



**12 ACRES FOR SALE AT HIGH-VISIBILITY SITE ON I-90**

**I-90 + RT 25 (DUNDEE ROAD)**

1451 DUNDEE AVE, ELGIN, IL

[HTTPS://ELGINIL.GOV/](https://elginil.gov/)

**FOR SALE**



**CONTACT: RICK SCARDINO** rick@metrocre.com 708.921.1044



## PROPERTY HIGHLIGHTS

- ±12 acre parcel available for sale  
(Potential for expansion)
- Offers flexibility to be used as ware-housing, manufacturing, truck sale, sports complex, medical office, hotel, multi family residential
- Located adjacent to the nearest PACE stop
- Direct view corridor to I-90



## NEAR-BY AREA TENANTS

**Jewel-Osco**

**Elgin Fresh Market**

**CHASE**

**Walgreens**

**DUNKIN'**

**SUBWAY**

**FAMILY DOLLAR**



## TRAFFIC COUNTS

	COUNT
I-90	129,587 VPD
DUNDEE AVE	22,618 VPD

## DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

TOTAL POPULATION

1 MILES

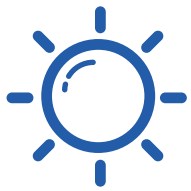
10,400

3 MILES

81,935

5 MILES

170,256



DAYTIME POPULATION

4,352

46,788

116,433



HOUSE HOLDS

3,593

28,942

59,318



AVG HH INCOME

\$120,284

\$111,804

\$120,035

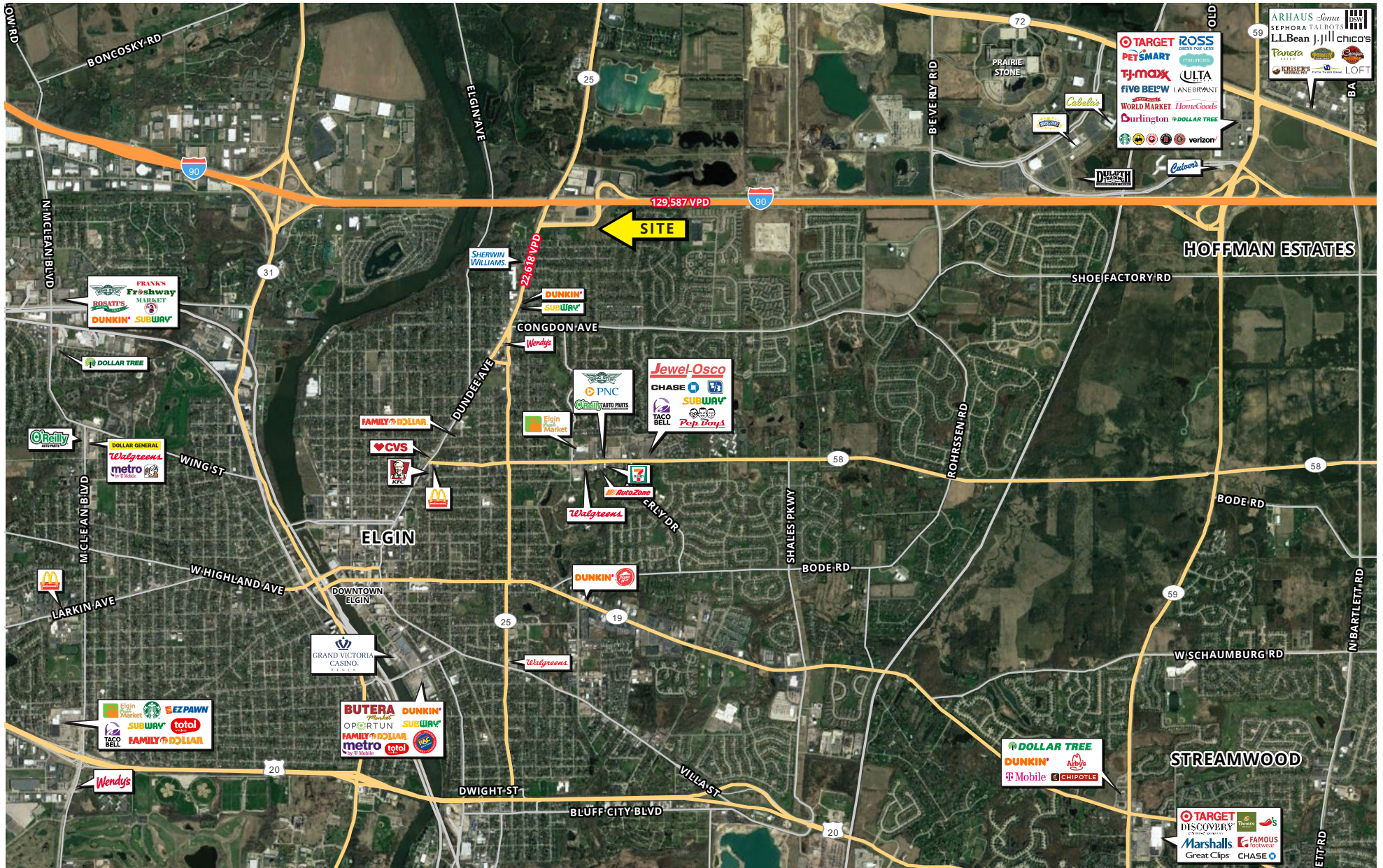
[LEARN MORE ABOUT ELGIN: \(CLICK BELOW!\)](#)

