

# CORNER DEVELOPMENT OPPORTUNITY

2 E HIGGINS ROAD



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**HOFFMAN ESTATES, IL**

**NEW  
LISTING**



**JOSEPH C. SANTUCCI, MANAGING BROKER**  
847-506-1000 ext. 5140  
[jcs@avalonreal.com](mailto:jcs@avalonreal.com)

**CARLO J. SANTUCCI, COMMERCIAL BROKER**  
847-506-1000 ext. 5132  
[carlo@avalonreal.com](mailto:carlo@avalonreal.com)

- ✓ **LAND SIZE: 0.53 AC**
- ✓ **SALE PRICE: \$1,140,000**
- ✓ **TAXES: \$8,270.43 (2024)**
- ✓ **NEAR I-53/I-290, I-90, RT. 58**
- ✓ **GREAT 1031 EXCHANGE**
- ✓ **ZONING: B-2**
- ✓ **39,000+ VEHICLES PER DAY**
- ✓ **ON HIGGINS RD**

Information contained herein has been obtained from the property owner(s) or from other sources. We have no reason to doubt its accuracy, but do not guarantee it. This property may be broker owned.



2 E Higgins Rd

Roselle Rd

Higgins Rd

### Demographics

### 1 Mile

### 3 Mile

**Population**

16,059

109,076

**Households**

6,206

41,353

**Median Age**

37.90

41.50

**Median HH Income**

\$88,520

\$98,570

**EXCELLENT COMMERCIAL DEVELOPMENT OPPORTUNITY**

**2 E Higgins Rd,  
Hoffman Estates, IL**



**Joseph C. Santucci**

Managing Broker

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