

SALE

2840-2844 HINTZ ROAD

2840-2844 Hintz Road Wheeling, IL 60090



PROPERTY DESCRIPTION

Prime Re-Development Opportunity!!

Two wooded parcels available for sale, approximately 1.92 +/- acres total. R-1 Zoning. Great opportunity for a variety of developments.

PROPERTY HIGHLIGHTS

- Adjacent Property features a KinderCare location.
- Convenient location within close proximity to main thoroughways including Dundee Road (Route 68), Elmhurst Road (Route 83), Rand Road (Route 12), and Route 53.

OFFERING SUMMARY

Total Sale Price:	\$650,000
Total Lot Size:	1.92 +/- AC
2840 Lot Size:	0.96 +/- AC
2840 PIN:	03-09-401-095-0000
2840 Taxes (2021):	\$4,154.05
2844 Lot Size:	0.96 +/- AC
2844 PIN:	03-09-401-042-0000
2844 Taxes (2021):	\$4,154.05

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,629	25,286	46,554
Total Population	16,885	63,288	117,300
Average HH Income	\$79,951	\$78,737	\$86,540

Mike Velasco
847 409 0232
mike.velasco@cbcnrt.com

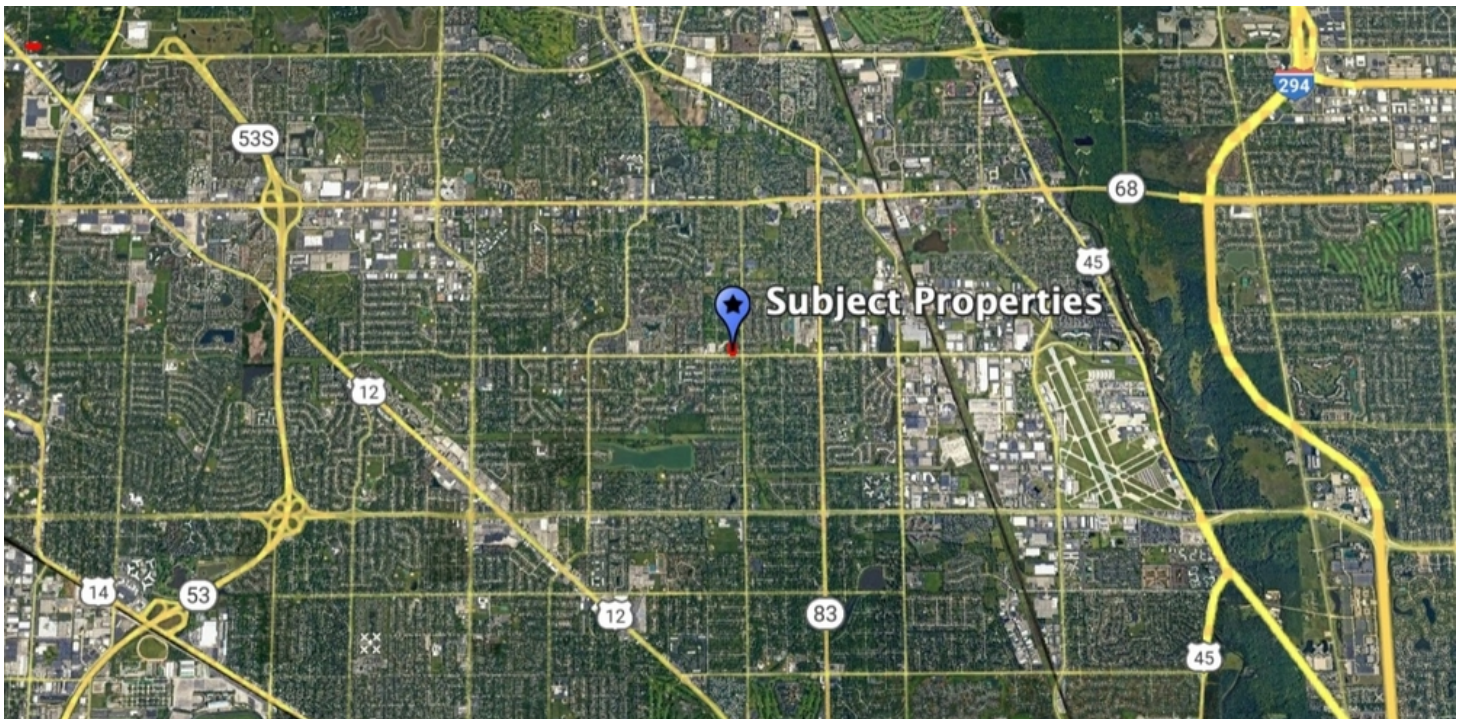
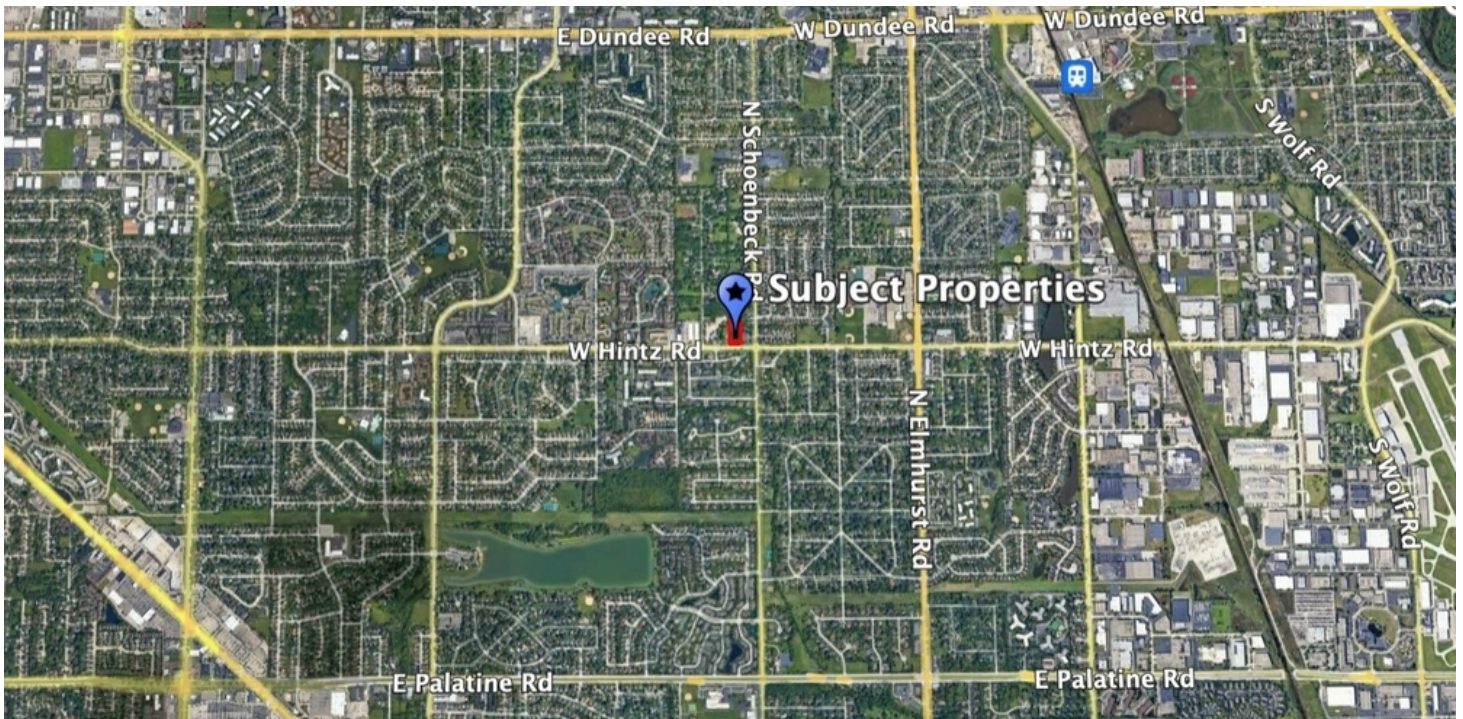


