

Retail Property For Sale



# PRIME MIXED-USE REDEVELOPMENT OPPORTUNITY

230-238 N MCLEAN BLVD, ELGIN, IL 60123



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## OFFERING SUMMARY

Sale Price: \$625,000

Lot Size: 0.5 Acres

Building Size: 3,674 SF

Price / SF: \$170.11

## PROPERTY OVERVIEW

- Previously florist / retail storefront.
- Good fit for neighborhood retail, service, or small office conversion.
- Redevelopment opportunity

## LOCATION OVERVIEW

- Near Town & Country Shopping Center with tenants that include Elgin Fresh Market, Family Dollar, etc.
- 18,000 VPD on N McLean Boulevard
- U.S. Route 20 crosses McLean Boulevard nearby Kimball Elementary (Kimball School) is located about 2 miles north along McLean Blvd.
- Pace Bus Route 549 runs along McLean Blvd and covers stops serving educational institutions like Elgin Community College and Larkin High School.
- 1.8 miles away from The Elgin Transportation Center / Elgin Metra Station

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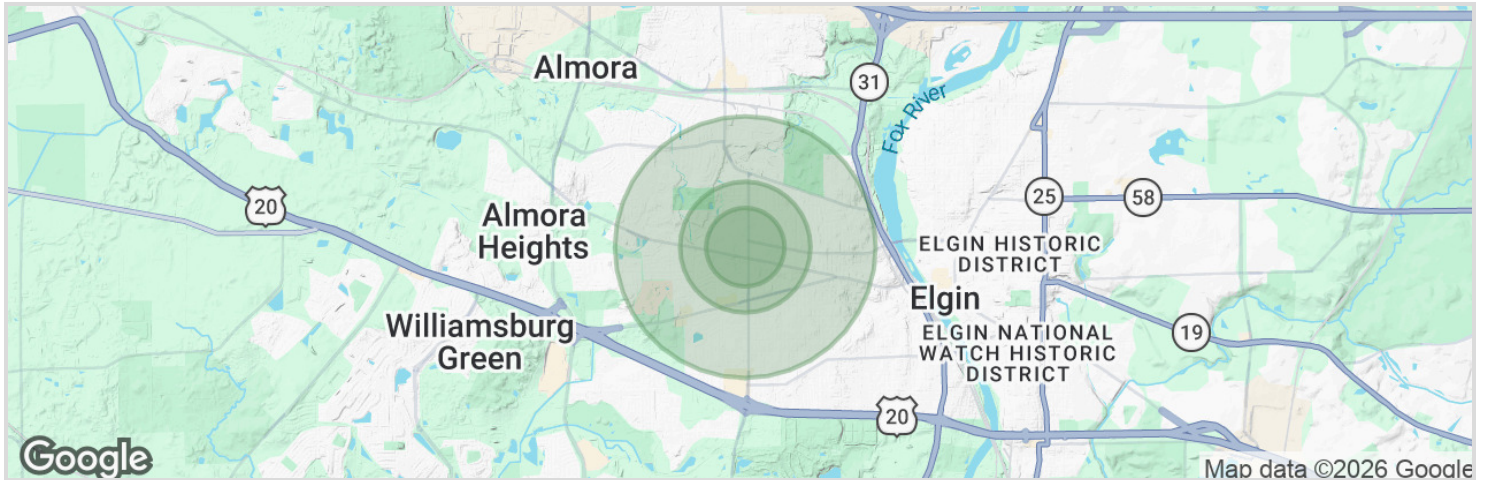
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## 1 mile



\$88,252

Median Household Income



917

Population



318

Households



42

Median Age



\$64,511

Median Disposable Income

## 3 miles



\$91,249

Median Household Income



3,714

Population



1,225

Households



41

Median Age



\$68,293

Median Disposable Income

## 5 miles



\$95,340

Median Household Income



16,347

Population



5,696

Households



39

Median Age



\$80,868

Median Disposable Income