

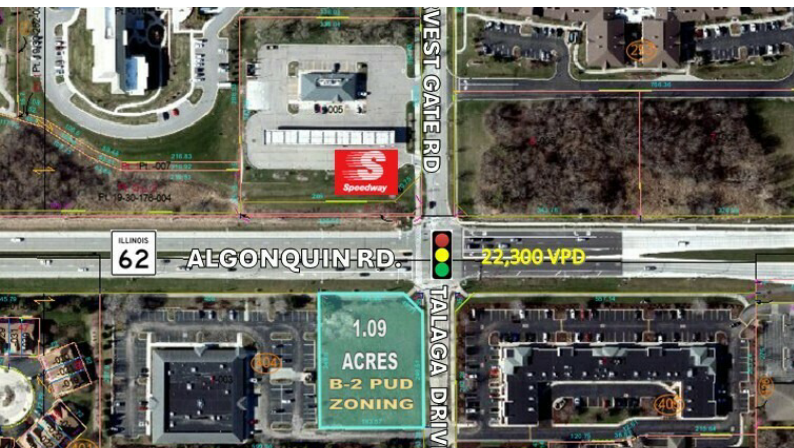
SWC Talaga Dr & Algonquin Rd

Algonquin, IL 60102

For Sale

MLS #12461040

COMMERCIAL LAND



COMMERCIAL LAND 1.09 ACRE

PRICE REDUCED: \$498,544 (\$10.50 PSF)

Commercial Land 1.09 AC Signalized Intersection

1.09 acre at signalized intersection with traffic counts of 22,300 vpd, zoned B-2 PUD. Located one traffic light west of Randall Road. Offsite detention, potential fast food site with drive thru or oil change location. Algonquin would like retail here.

Directly across from Speedway gas station and close to major retailers such as Costco, Lowes, Home Depot, Jewel and Walgreens.

Motivated owners have reduced price.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,975	69,437	143,767
Average HH Income	\$151,757	\$147,814	\$140,475

Specifications

Description:	Commercial Land
Land Size:	1.09 Acres
Topography:	Level
Environmental Status:	TBA
Utilities:	to Site
Sewer/Water:	City
Frontage Dimensions:	192'
Zoning:	B2 PUD
Taxes:	\$11,911.20 (2025)
PIN #:	19-30-404-002

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www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Bruce Kaplan
Senior Broker

