

+/- 23 ACRE SITE

AVAILABLE FOR PURCHASE

755 S. Rand Road, Lake Zurich, IL

Located 32 miles northwest of downtown Chicago, along Route 12 this site will allow for approximately 150,000 square feet of development on Parcel A.

DEMOGRAPHICS (within a 15-minute drive time)

- Average household income is \$168,388
- Population is 169,355
- Median age is 42.1

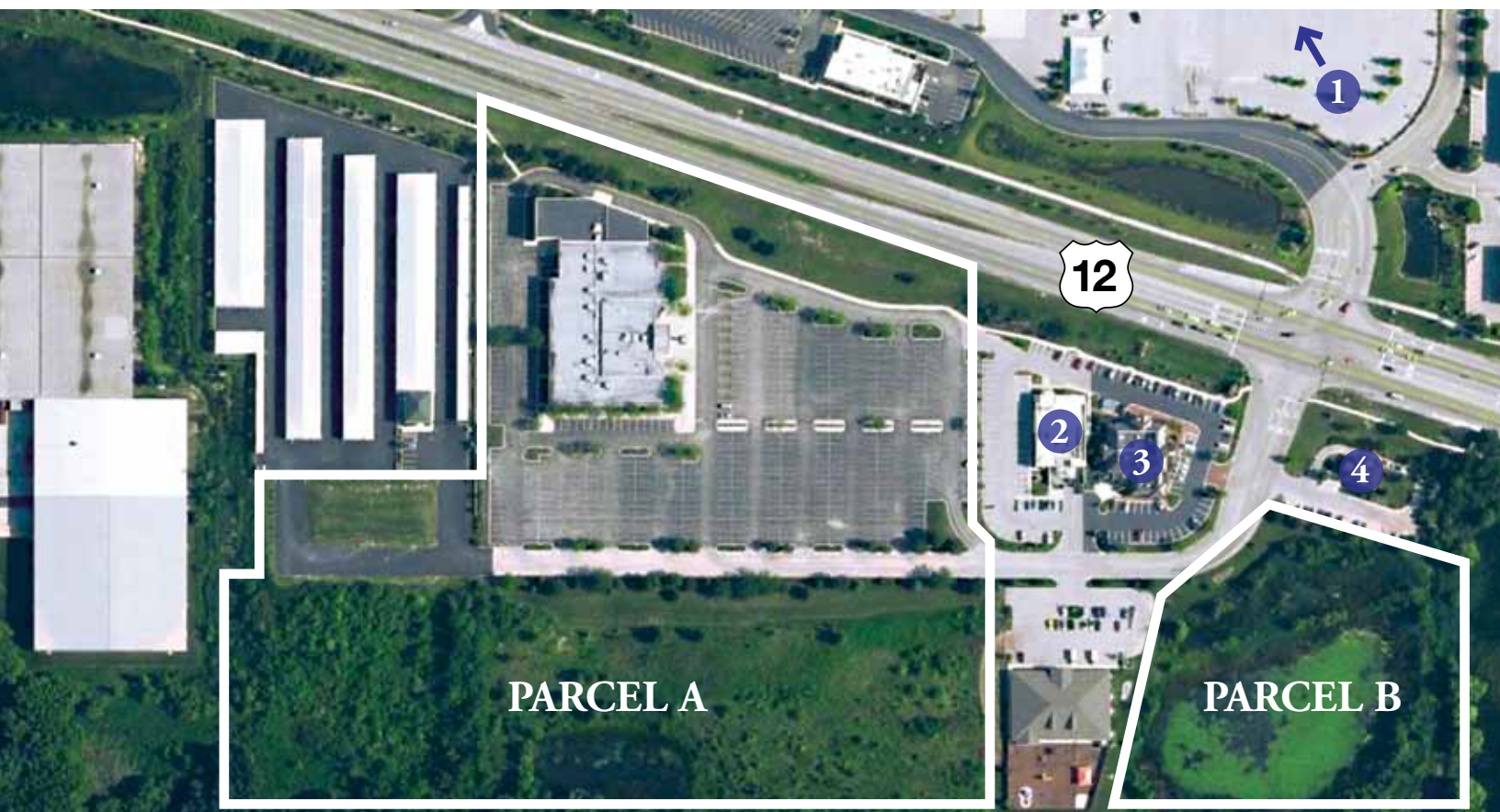
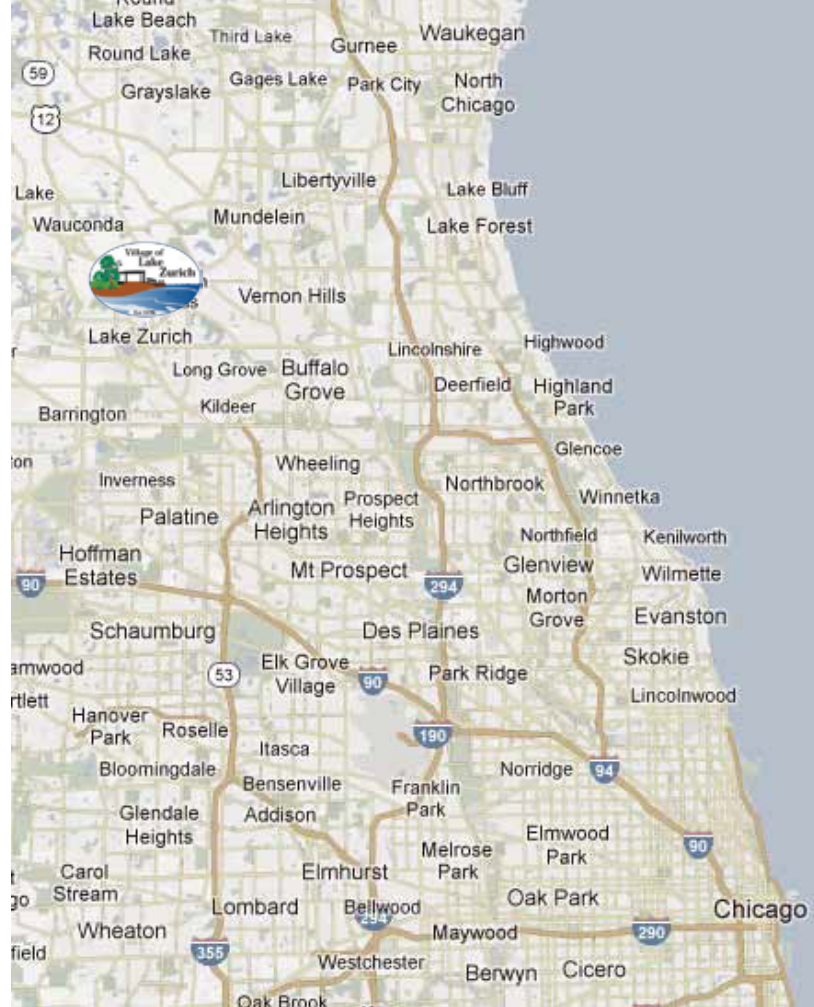
SITE HIGHLIGHTS

- Situated in the heart of the Lake Zurich retail corridor along Route 12
- Traffic counts of over 46,000 vehicles per day on Route 12
- Shares a traffic light with Costco on the north side of Route 12

FOR MORE INFORMATION ON THIS PROPERTY

Contact Peter Rusnak, *Broker*

(847) 254-2600 | prusnak@envision-ra.com



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SITE SPECIFICATIONS

- Approximately 700 feet of frontage along Route 12
- Approximately 150,000 square feet of retail can be built on the site
- 408 current parking spaces
- Existing movie theater can be expanded or operated in its current configuration by the new owner
- Existing building is approximately 40,500 square feet
- Additional right in/right out curb-cut along Route 12 is likely

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current site plan

