



**ChicagoLand
Commercial**
REAL ESTATE

Leasing | Sales | Tenant Advisory | Management

www.chicagolandcommercial.com 847.438.4300

1.96 ACRES FOR SALE

\$1,250,000 (\$14.63 PSF)

2335 E RAND RD (US RT 12)
ARLINGTON HEIGHTS, ILLINOIS



1.96 ACRES | NEW DEVELOPMENT OPPORTUNITY
LOCATED JUST SOUTH OF PALATINE ROAD



PROPERTY DETAILS

- 496 feet of frontage on US Route 12
- Traffic counts of 29,474 vehicles per day on Rand Rd (US Route 12)
- Located just south of Palatine Road
- Currently Zoned R-3 (Village is open to commercial zoning)
- Taxes payable in 2021 = \$13,331.57



DEMOGRAPHICS (2021)

	2 MILE	5 MILES	10 MILES
Total Population	58,018	327,470	941,616
Average HH Income	\$132,435	\$113,789	\$126,836

Prepared by:



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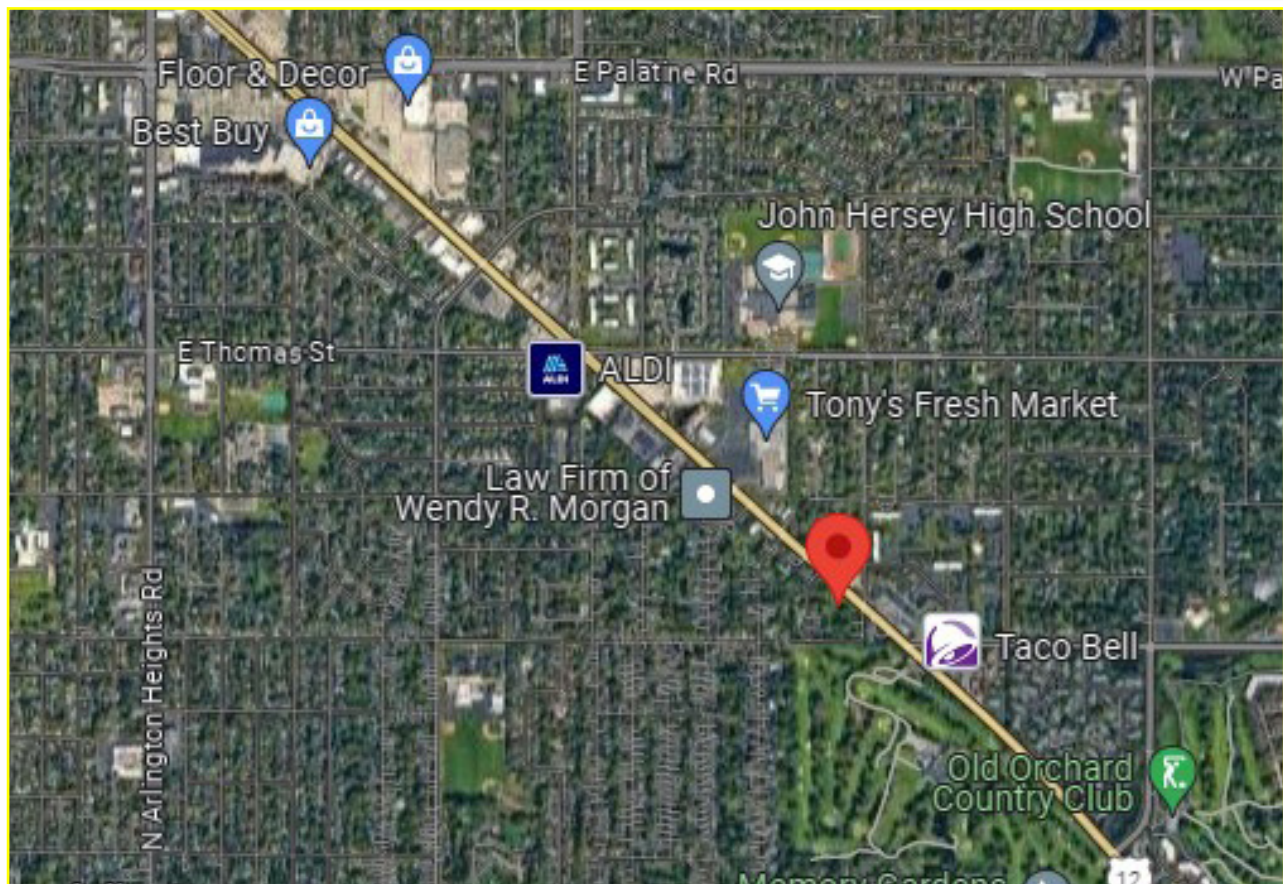
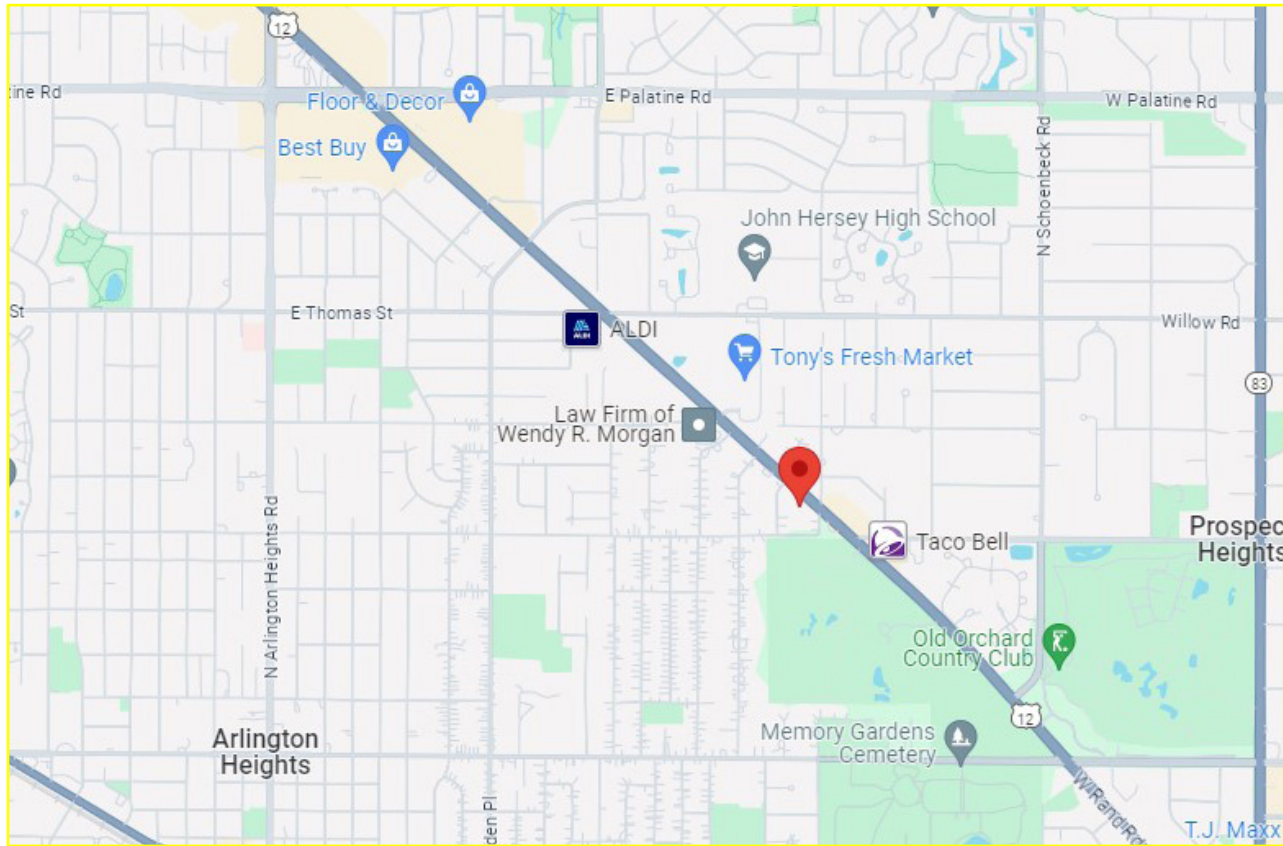
LEASING

