



## DEVELOPMENT OPPORTUNITY

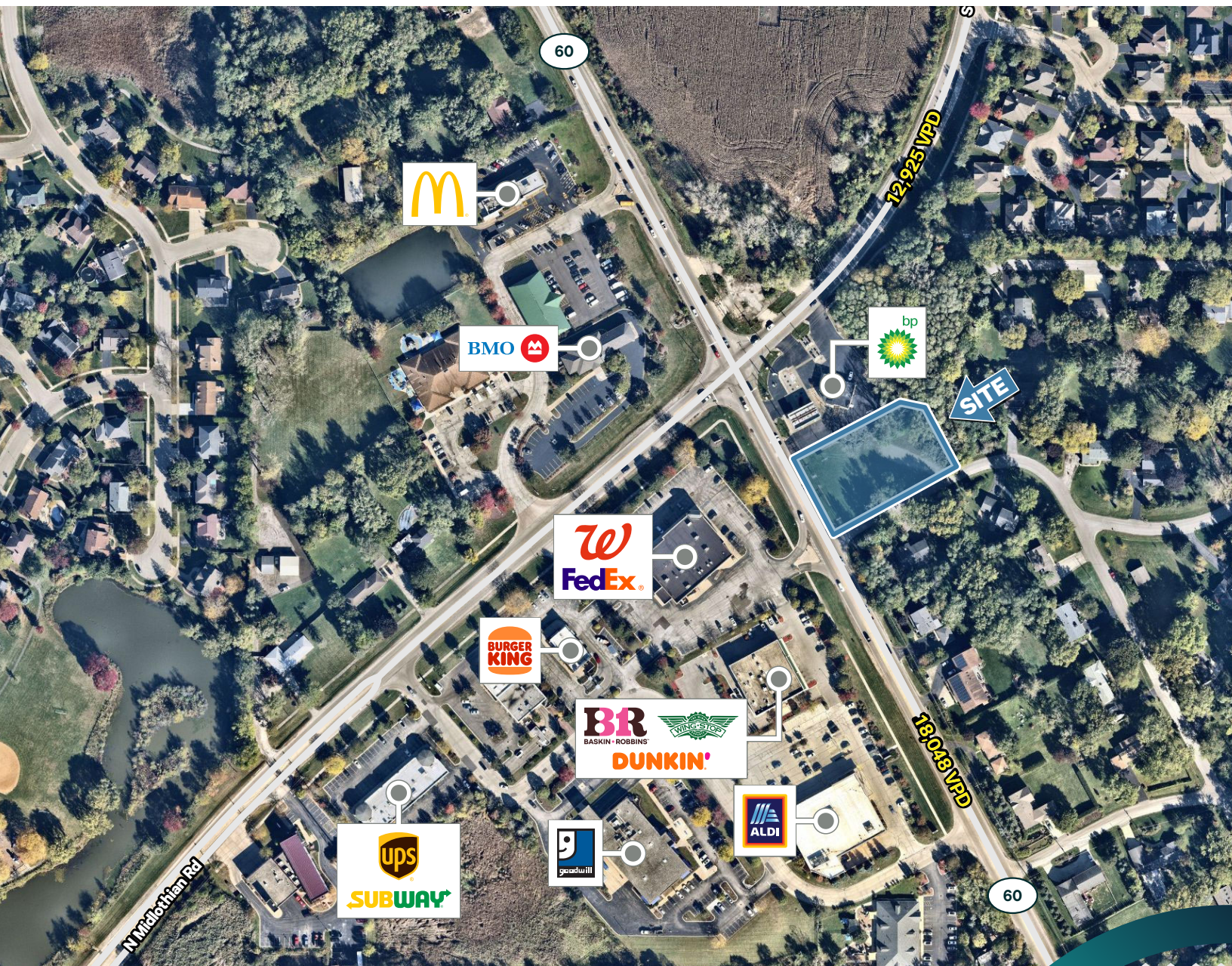
+/- 30,000 SF (LAND)  
ROUTE 60 & MIDLOTHIAN ROAD,  
MUNDELEIN, ILLINOIS

