

FOR  
SALE

# COMMERCIAL/INDUSTRIAL DEVELOPMENT OPPORTUNITY

## ESPLANADE OF ALGONQUIN

### WEST OF RANDALL ROAD, SOUTH OF CORPORATE PARKWAY

#### ALGONQUIN, ILLINOIS



#### PROPERTY HIGHLIGHTS

- Lot 8, .97 Acres  
PIN#03-06-410-003, Taxes (2013): \$108.70
- Lot 9, 1.02 Acres  
PIN#03-06-410-002, Taxes (2013): \$113.18
- Lot 10, 2.50 Acres  
PIN#03-06-410-001, Taxes (2013): \$272.26
- Zoned BP Business in the Village of Algonquin
- Algonquin Commons directly to the north
- Traffic Counts:  
33,900 vehicles per day Randall Road  
3,450 vehicles per day on Boyer Road
- Asking \$5.00 psf
- Demographics**  
Estimated Population  
3 miles: 45,220  
5 miles: 147,639  
7 miles: 230,031  
  
Estimated Average Household Income  
3 miles: \$117,683  
5 miles: \$102,531  
7 miles: \$97,938  
  
Estimated Average Age  
3 miles: 36.10  
5 miles: 35.57  
7 miles: 37.23
- Please call for additional information regarding this opportunity

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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**CBRE**



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## LOCATION MAP



## SITE PLAN



**FOR MORE INFORMATION CONTACT:**

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