

SALE

12,000 SF WAREHOUSE ON 5+ ACRES

2460 Lincoln Highway Sauk Village, IL 60411



PROPERTY DESCRIPTION

5.6 +/- Acre Site w 12,000 sf Warehouse (60' W x 200'D) w 1 Office & Bathroom

14.6 CH, Concrete Floors, Ceiling Suspended Gas Furnace

Drive in Doors at each end of Building 29'.4" Wide by 14'9" Tall

Additional Side Door 15'5" Wide by 14'9" Tall

Currently serviced by Well Water and Septic / City Water & Sewer Available

3 Phase Electric on site. Two Curb Cuts one on Torrence Ave & one on RT 30

Traffic Counts: RT 30 has 15,800 per day & Torrence Ave has 7,300 per day Total: 23,100

This is a rare opportunity to purchase a 5-acre parcel that is 1 mile to IL 394 Expressway and 10 minutes to IL 80-94 & 35 minutes to downtown Chicago.

Excellent location for new business! Current Zoning is R-1.

Potential for Commercial Zoning as Sauk Village is looking for New Business growth!

This site has multiple opportunities for new development on sites such as Commercial & Residential in a Mixed-use format may be possible!

OFFERING SUMMARY

Sale Price:	\$849,900
Number of Units:	1
Lot Size:	5.6 Acres
Building Size:	12,000 SF
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	36	141	838
Total Population	103	392	2,327
Average HH Income	\$71,009	\$68,807	\$68,629

Ken Peach
(708) 764-2890

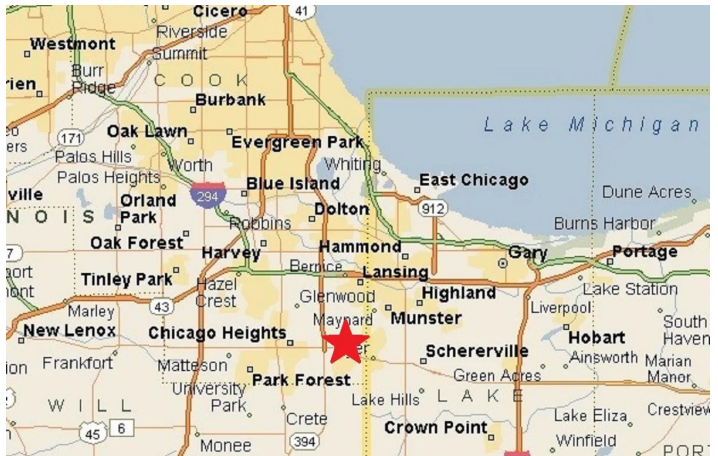


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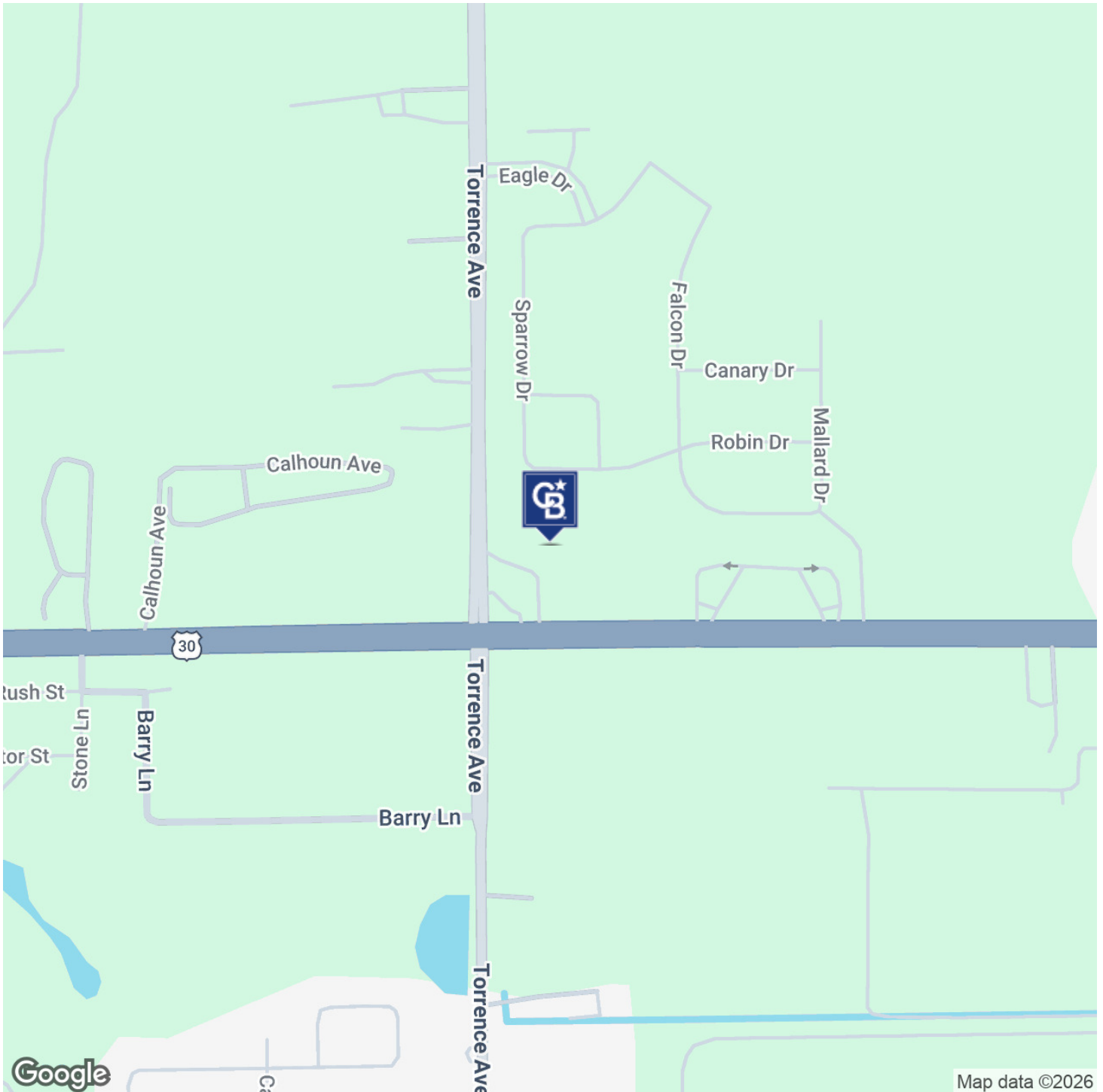