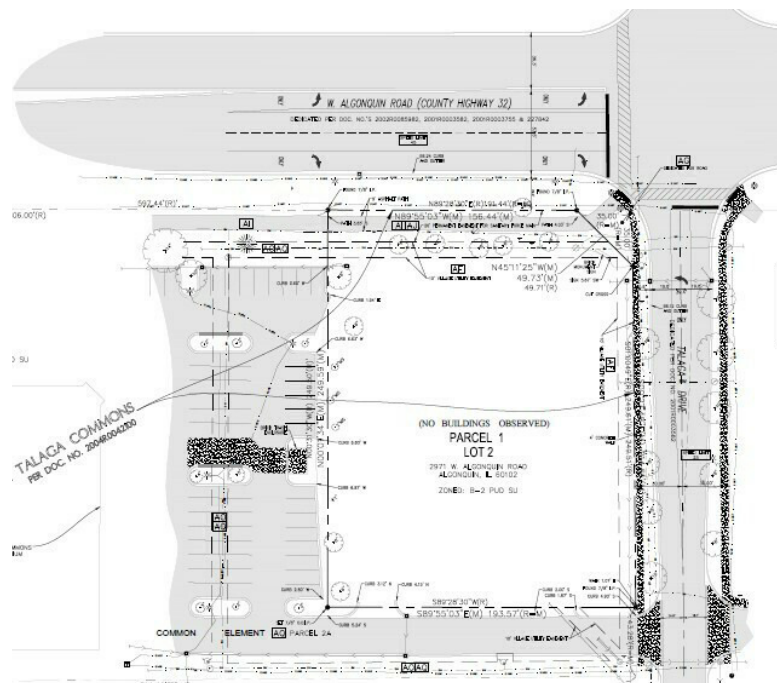
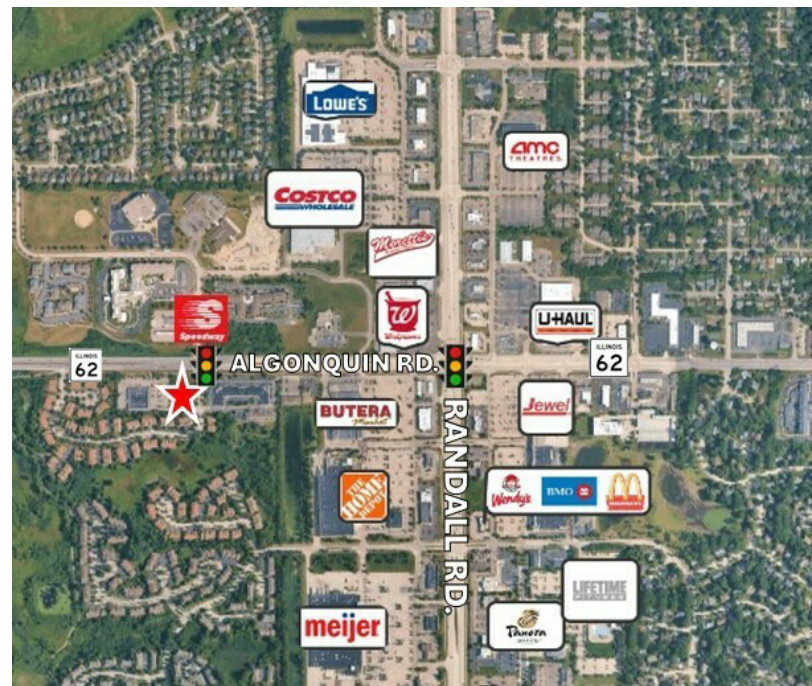
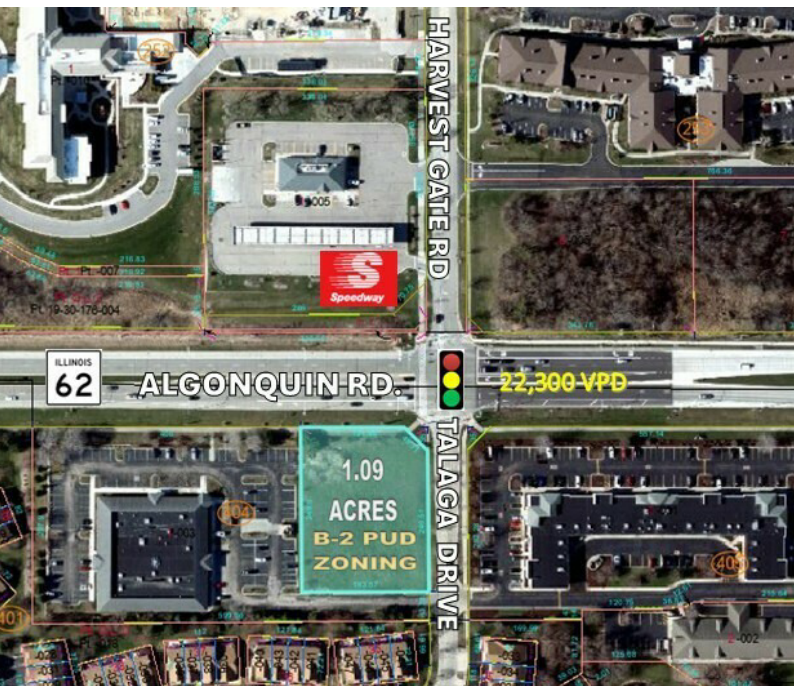
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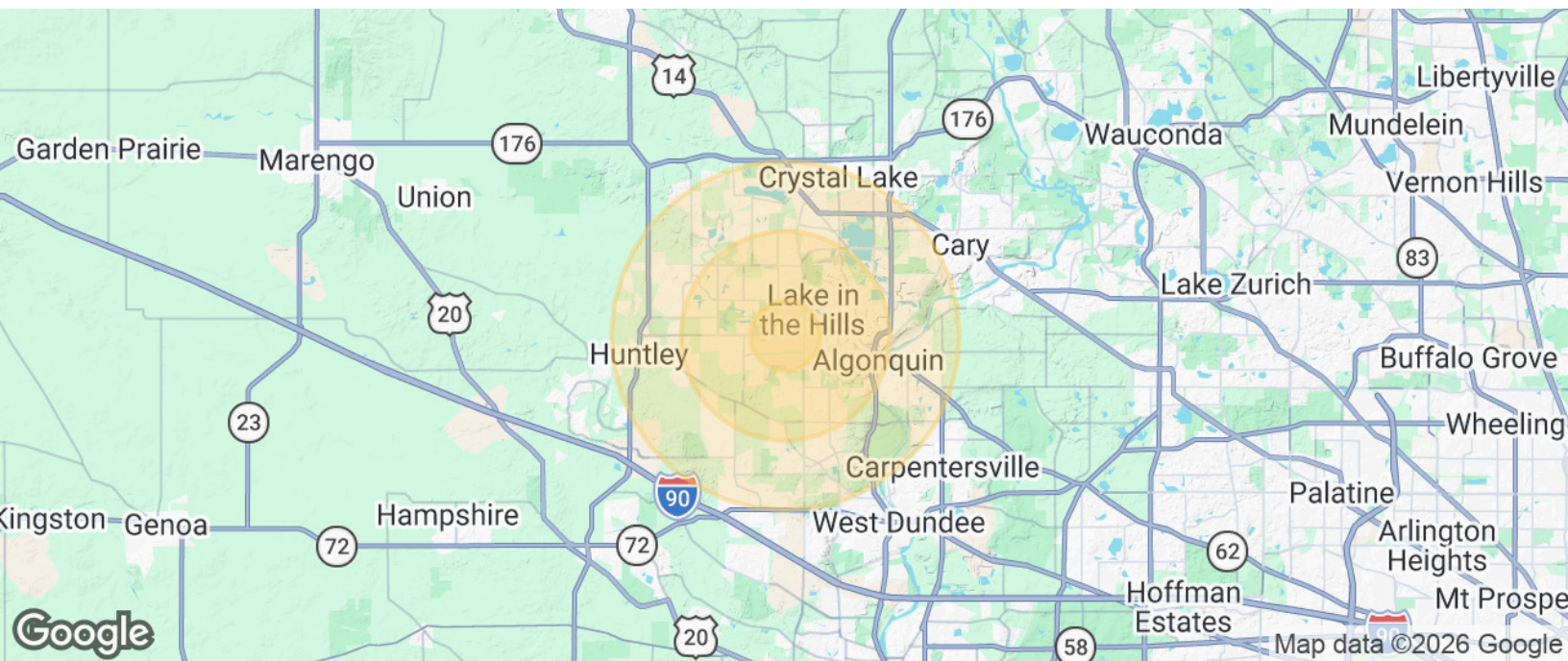
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,975	69,437	143,767
Average Age	40	39	39
Average Age (Male)	39	38	39
Average Age (Female)	41	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,888	24,172	50,753
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$151,757	\$147,814	\$140,475
Average House Value	\$371,210	\$331,243	\$324,564

2020 American Community Survey (ACS)

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