**LOCATED IN THE THRIVING CITY OF ELGIN, IL**  
 ONE OF THE REGION'S FASTEST-GROWING COMMERCIAL CORRIDORS WITH EXCELLENT ACCESSIBILITY.

# AERIAL

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56 Skokie Valley Road  
 Highland Park, Illinois 60035  
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# UTILITY BASE MAP

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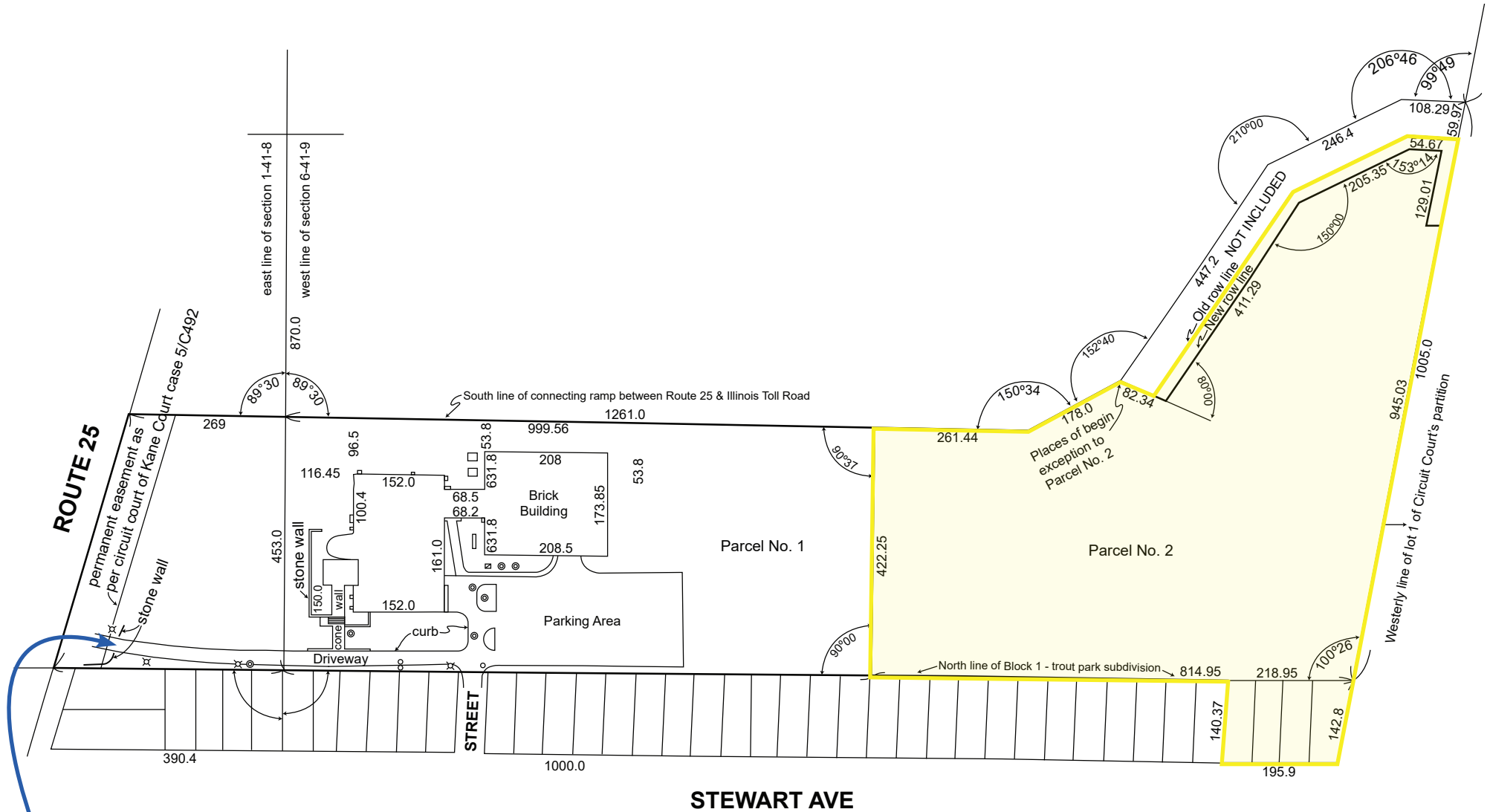
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# SURVEY

