



**VIEW  
PROPERTY  
VIDEO**

**134 ACRE MIXED-USE DEVELOPMENT OPPORTUNITY**

## **GRISWOLD SHORES**

NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL  
[HTTPS://VILLAGEOFISLANDLAKE.COM](https://villageofislandlake.com)

**FOR SALE**

**CONTACT: RICK SCARDINO** [rick@metrocre.com](mailto:rick@metrocre.com) 708.921.1044

**METRO**  
COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

- 5 Acres of Prime Retail Located at the corner of Rt. 176 and S River Rd.
- Approximately 90 acres of residential with lakefront lot and access to Griswold Lake.
- Multifamily in the form of Apartments, Townhomes, Condo's, Senior Housing could all be well served on this beautiful parcel! With over 2,000 linear feet of shoreline on Lake Griswold, the options for Scenic Views, Sunsets, sandy beach/w adjoining playgrounds and private piers could all make incredible amenities. A perfect spot to tie up your canoe, kayak, paddle boat, fishing boat w/troll motor. Multi Family in the Lake/McHenry County region continues to be hot as a getaway. Nestled almost equidistant between Chicago and Milwaukee you have a 10M+ Population to draw from. Could also make a wonderful family retreat/compound, Private Campground, RV Park, or Ethnic retreat. Bring your idea's and dreams to this wonderful option with room for additional sporting facilities on the east side of River Road as well.

- Perfect locations for daily needs type users including: drug store, bank, auto uses, dry cleaners, and coffee shops.
- Local retailers include McDonald's, Auto Zone, Walgreen's, Dunkin Donuts, 7-Eleven, Fifth Third Bank, and Great Clips
- Established Island Lake neighborhoods surrounding the site.
- High Traffic volume of 21,800 cars per day along Route 176 and 13,710 along S. River Rd.

**Property Name:** Griswold Shores

**Physical Address:**

NWC of Route 176 & S River Rd.

Unincorporated McHenry  
County, IL

**Total Bldg Size/GLA:** N/A

# AERIAL

NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL

FOR SALE



CONTACT  
INFORMATION:

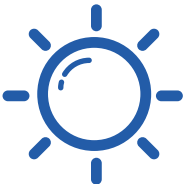
**RICK SCARDINO**  
rick@metrocre.com  
708.921.1044

56 Skokie Valley Road  
Highland Park, Illinois 60035  
www.MetroCRE.com

**METRO**  
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

|                                                                                     |                    | 1 MILES   | 3 MILES   | 5 MILES   |
|-------------------------------------------------------------------------------------|--------------------|-----------|-----------|-----------|
|     | TOTAL POPULATION   | 6,356     | 19,963    | 74,398    |
|    | DAYTIME POPULATION | 2,086     | 8,485     | 44,834    |
|    | HOUSE HOLDS        | 2,549     | 7,738     | 28,422    |
|  | AVG HH INCOME      | \$110,887 | \$128,150 | \$150,648 |

NEAR-BY AREA TENANTS



DUE DILIGENCE (MORE AVAILABLE UPON REQUEST)

[CLICK HERE TO VIEW ZONING](#)

[CLICK HERE TO VIEW CONSTRUCTION & DESIGN](#)

