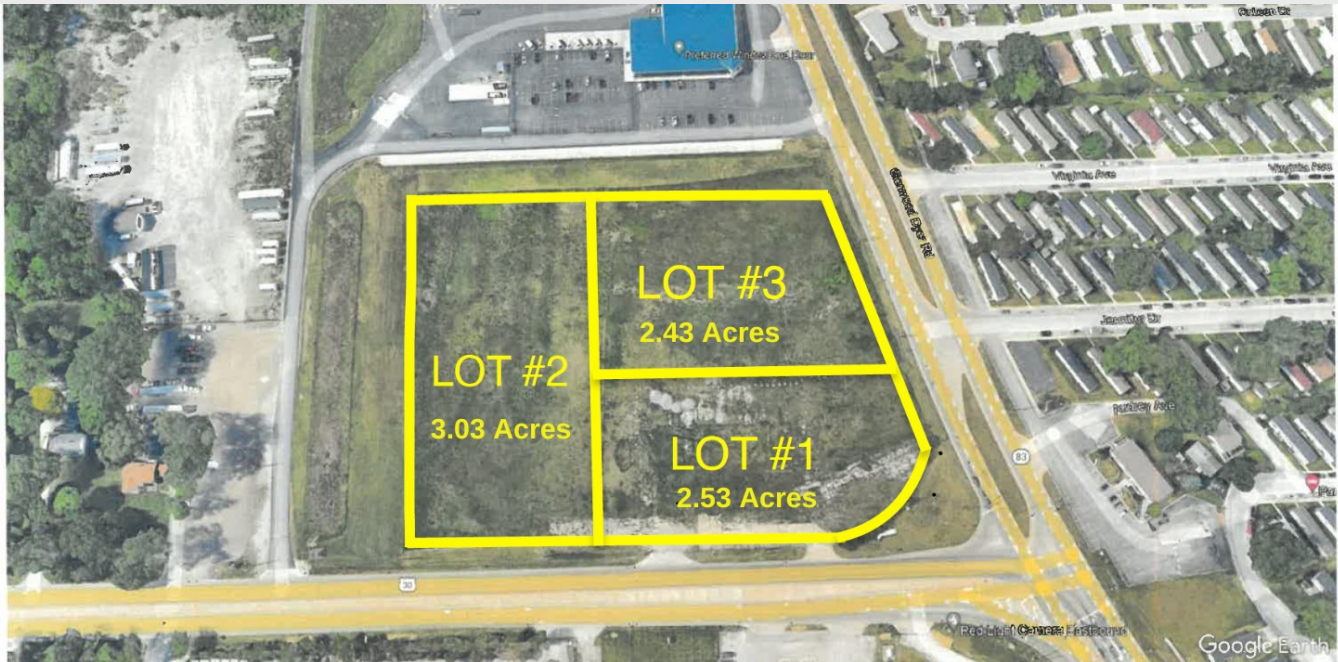


FOR SALE STOP LIGHT CORNER 8+/- ACRES FOR NEW DEVELOPMENT



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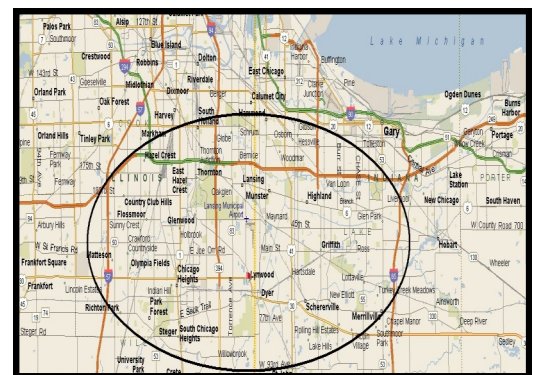
NRT



3370 LINCOLN HWY LYNWOOD, IL 60411

Property Highlights

- ▶ Major Stop Light Corner @ Rt 83 & Rt 30 (Lincoln Hwy)
- ▶ 8 +/- Acres Seller will Divide
- ▶ 584' Frontage on Rt 30 / 550' Frontage on Rt 83
- ▶ Zoned R-1A/Commercial Zoning in Process
- ▶ Two Curb cuts on Rt 30
- ▶ Traffic 30,000+ per day and growing
- ▶ Major Traffic flow from Northwest Indiana to Chicago
- ▶ 35 Minutes to Downtown Chicago
- ▶ Possible long term lease, build to suite or joint venture
- ▶ 2022 Real Estate Taxes \$13,232.00
- ▶ Ideal location for fast food, drug store, car wash, hardware store and more. Tax incentive available.



**Easy access to I-80/94 & 294
Minutes to Rt 41 & I-65**

Ken Peach
708-764-2890 Cell
Ken.peach@aol.com

CONTACT:

Lisa Lara
219-742-4465 Cell
lisa.lara@cbrealty.com

Coldwell Banker Commercial NRT
833 W Lincoln Hwy, Ste 340
Schererville, IN 46375

CBCOMMERCIALNRT.COM

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged

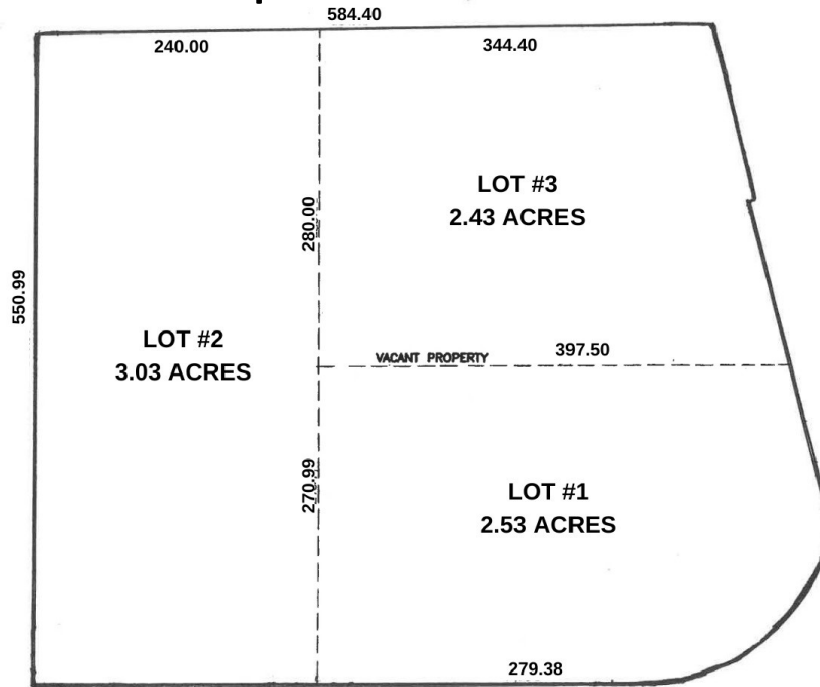
FOR SALE STOP LIGHT CORNER 8+/- ACRES FOR NEW DEVELOPMENT



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Proposed Site Plan



Lot #1—\$395,000.00/110,206SF/\$3.58SF
- 3350 Lincoln Hwy., Lynwood, IL 60411

Lot #2—\$350,000.00/131,996SF/\$3.00SF
- 3310 Lincoln Hwy., Lynwood, IL 60411

Lot #3—\$315,000.00/105,850SF/\$2.97SF
- 3615 Glenwood Dyer Rd., Lynwood, IL 60411

Package Deal \$795,000.00 for all 8+/- Acres
- 3370 Lincoln Hwy. Lynwood, IL 60411

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