**CBRE**

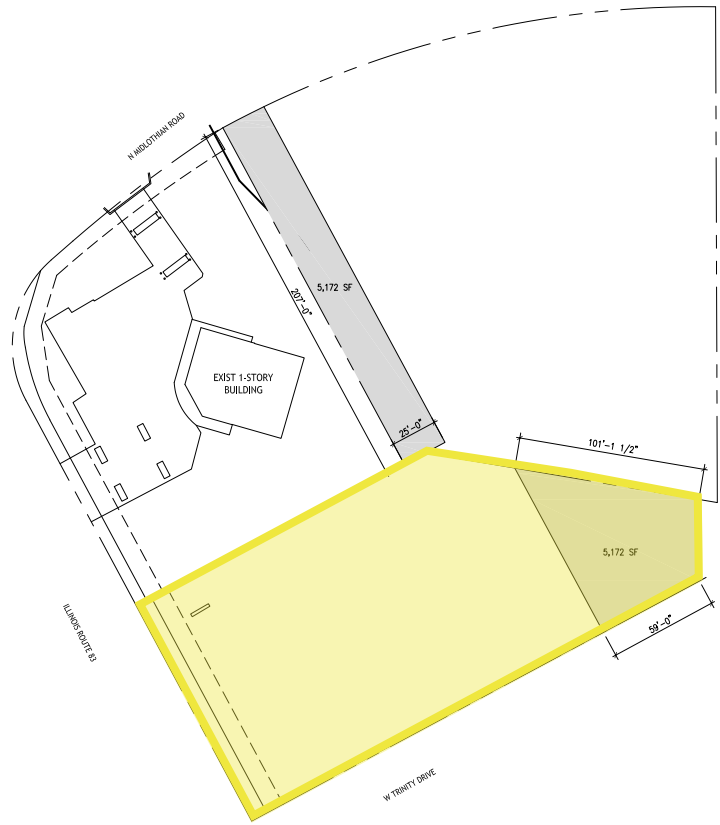
# PROPERTY INFO

- +/- 30,000 SF (Land)
- High average HH income (+/- \$148,865 -1 mile radius)
- Located across the street from Walgreens and Aldi
- Other surrounding retailers include: McDonalds, Burger King, Dunkin' Donuts, and more
- Ideal for retail users

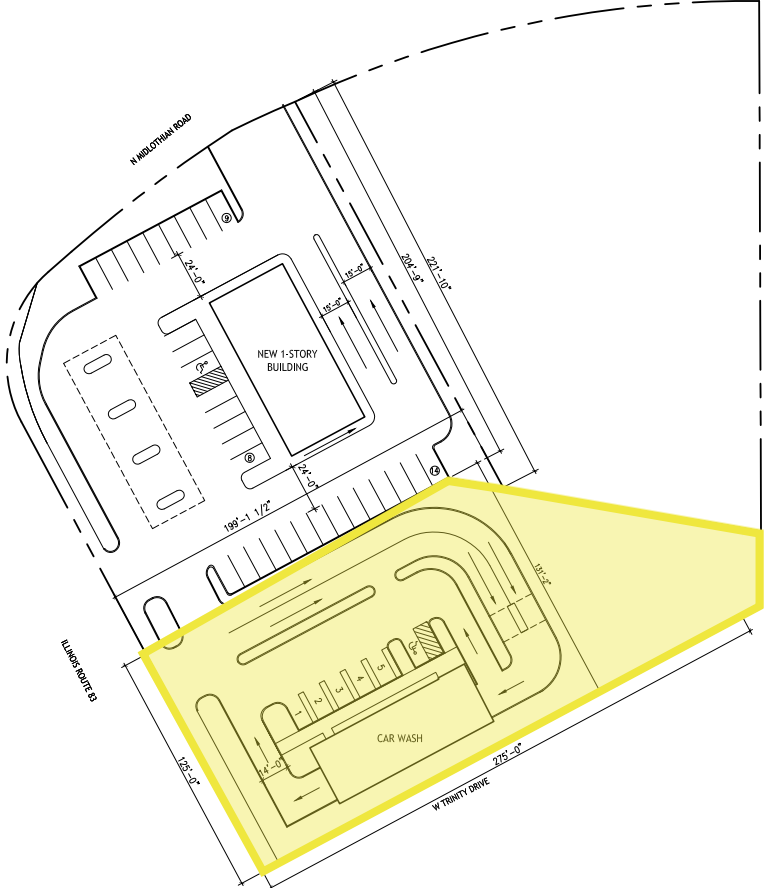
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,203	57,788	113,942
AVERAGE HH INCOME	\$148,865	\$165,006	\$186,092
DAYTIME POPULATION	5,674	46,707	121,493
BUSINESSES	124	1,616	4,718



# SITE PLAN WITH EXISTING GAS STATION



# SITE PLAN WITH NEW GAS STATION AND PROPOSED CAR WASH





**FOR LEASE**

+/- 30,000 SF (LAND)

**ROUTE 60 & MIDLOTHIAN ROAD,  
MUNDELEIN, ILLINOIS**

**CONTACT US**

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