SALES

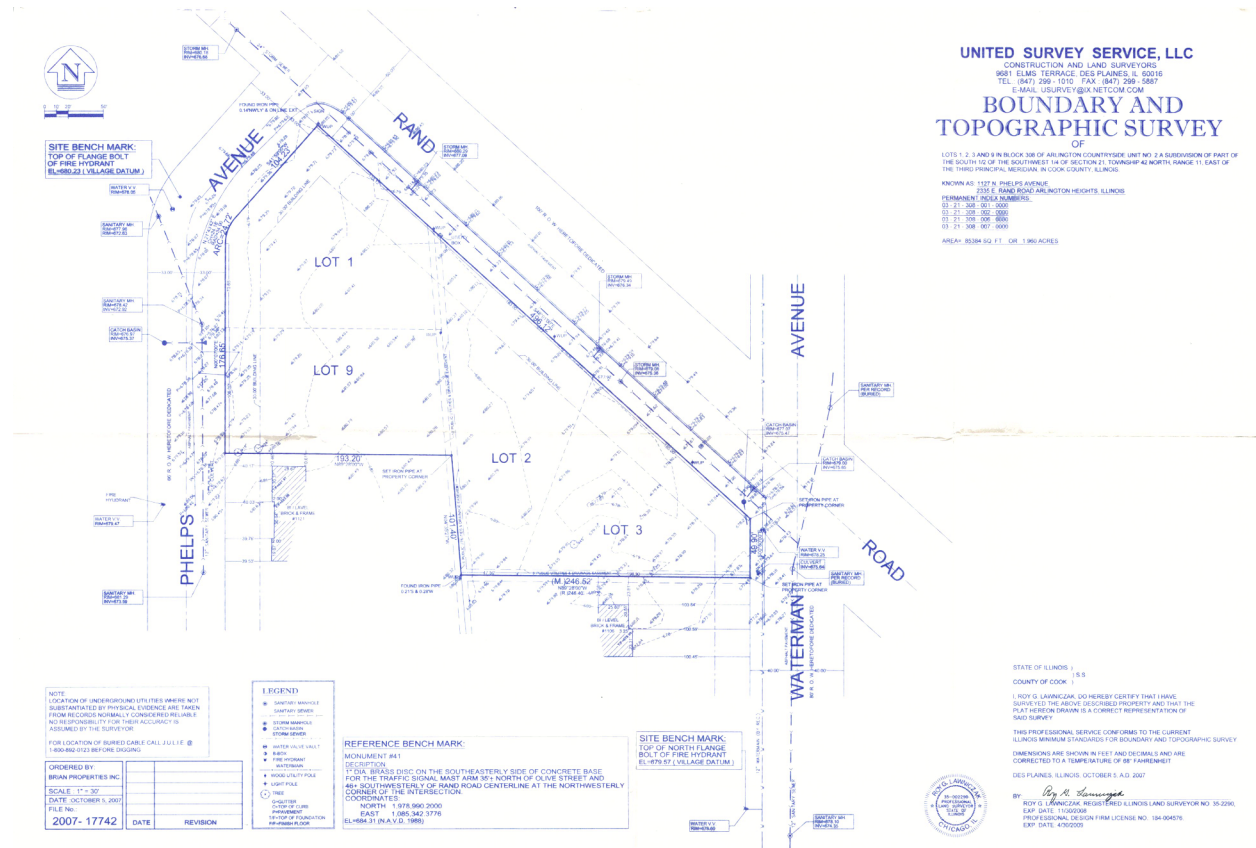
TENANT ADVISORY

MANAGEMENT

1.96 Acres For Sale



2335 E Rand Road (US RT 12)





LEASING
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SALES
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■ Proposed Siteplan

