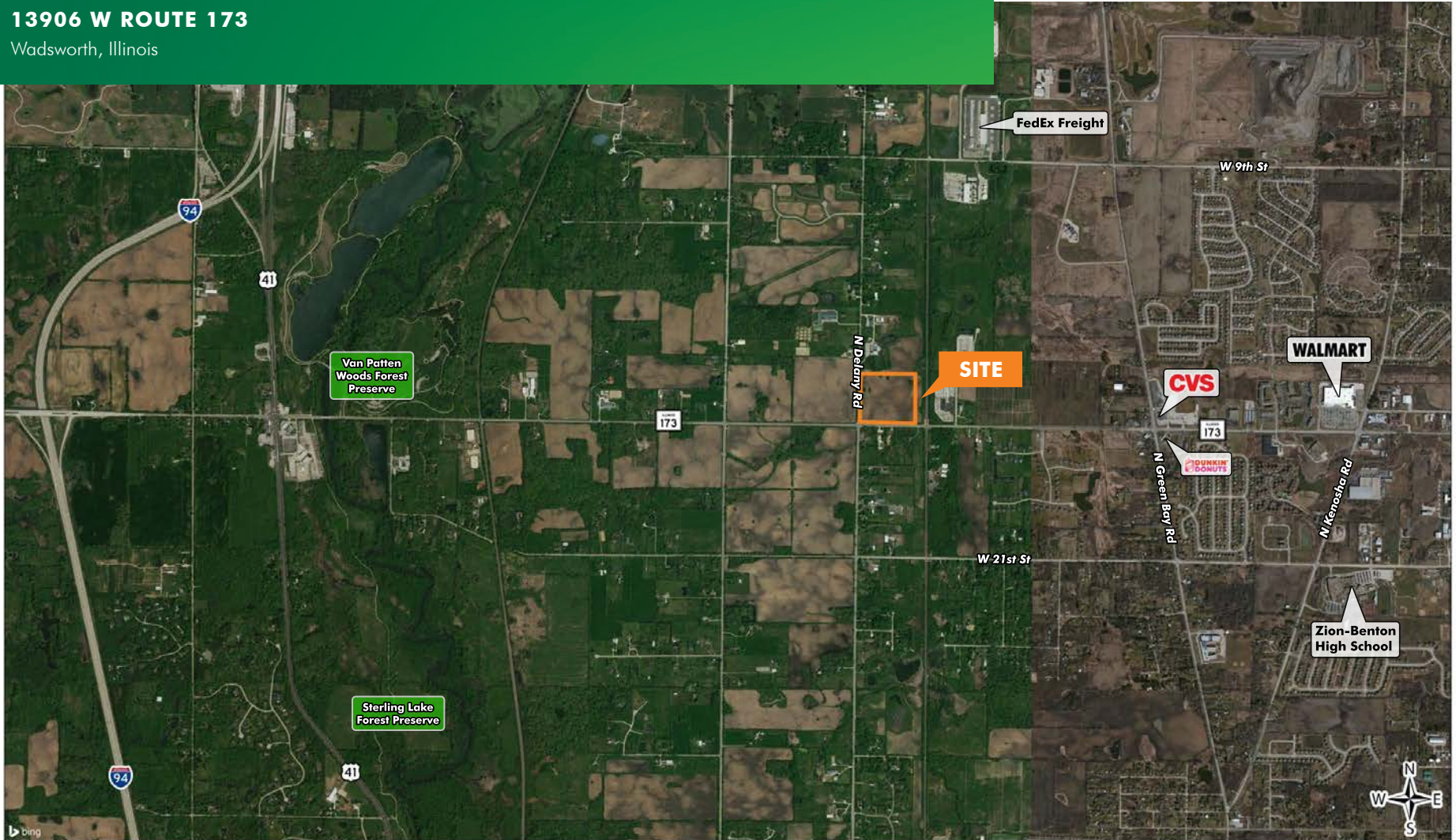


FOR SALE

# DEVELOPMENT OPPORTUNITY

13906 W ROUTE 173

Wadsworth, Illinois



[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)

