

SALE

SWC Dundee & Waukegan Rd, Northbrook

812 WAUKEGAN ROAD

Northbrook, IL 60062

PRESENTED BY:

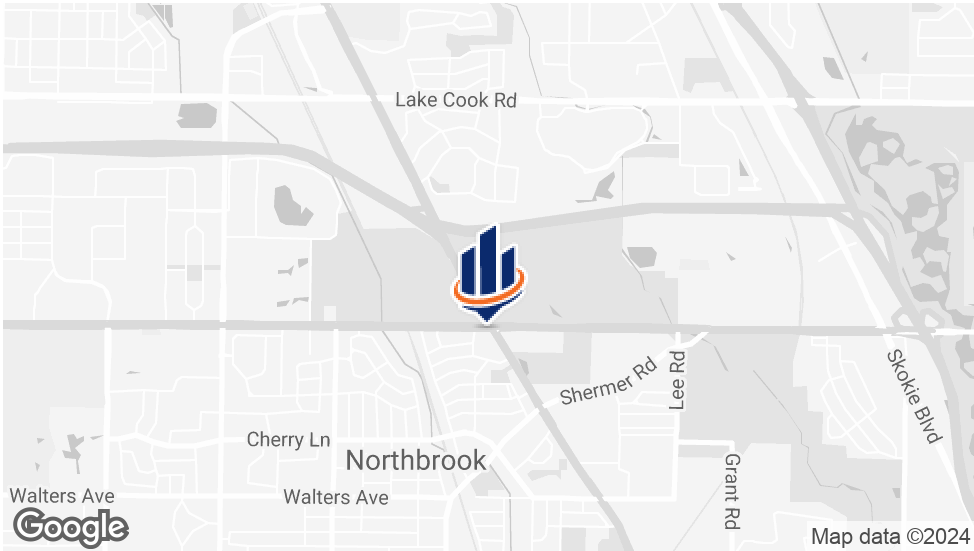
JAMES MEAD, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	1,968 SF
LOT SIZE:	0.48 Acres
PRICE / SF:	-
RENOVATED:	1975
ZONING:	B-2
TRAFFIC COUNT:	39,100
ADN:	04-10-100-011-0000

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PROPERTY OVERVIEW

Approximate 1/2 acre prime SWC of Dundee and Waukegan Roads, Northbrook. Potential additional 1/2 acre available adjacent to the site. Great development site encouraged by the village of Northbrook. NFR letter on file.

PROPERTY HIGHLIGHTS

- Approximate 1/2 acre prime SWC of Dundee and Waukegan Roads, Northbrook
- Great development site encouraged by the village of Northbrook
- NFR letter on file

