

SALE

11 EXECUTIVE DR.

11 Executive Dr Hawthorn Woods, IL 60047



PROPERTY DESCRIPTION

Take advantage of a rare development opportunity with this 1.29-acre parcel, the final available lot in the Hawthorn Woods Business Park. The property is zoned ORD (Office, Research, Development), allowing for a wide range of commercial uses including medical, dental, financial, and professional office development. Located within one of Hawthorn Woods' fastest-growing commercial corridors, the site offers high visibility with approximately 11,900 average daily traffic (VPD), strong demographics, and convenient regional access. Surrounded by established businesses and ongoing commercial expansion, the parcel provides an ideal setting for ground-up development or a build-to-suit project. With limited remaining commercial land in the area, this site represents a strategic investment and development opportunity within a well-established business park positioned for continued long-term growth.

Lisa Perry-Gagliano
(773) 818-1888

OFFERING SUMMARY

Sale Price:	\$385,000
Lot Size:	1.29 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	70	292	1,220
Total Population	213	858	3,485
Average HH Income	\$261,410	\$248,429	\$234,397



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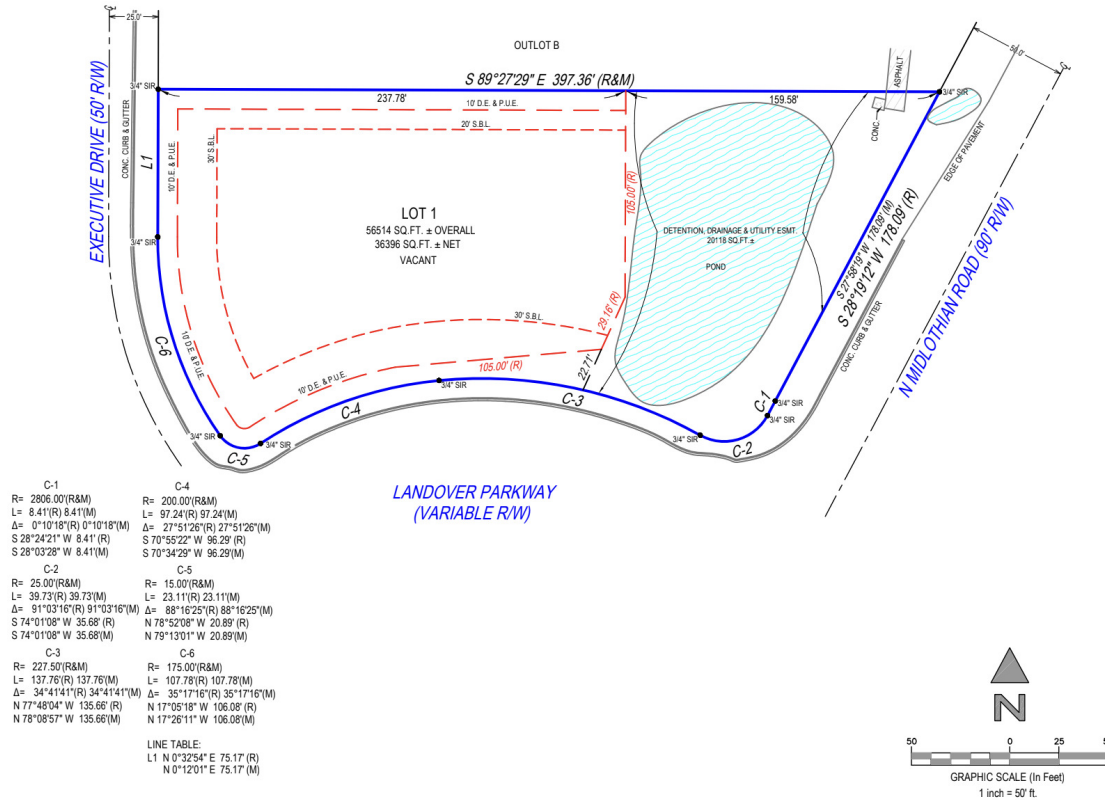
COLDWELL BANKER
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REALTY

