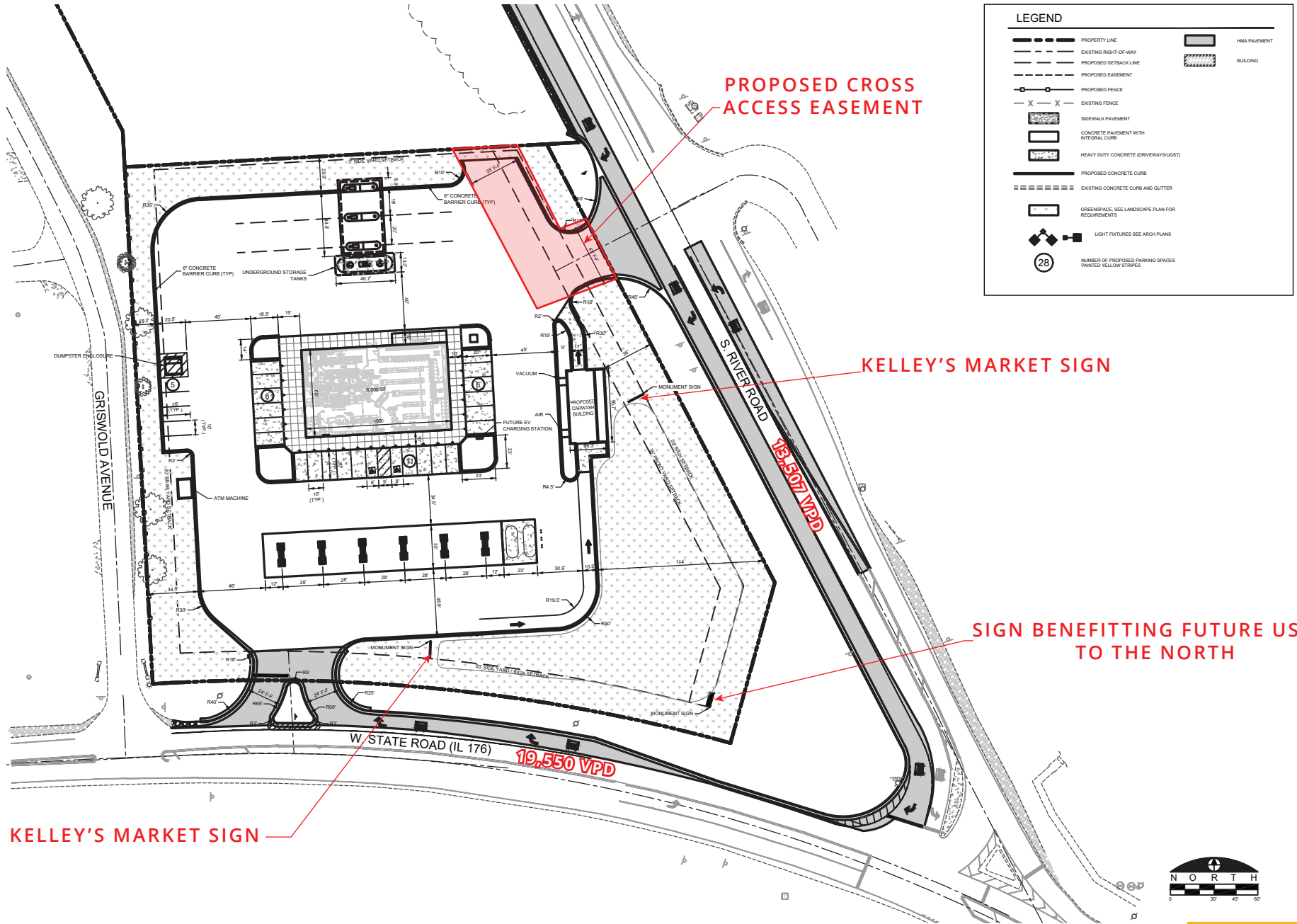
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EXCLUSION PARCEL

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PROPOSED CROSS ACCESS EASEMENT

KELLEY'S MARKET SIGN

SIGN BENEFITTING FUTURE USERS TO THE NORTH

KELLEY'S MARKET SIGN

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