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Access Road Will Likely Need to be Improved to Provide Access to Site

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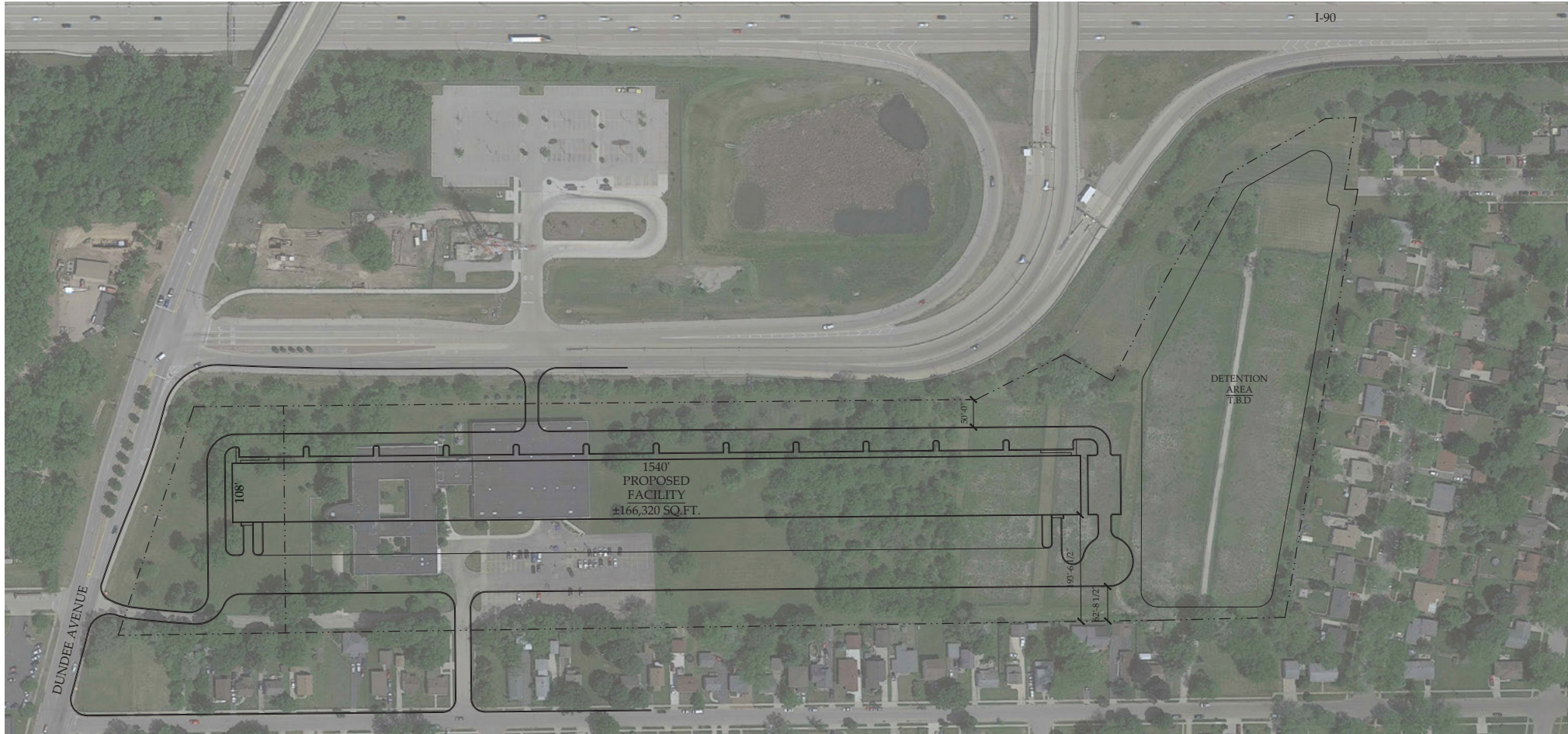
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# POTENTIAL OPTION FOR INDUSTRIAL DEVELOPMENT

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## DATA:

SITE AREA: ————— ±909,064 SQ.FT.  
±20.87 ACRES

BUILDING AREA (GROSS): ————— ±166,320 SQ.FT.

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