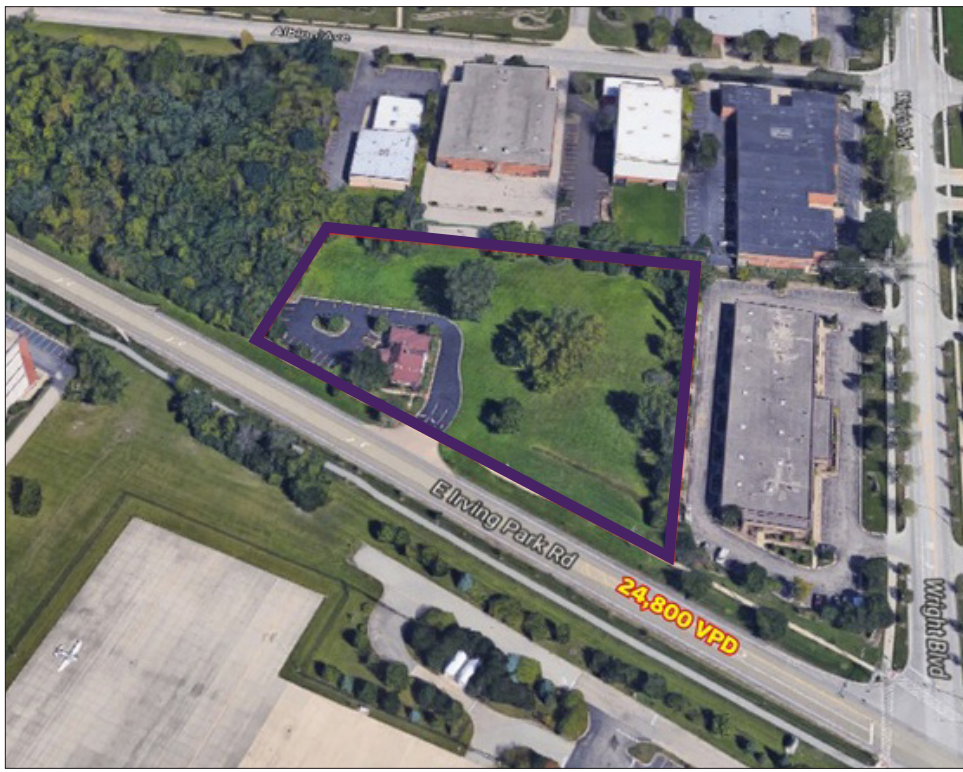


MILLENNIUM PROPERTIES R/E *For Sale: 3.05 AC Development Site in Prime Schaumburg*

922 W. Irving Park Rd., Schaumburg, IL

\$1,750,000



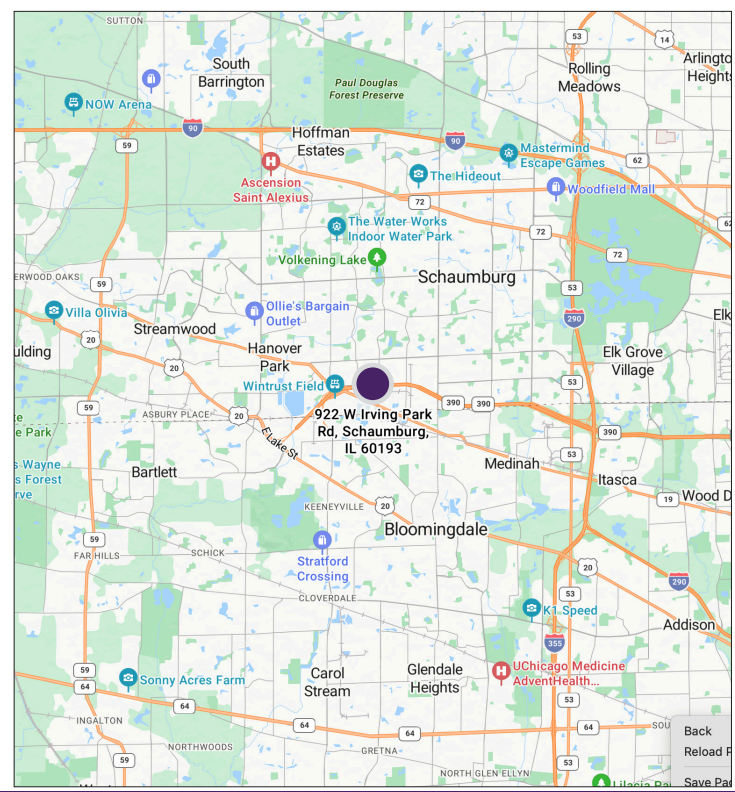
Property Highlights

- Approximately 3.05 acres available for redevelopment in Schaumburg
- Prime frontage and visibility along Irving Park Road (Route 19) with existing residential structure on site
- Rare opportunity to acquire a large infill site in one of Chicago's most established business and industrial corridors
- Ideal for warehouse, flex industrial, manufacturing, distribution or other industrial uses subject to approval. [Click here for more uses](#)
- Easy access to major expressways and O'Hare International Airport
- Adjacent to Schaumburg Regional Airport and surrounded by established industrial, office, commercial and business park developments
- Current Zoning: B-4. A [zoning change to M-1](#) will likely be required
- Real estate taxes (2024): \$50,032.05

Property Overview

A 3.05 acre redevelopment site opportunity is available for sale in the highly desirable Schaumburg, IL market. This site benefits from excellent frontage and visibility along Irving Park Road and immediate access to the Elgin-O'Hare Expressway (I-390), providing direct connections to I-290, I-355, and I-90 expressways, as well as convenient access to O'Hare International Airport. Its strategic location within one of Chicagoland's most active business corridors makes it well-positioned for future industrial redevelopment. The Village of Schaumburg has indicated that a rezoning to [M-1 Limited Manufacturing](#) will likely be required for industrial users, creating an opportunity for developers and owner-users to establish a presence in a northwest suburban industrial market.

Although principally known for the area around Woodfield Mall, Schaumburg has several retail corridors, including along Irving Park and Schaumburg Roads. Many of these locations are geared towards the needs of Schaumburg's 74,200 residents.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	47,383	302,771	901,214
Households	17,284	109,810	327,127
Average Income	\$101,447	\$98,901	\$101,928

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