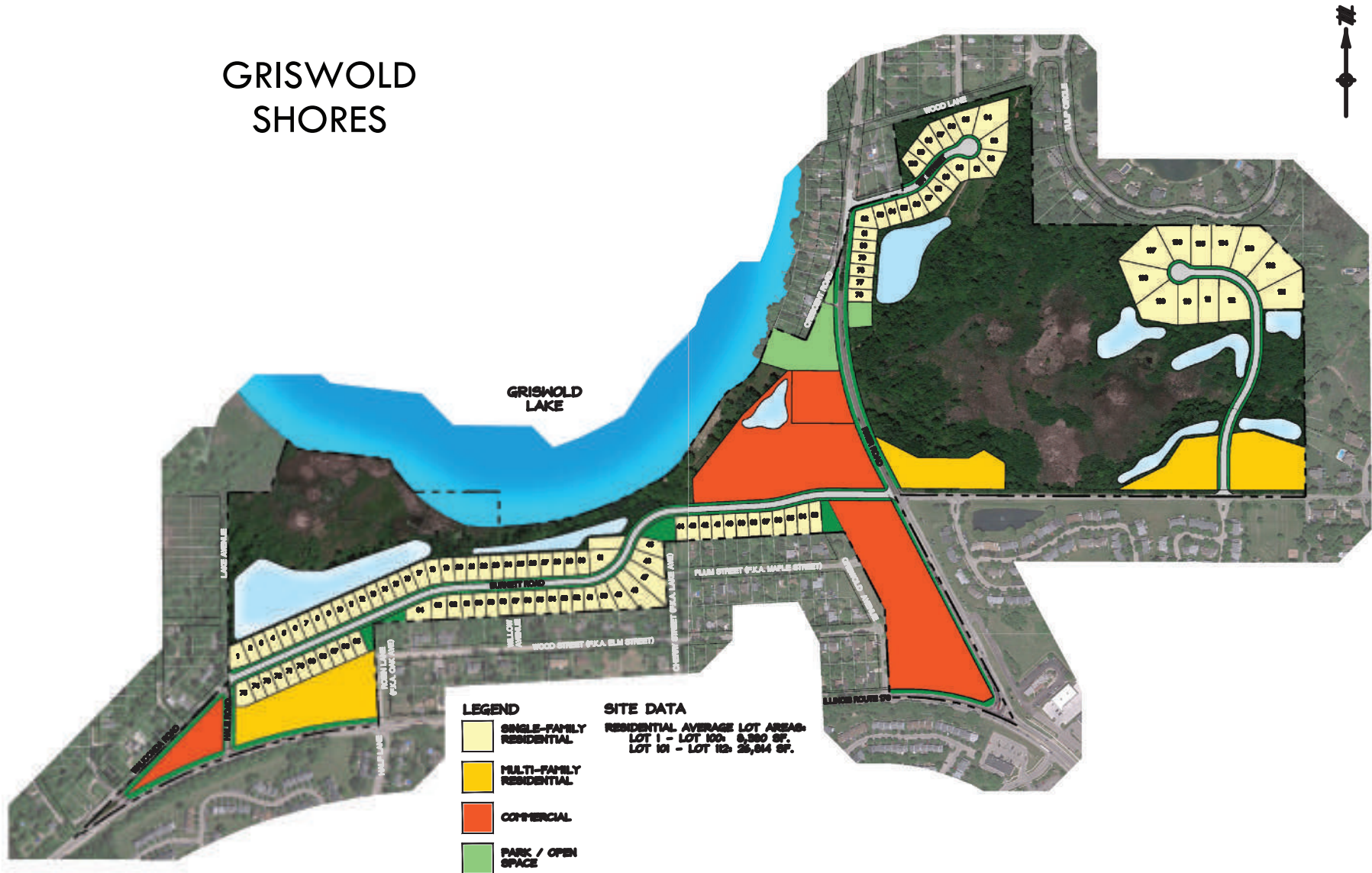
[CLICK HERE TO VIEW WETLAND INFO](#)

# CONCEPTUAL PLANS

NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL

FOR SALE

## GRISWOLD SHORES



CONTACT  
INFORMATION:

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

56 Skokie Valley Road  
Highland Park, Illinois 60035  
www.MetroCRE.com



**METRO**  
COMMERCIAL REAL ESTATE

# NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL

**Legend**

|  |                         |
|--|-------------------------|
|  | PROPERTY LINE           |
|  | EXISTING ROW            |
|  | PROPOSED ROW            |
|  | EXISTING EASEMENT       |
|  | PROPOSED EASEMENT       |
|  | EXISTING FLOODPLAIN     |
|  | EXISTING WETLAND        |
|  | EXISTING WETLAND BUFFER |

