



NEW RETAIL OPPORTUNITY IN A +/- 11 ACRES DEVELOPMENT

BRADFORD MARKETPLACE

LIBERTY ST & BROWN ST, WAUCONDA, IL

NOW AVAILABLE



CONTACT: **RICK SCARDINO** rick@metrocre.com 708.921.1044 **GARY GREENFIELD** ggreenfield@metrocre.com 847.412.9898



PROPERTY HIGHLIGHTS

- New +/- 11 acre development at the SEQ of Liberty Street and Brown Street
 - Planned development improvements will connect Brown St to Thomas Court
 - Close proximity to Rand Road (39,240 VPD)
 - Full access and visibility along Liberty St (Route 176)
 - Starbucks Coming Soon on Lot 3
 - Lots 7 & 8 offer strong visibility to Rand Road - Ideal Hotel Pads
- Hotel Study - (CLICK HERE!)**
- Located just off the signalized intersection of Route 12 & Route 176

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ZOOM AERIAL

WAUCONDA, IL

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

METRO
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

TOTAL POPULATION

1 MILES

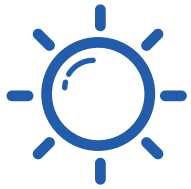
6,677

3 MILES

27,280

5 MILES

70,979



DAYTIME POPULATION

7,641

19,677

46,521



HOUSE HOLDS

2,753

10,938

26,748



AVG HH INCOME

\$135,543

\$161,163

\$184,172

NEAR-BY AREA TENANTS

Jewel-Osco**TSC TRACTOR
SUPPLY CO**

CHASE

DUNKIN'**DOLLAR TREE***Walgreens***ACE
Hardware****TACO
BELL**

TRAFFIC COUNTS

COUNT

LIBERTY ST

21,310 VPD

RAND RD

39,240 VPD

BROWN ST

3,550 VPD