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2504.4969
 PLAT OF SURVEY
 LAKE COUNTY, ILLINOIS



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

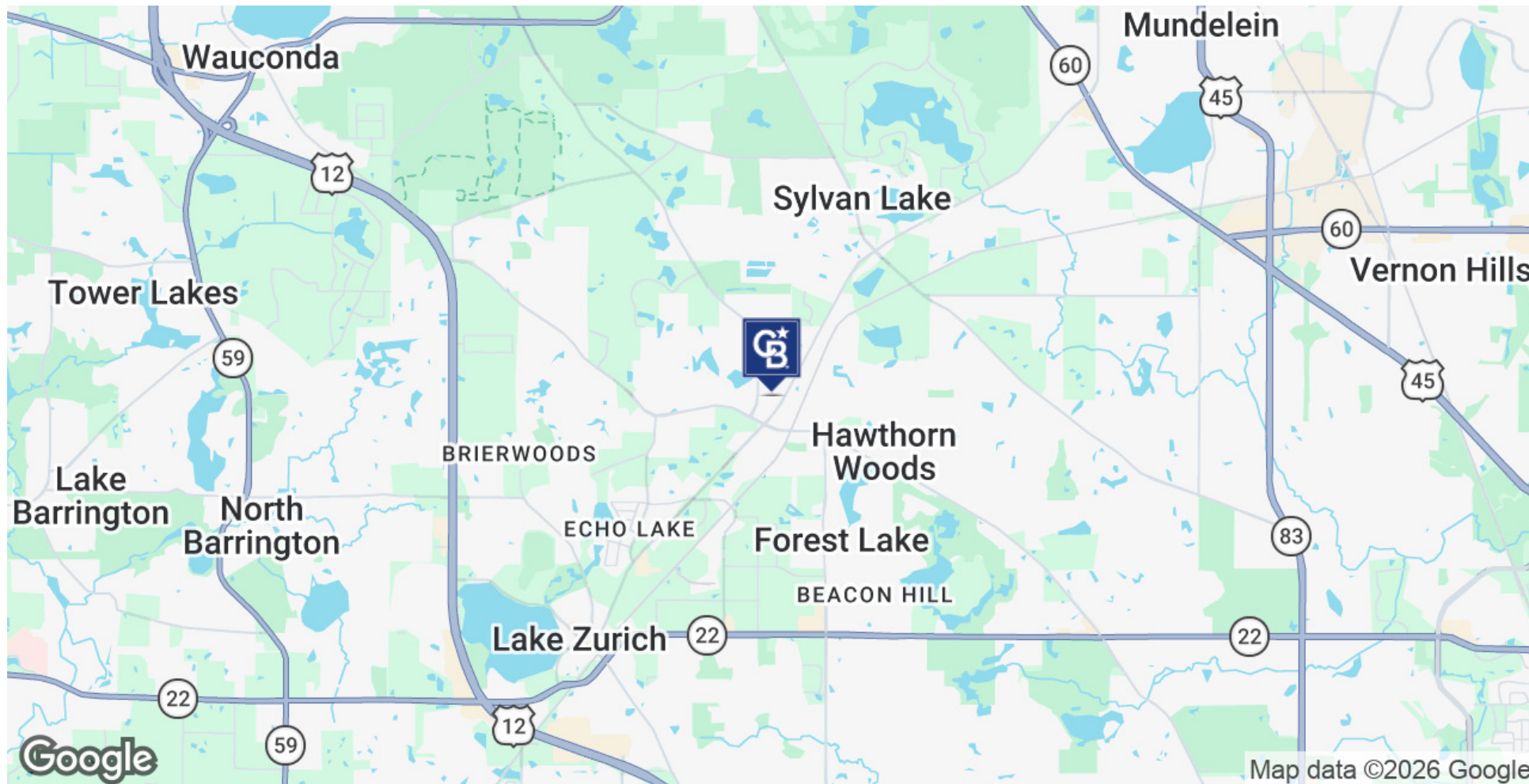
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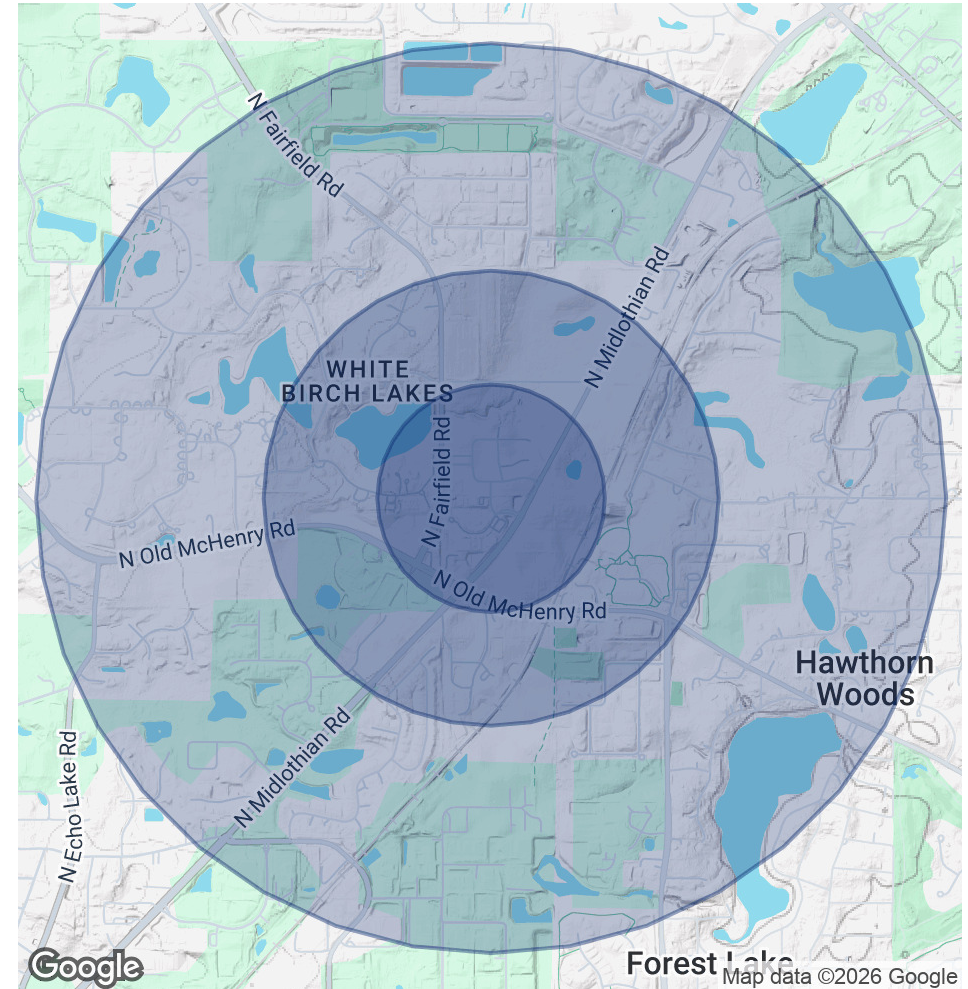
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	213	858	3,485
Average Age	40.7	40.2	40.3
Average Age (Male)	42.6	41.7	41.8
Average Age (Female)	36.8	36.6	37.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	70	292	1,220
# of Persons per HH	3	2.9	2.9
Average HH Income	\$261,410	\$248,429	\$234,397
Average House Value	\$579,585	\$564,639	\$540,802

2023 American Community Survey (ACS)



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