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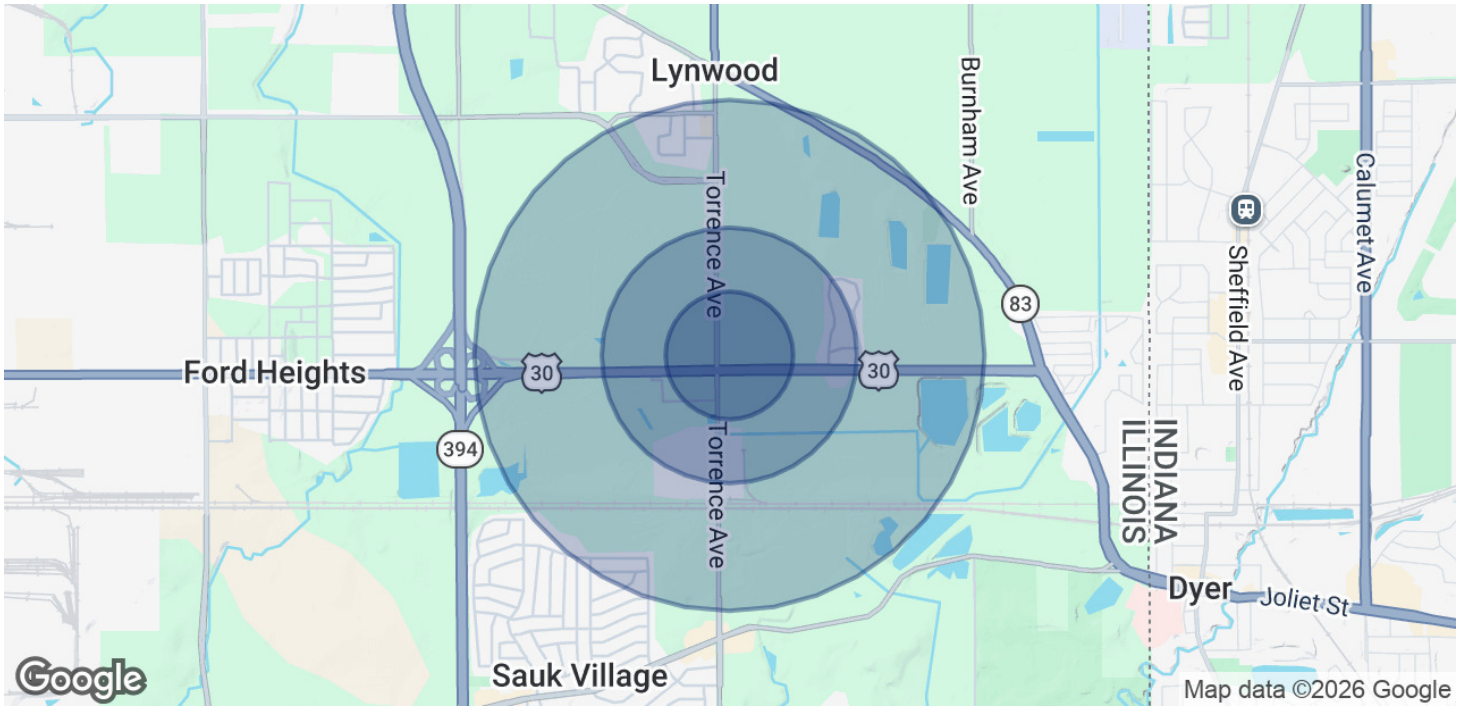


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	103	392	2,327
Average Age	42.7	41.4	38.9
Average Age (Male)	38.8	38.3	33.1
Average Age (Female)	41.8	40.4	41.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	36	141	838
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$71,009	\$68,807	\$68,629
Average House Value	\$88,489	\$91,879	\$90,913

2023 American Community Survey (ACS)

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