**CBRE**

# FOR SALE DEVELOPMENT OPPORTUNITY

13609 W ROUTE 173  
Wadsworth, Illinois

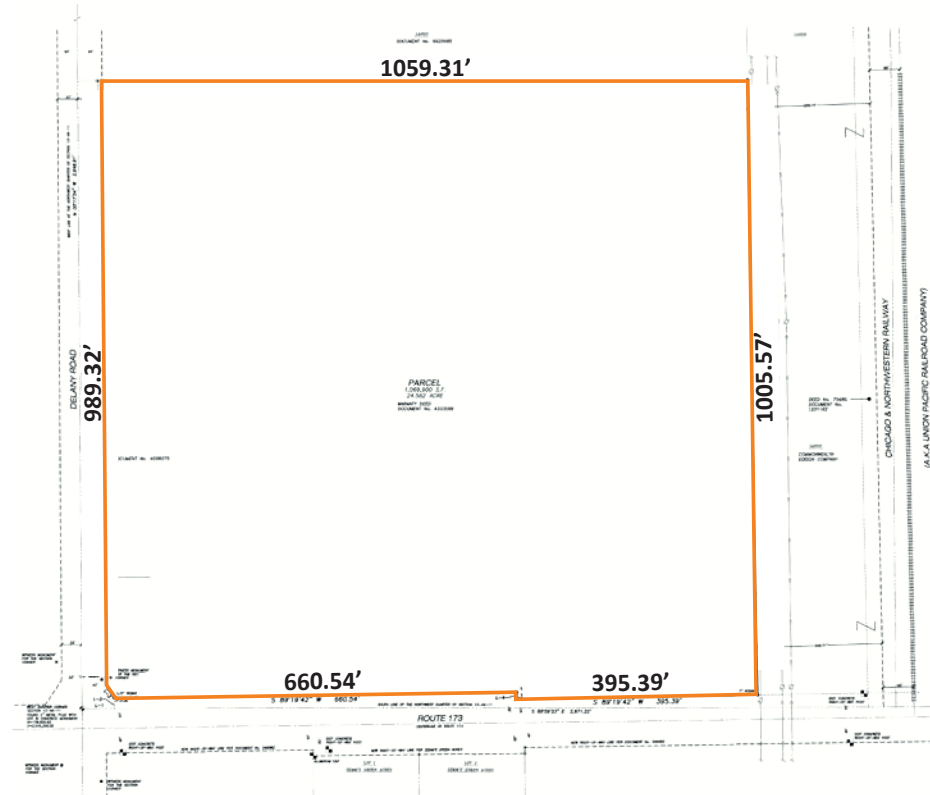


## PROPERTY HIGHLIGHTS

- + ±25 acres
- + Zoned B-Business
- + Hard corner with lighted intersection
- + Access to highway system via I-94 to the west
- + Traffic Counts:  
10,900 vehicles per day on Route 173  
1,650 vehicles per day on Delany Road
- + Parcel Number: 03-13-100-022
- + Taxes: \$837.18
- + Asking \$850,000
- + Please call for additional information



## PLAT OF SURVEY



[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)

