



VACANT LAND – approved for improvements

2.26 Acres

Route 22 and Old McHenry Rd.

Offering Memorandum

Contact:
Patricia Keegan
Senior Vice President
847.612.0504

Village Approved Architectural and Structural Drawings

- Picturesque setting in nature-inspired Long Grove
 - Potential outdoor play area
- Located in Long Grove Commons
- High Income Demographic
 - Median Income – 3 mile radius -- \$127,835
 - Average Household Income – 3 mile radius -- \$165,199
- Close to Kemper Golf Course
- Approved for Drive-Up
- Two parcels approved for two structures
 - Parcel A: 52,942 sf, approved for 8060 sf building
 - Parcel B: 45,508 sf, approved for 7740 sf building
 - Or...combine both lots



Marketed Price: \$995,000, land only

2010 Taxes: Parcel A/\$6,000; Parcel B/\$1600

Zoning: Commercial

Vertical Brokerage, Inc.



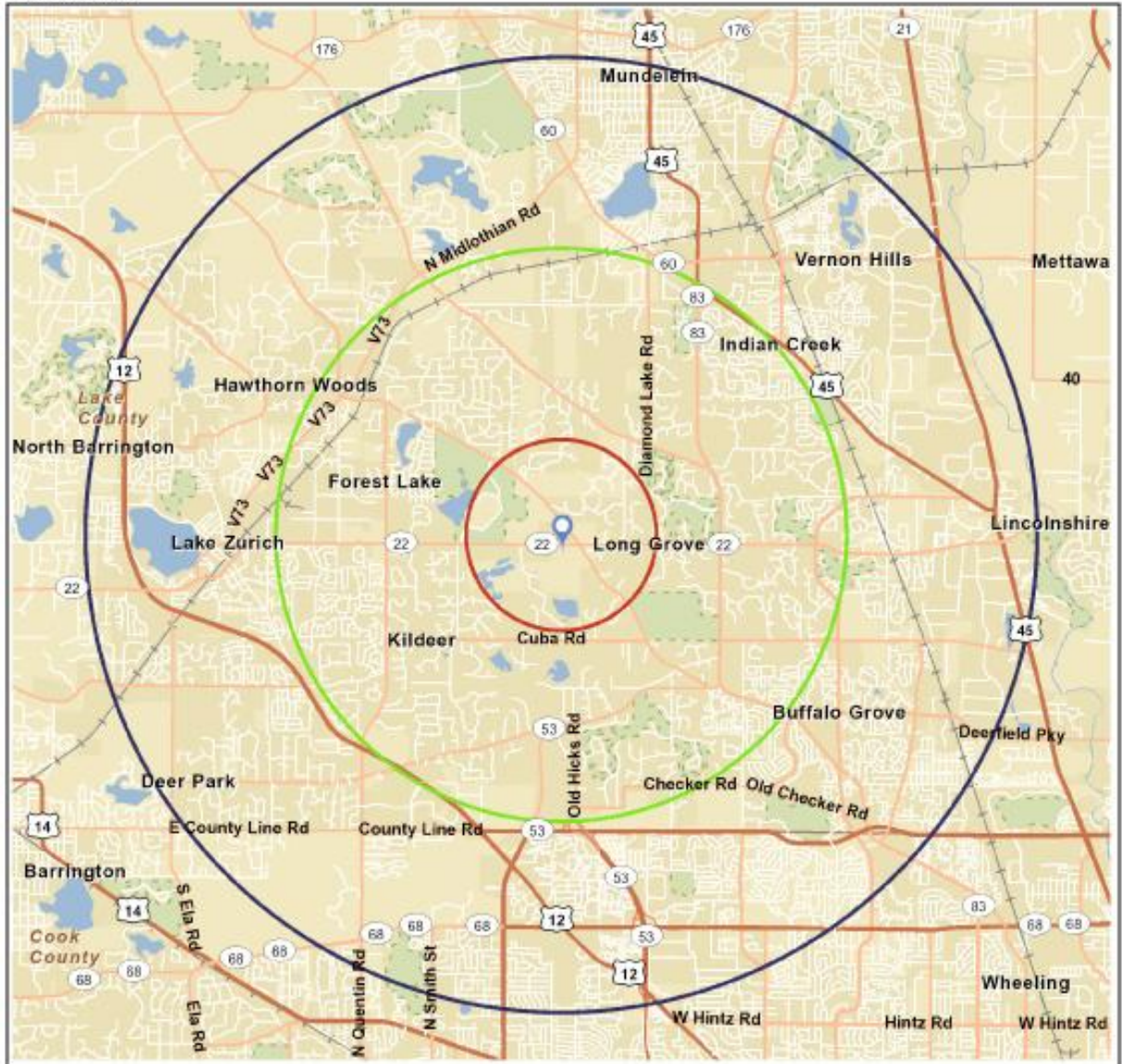
Site Map

Prepared by Stephanie Glaser

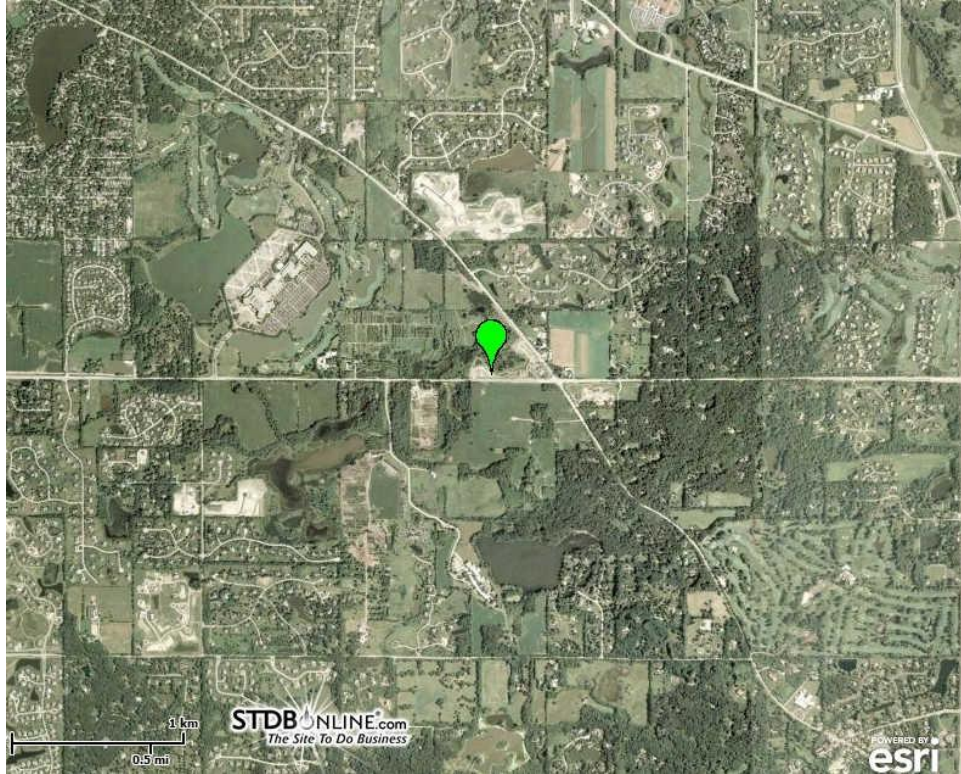
Lat: 5190785.222101, Lon: -9...

Latitude: 42.199666
Longitude: -88.022056

Ring: 1, 3, 5 Miles



Vertical Brokerage, Inc.



- Next to community shopping center, **Long Grove Commons** – current businesses
 - PNC Bank
 - Rhapsody Café, Smokin' Ts restaurant
 - Red Cottage Spa
 - Mariola's Organic Spa
 - LandStar Realty...and more
- Potential drive-through
- Potential outdoor play area
- Surrounded by Long Grove, Hawthorn Woods, Kildeer, Deer Park, Lake Zurich Strong Demographics – 190,000 people within 5 mile radius have household incomes over \$110,000
- Busy Intersection – over 52,000 vehicles per day
- Potential Assemblage Opportunity

PIN: Lot 6 14-13-304-014

PIN: Lot 7 14-13-304-013