**RESIDENTIAL AVERAGE LOT AREAS:**  
 LOT 1 - LOT 100: 8,380 SQ. FT.  
 LOT 101 - LOT 112: 26,814 SQ. FT.

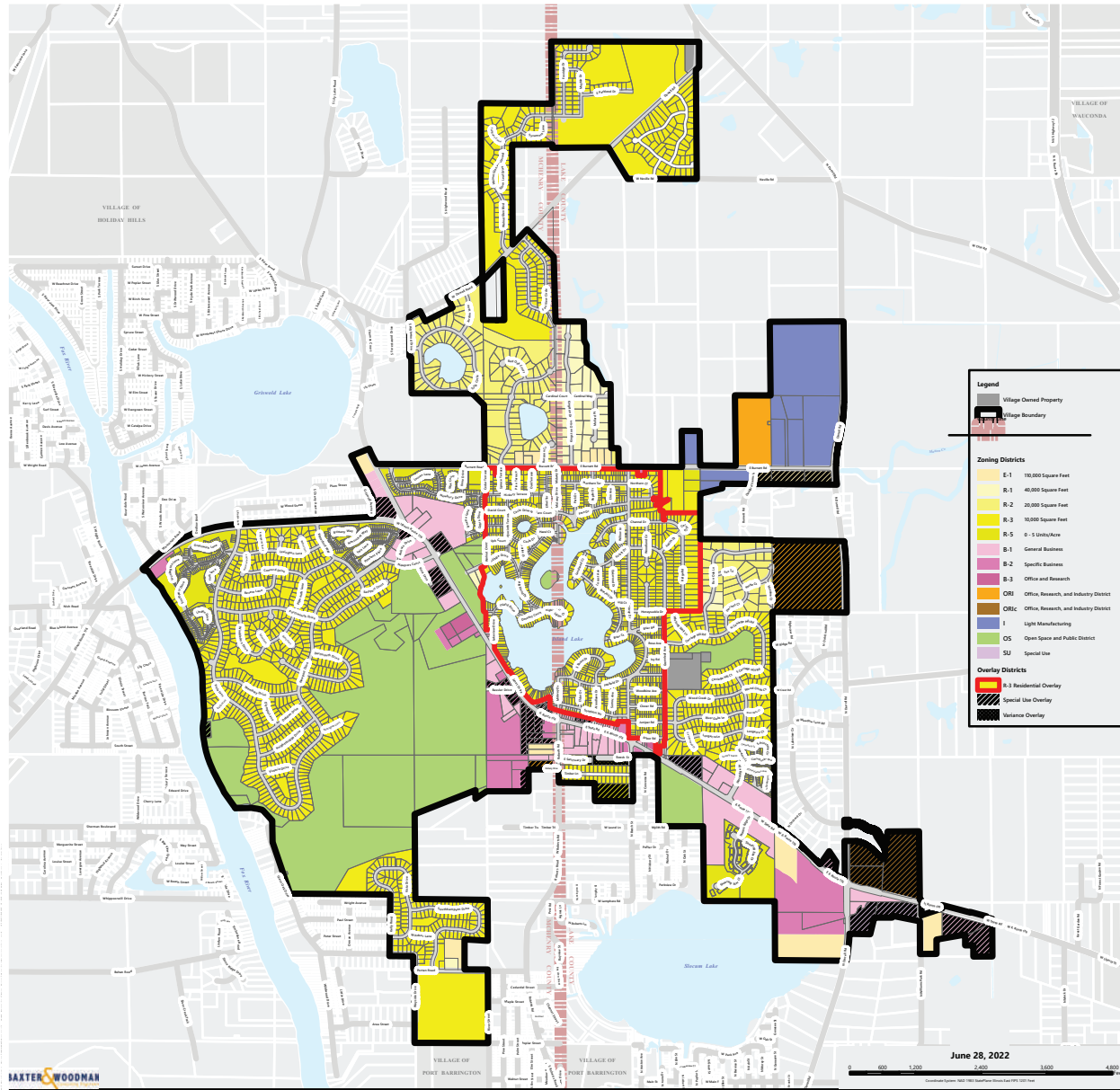




# ZONING MAP

NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL

FOR SALE



CONTACT  
INFORMATION:

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

56 Skokie Valley Road  
Highland Park, Illinois 60035  
www.MetroCRE.com



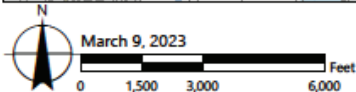
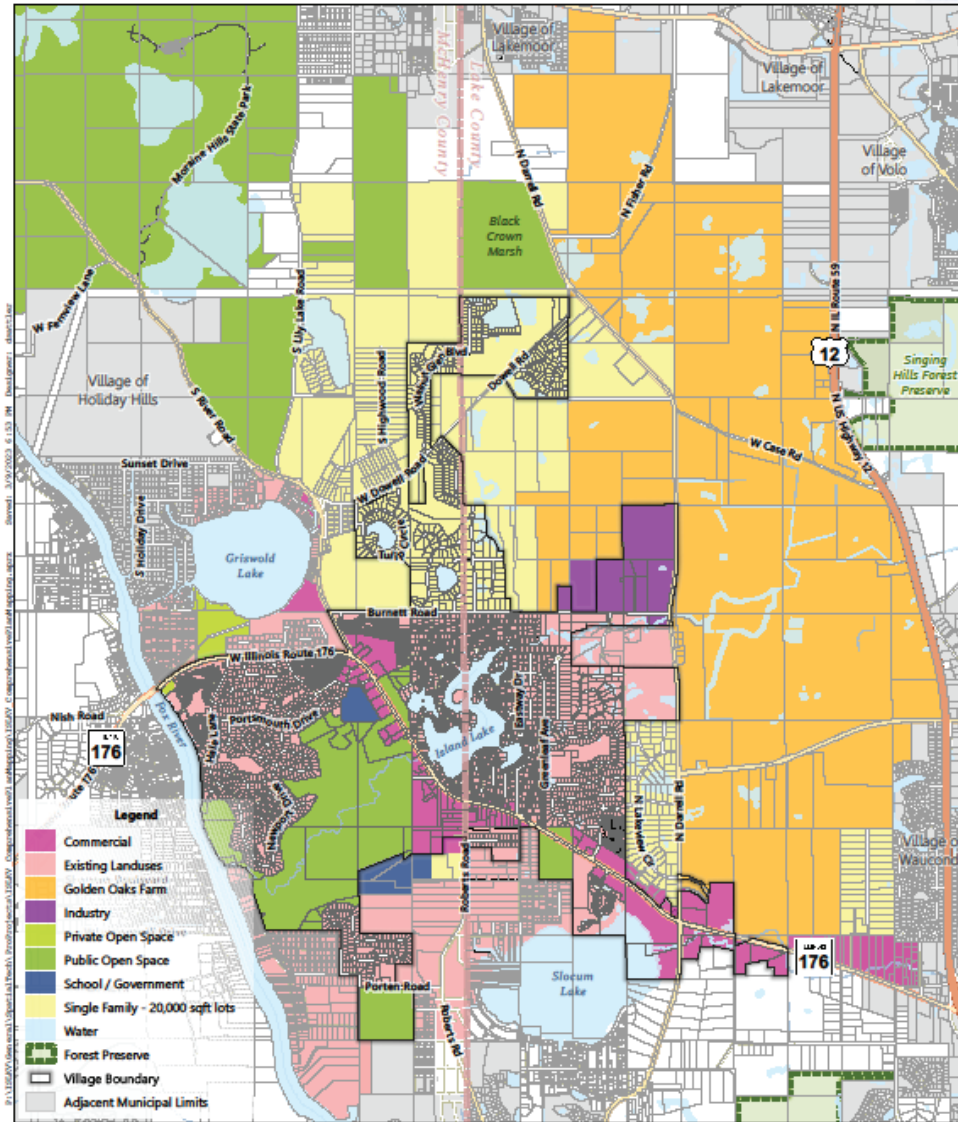
# LAND USE MAP

NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL

FOR SALE

## LAND USE MAP

Comprehensive Plan  
Village of Island Lake, IL



**BAXTER & WOODMAN**  
CREATING EXPERIENCE

56 Skokie Valley Road  
Highland Park, Illinois 60035

[www.MetroCRE.com](http://www.MetroCRE.com)



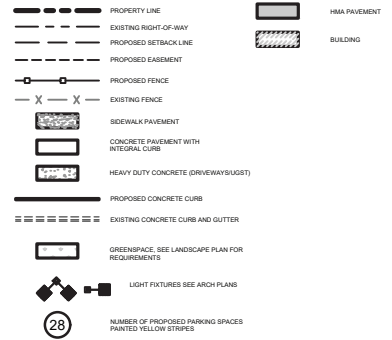
**METRO**  
COMMERCIAL REAL ESTATE

**CONTACT**  
INFORMATION:

**RICK SCARDINO**  
[rick@metrocre.com](mailto:rick@metrocre.com)  
708.921.1044

## NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL

### LEGEND



## KELLEY'S MARKET SIGN



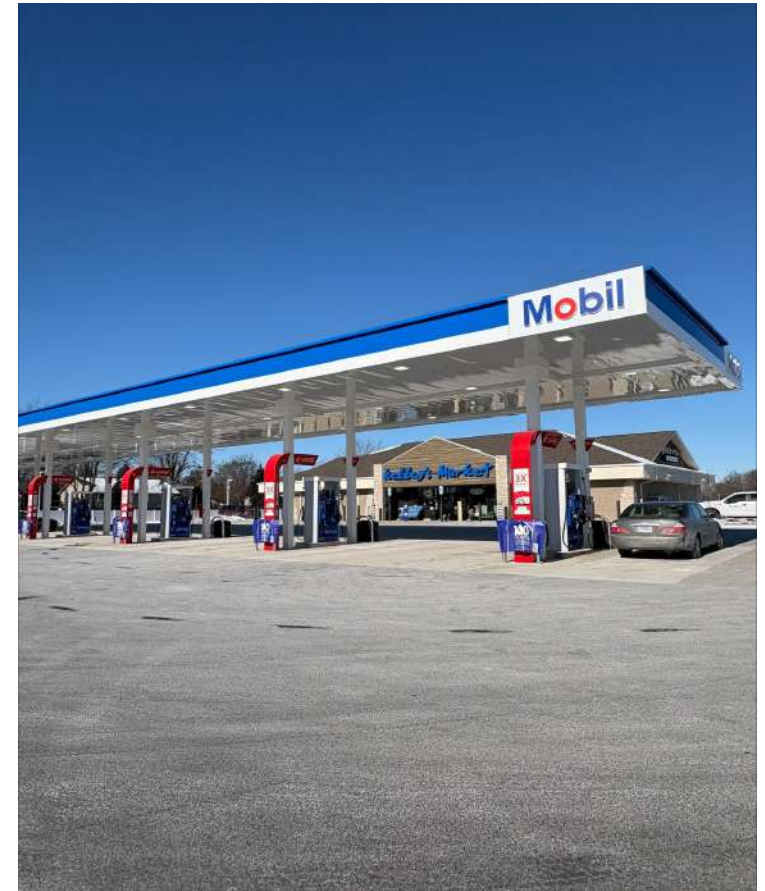

**METRO**  
COMMERCIAL REAL ESTATE

**RICK SCARDINO**  
rick@metrocre.com  
📞 708.921.1044

# EXCLUSION PARCEL - EXTERIOR PICTURES

NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL

FOR SALE



CONTACT  
INFORMATION:

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

56 Skokie Valley Road  
Highland Park, Illinois 60035  
www.MetroCRE.com



**METRO**  
COMMERCIAL REAL ESTATE

# EXCLUSION PARCEL - INTERIOR PICTURES

NWC OF ROUTE 176 & S. RIVER RD, ISLAND LAKE, IL

FOR SALE



CONTACT  
INFORMATION:

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

56 Skokie Valley Road  
Highland Park, Illinois 60035

www.MetroCRE.com



**METRO**  
COMMERCIAL REAL ESTATE