ADDITIONAL PHOTOS

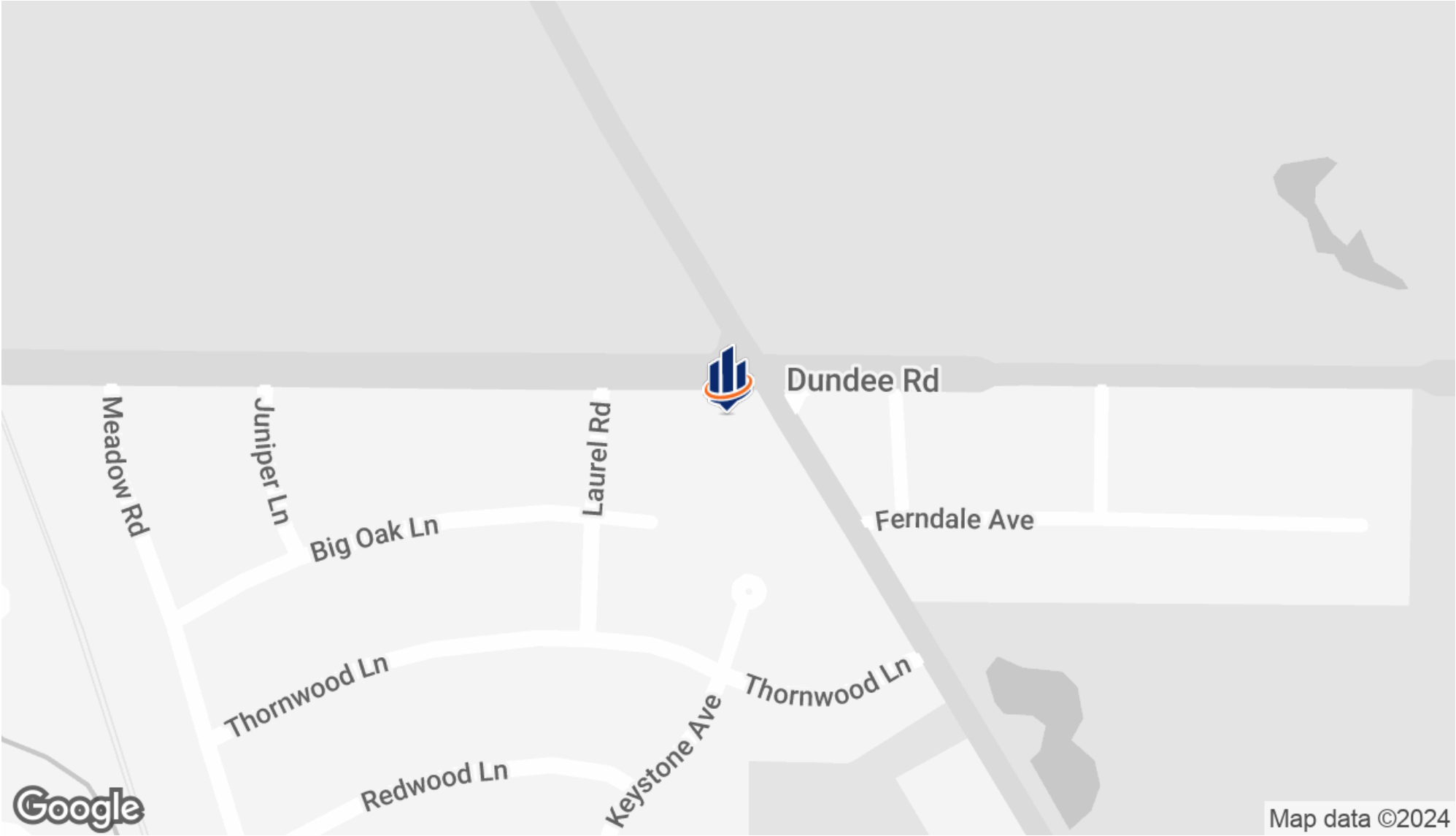


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LOCATION MAP



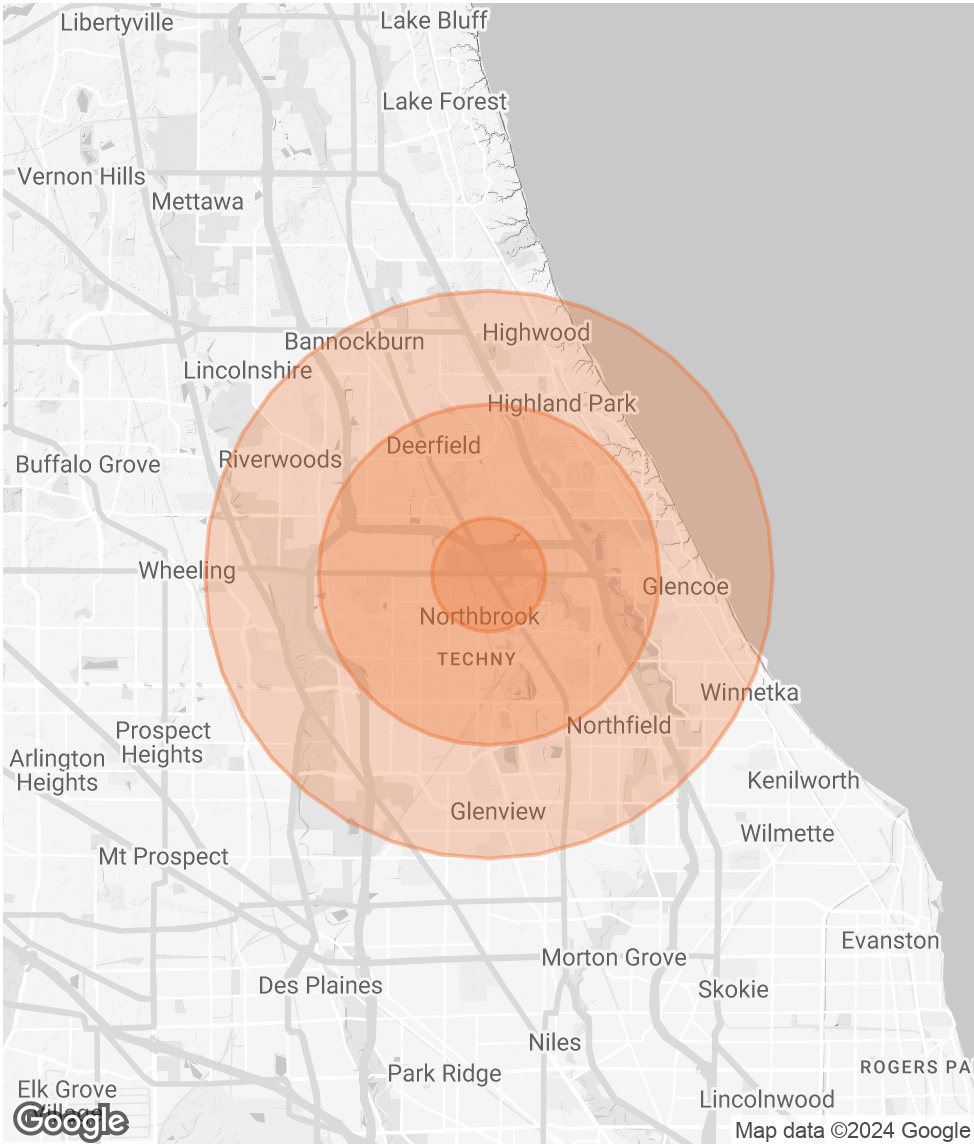
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,204	69,456	176,909
AVERAGE AGE	45.5	46.1	44.6
AVERAGE AGE (MALE)	43.9	44.9	43.4
AVERAGE AGE (FEMALE)	46.2	47.0	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,318	26,198	65,870
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$130,012	\$159,999	\$159,841
AVERAGE HOUSE VALUE	\$608,441	\$610,823	\$634,326

* Demographic data derived from 2020 ACS - US Census



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