



ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



Commercial LAND FOR SALE ASKING \$ 469,000

**525 S. ADDISON RD.
ADDISON, IL 60101**



ABOUT PROPERTY

Commercial corner and former 7/11 store is available for redevelopment. This high profile corner has two existing curb cuts on Addison and additional curb cut on Lorraine. Adjoins Starburst Bowl. Well located between North Avenue and Lake Avenue with per day traffic count. Approx. 190 feet frontage on Addison by 150 feet on Lorraine. Many end user possibilities: convenience store with fuel, free standing restaurant with drive through, multi-unit strip center, franchise coffee shop with drive through, tunnel car wash, professional office building, flexoffice/warehouse, etc... Contact city of Addison with your ideas and discuss possible new business incentives. Seller may consider joint venture but prefers to sell to pursue other opportunities.

KEY FEATURES

- PIN: 03-33-205-001
- 2025 Tax Bill: \$7,139.50
- Zoned: B-1
- Acre: .65
- Price: \$469,000
- IDOT Traffic Count: 16,300

Est. 2024 Population

1 Mile: 11,950
3 Miles: 103,316
5 Miles: 270,207

Households

1 Mile: 4,062
3 Miles: 38,446
5 Miles: 99,127

2024 Avg. Household Income

1 Mile: \$99,645
3 Miles: \$131,804
5 Miles: \$135,350

2024 Median Home Value

1 Mile: \$306,183
3 Miles: \$355,244
5 Miles: \$351,536



CORNER



.65 ACRE



3 CURB CUTS



847-356-LAND



P.O. BOX 1111, LAKE VILLA, IL 60046



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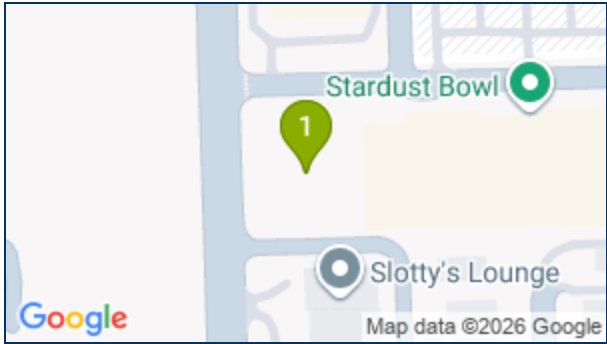
Land
Status: **ACTV**
Area: **101**
Address: **525 S Addison Rd , Addison, IL 60101**
Directions: **LAKE ST TO ADDISON ROAD S TO LORRAINE AVE (CORNER OF ADDISON & LORRAINE)**

MLS #: **12573995**
List Date: **04/10/2026**
List Dt Rec: **04/10/2026**
List Price: **\$469,000**
Orig List Price: **\$469,000**
Sold Price:

Closed:
Off Market:
Dimensions: **189 X 150 X 190 X 150**
Ownership: **Fee Simple**
Corp Limits: **Addison**
Coordinates:
Rooms:
Bedrooms:
Basement:

Contract Date:
Financing:
Subdivision:
Township: **Addison**
Bathrooms /
(full/half):
Master Bath:
Bmt Bath:

Rental Price: **\$0**
Rental Unit:
Lst. Mkt. Time: **103**
Concessions:
Contingency:
County: **DuPage**
Fireplaces:
Parking:
Garage Type:
Spaces: **0**



Remarks: **Commercial corner and former 7/11 store is available for redevelopment. This high profile corner has two existing curb cuts on Addison and additional curb cut on Lorraine. Adjoins Starburst Bowl. Well located between North Avenue and Lake Avenue with per day traffic count. Approx. 190 feet frontage on Addison by 150 feet on Lorraine. Many end user possibilities: convenience store with fuel, free standing restaurant with drive through, multi unit strip center, franchise coffee shop with drive through, tunnel car wash, professional office building, flex office/warehouse, etc...Contact city of Addison with your ideas and discuss possible new business incentives. Seller may consider joint venture but prefers to sell to pursue other opportunities.**

School Data

Elementary: **Ardmore (4)**
Junior High: **Indian Trail (4)**
High School: **Addison Trail (88)**

Assessments

Special Assessments: **No**
Special Service Area: **No**

Tax

Amount: **\$7,139.50**
PIN: **0333205001**
Mult PINs: **No**
Tax Year: **2025**
Tax Exmps: **None**

Miscellaneous

Waterfront: **No**
Water Body Name:
Acreage: **0.65**
Appx Land SF: **28489**
Front Footage: **189**
Lots Avail: **1**
Farm: **No**
Bldgs on Land?: **No**

Zoning Type: **Commercial**
Actual Zoning: **B-1**

Laundry Features:
Lot Size: **.50-.99 Acre**
Lot Size Source: **County Records**
Pasture Acreage:
Tillable Acreage:
Wooded Acreage:
Lot Desc: **Corner**
Land Desc: **Cleared, Level**
Land Amenities: **Sidewalks**
Farms Type:
Bldg Improvements:
Current Use: **No Development Status**
Potential Use: **Commercial**
Location: **Corner**
Known Liens: **None Known**

Ownership Type: **Limited Partnership**
Frontage/Access: **City Street**
Driveway: **Asphalt, Concrete**
Road Surface: **Asphalt**
Rail Availability: **None**
Tenant Pays:
Min Req/SF (1):
Min Req/SF (2):
Other Min Req SF:
Lease Type:
Loans:
Equity:
Relist:
Seller Needs: **Cash**
Seller Will:
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

Type of House:
Style of House:
Basement Details:
Construction:
Exterior:
Air Cond:
Heating:
Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**
General Info: **None**
Backup Package: **Yes**
Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts**
Possession: **Closing**
Sale Terms: **Cash Only**
Addl. Sales Info.: **None**
Broker Owned/Interest: **No**

Land/Development

Habitable Residence YN:
Flood Zone: **No**
Section:
Range:
Principal Meridian #:
FSA Farm #:
FSA Crop Base:
Crop Share Lease YN: **No**
Seller/Quiet Tenant Farm Right YN: **No**
Corn Suitability Rating/Production Index:
Mineral Rights YN: **No**

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
CoList Broker:
More Agent Contact Info:

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MLS #: 12573995

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 07/21/2026 04:00 PM