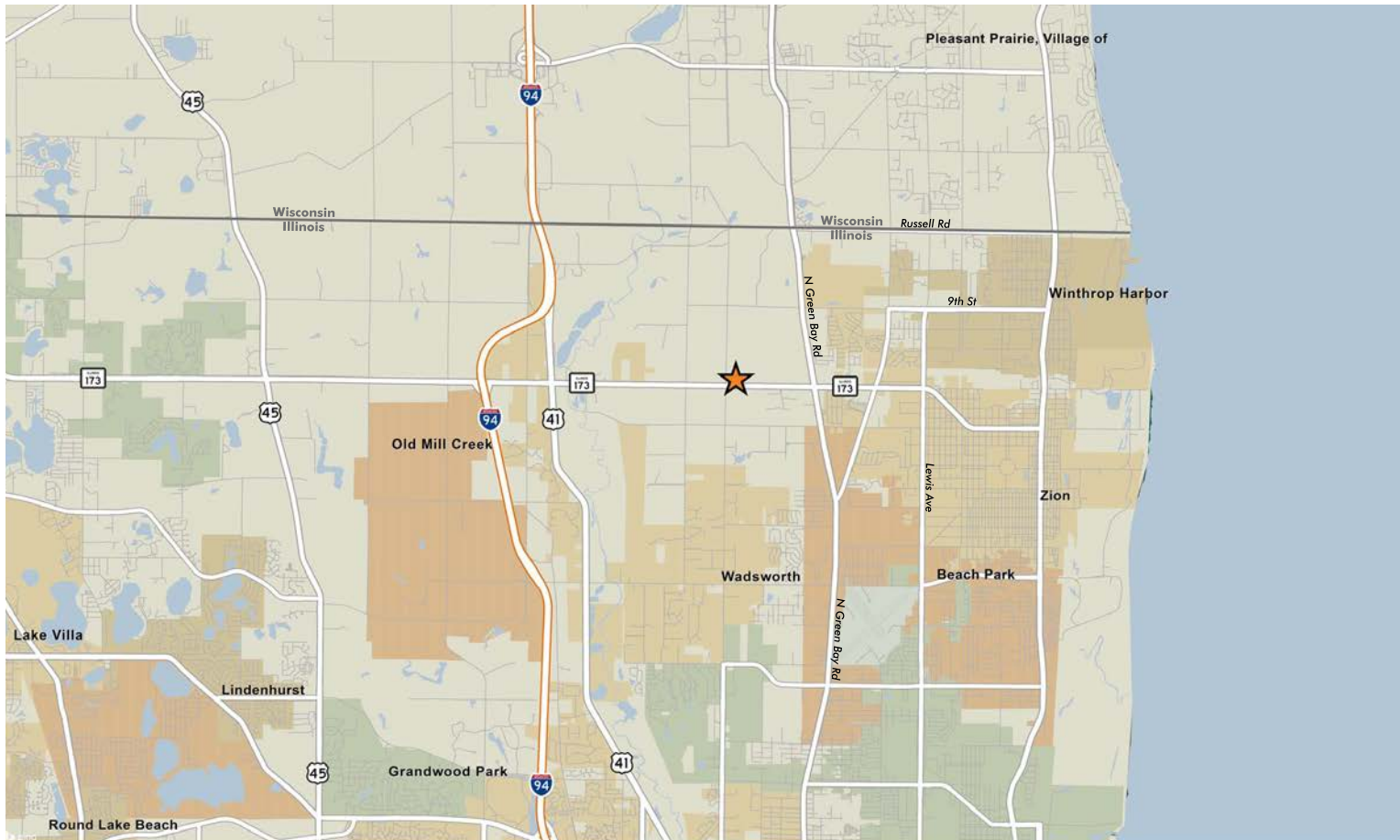
**CBRE**

# FOR SALE DEVELOPMENT OPPORTUNITY

13609 W ROUTE 173  
Wadsworth, Illinois



## LOCATION MAP



[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)

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# FOR SALE DEVELOPMENT OPPORTUNITY

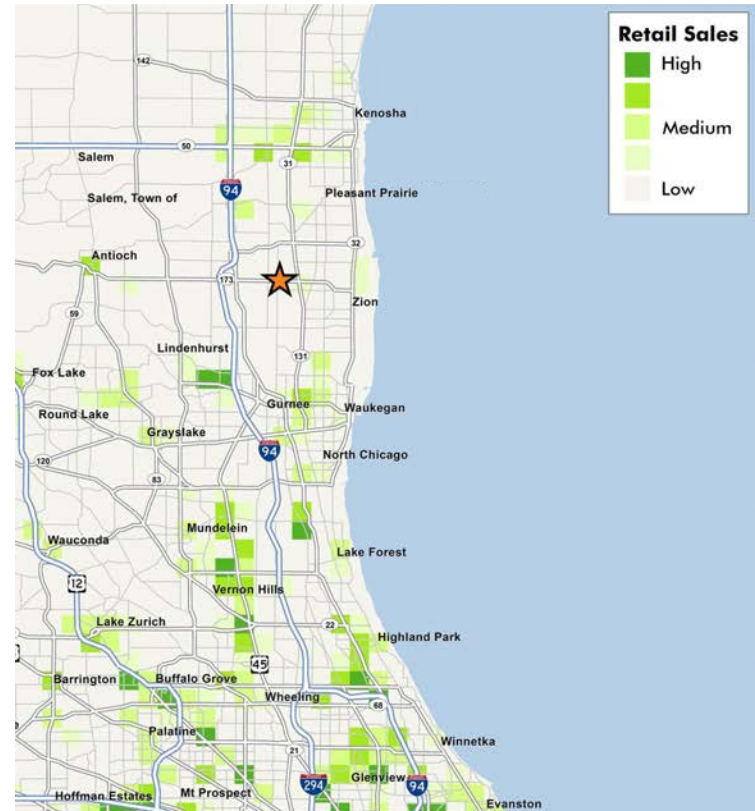
13609 W ROUTE 173  
Wadsworth, Illinois



## FLOODPLAIN/WETLAND AERIAL



## CHICAGO RETAIL OVERVIEW



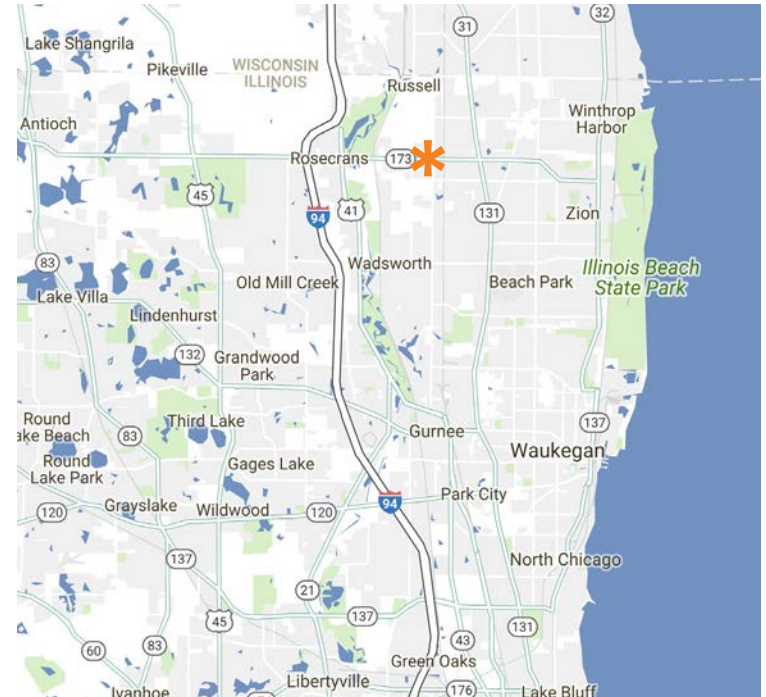
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**CBRE**

# FOR SALE DEVELOPMENT OPPORTUNITY

**13609 W ROUTE 173**  
Wadsworth, Illinois

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	703	20,407	66,210
Average Household Income	\$113,239	\$90,532	\$86,822
Average Housing Value	\$293,891	\$253,644	\$238,742



## CONTACT US

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