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

2840-2844 HINTZ ROAD

2840-2844 Hintz Road Wheeling, IL 60090



Mike Velasco
847 409 0232
mike.velasco@cbcrrt.com

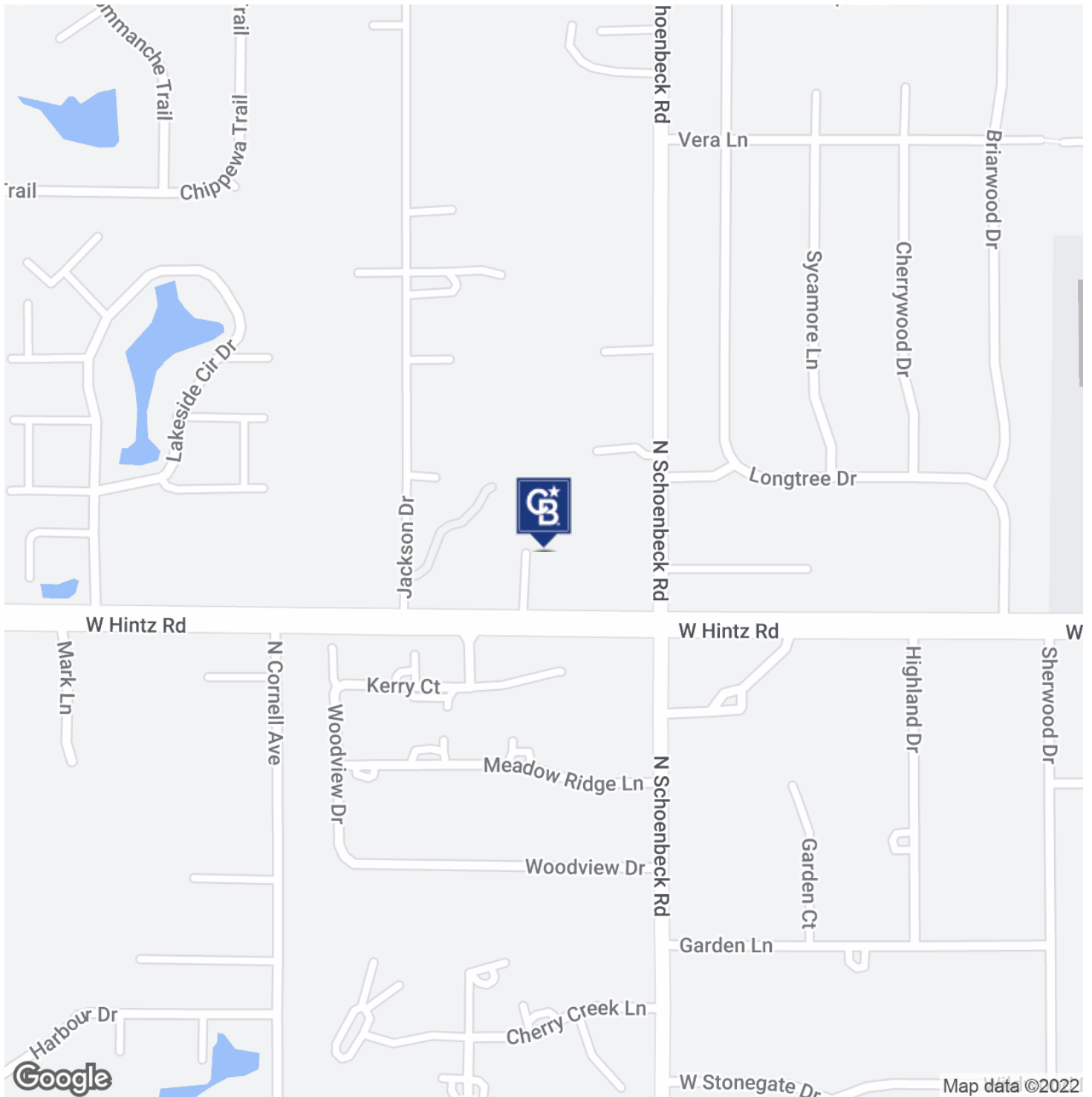


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

2840-2844 HINTZ ROAD

2840-2844 Hintz Road Wheeling, IL 60090



Mike Velasco
847 409 0232
mike.velasco@cbcrrt.com

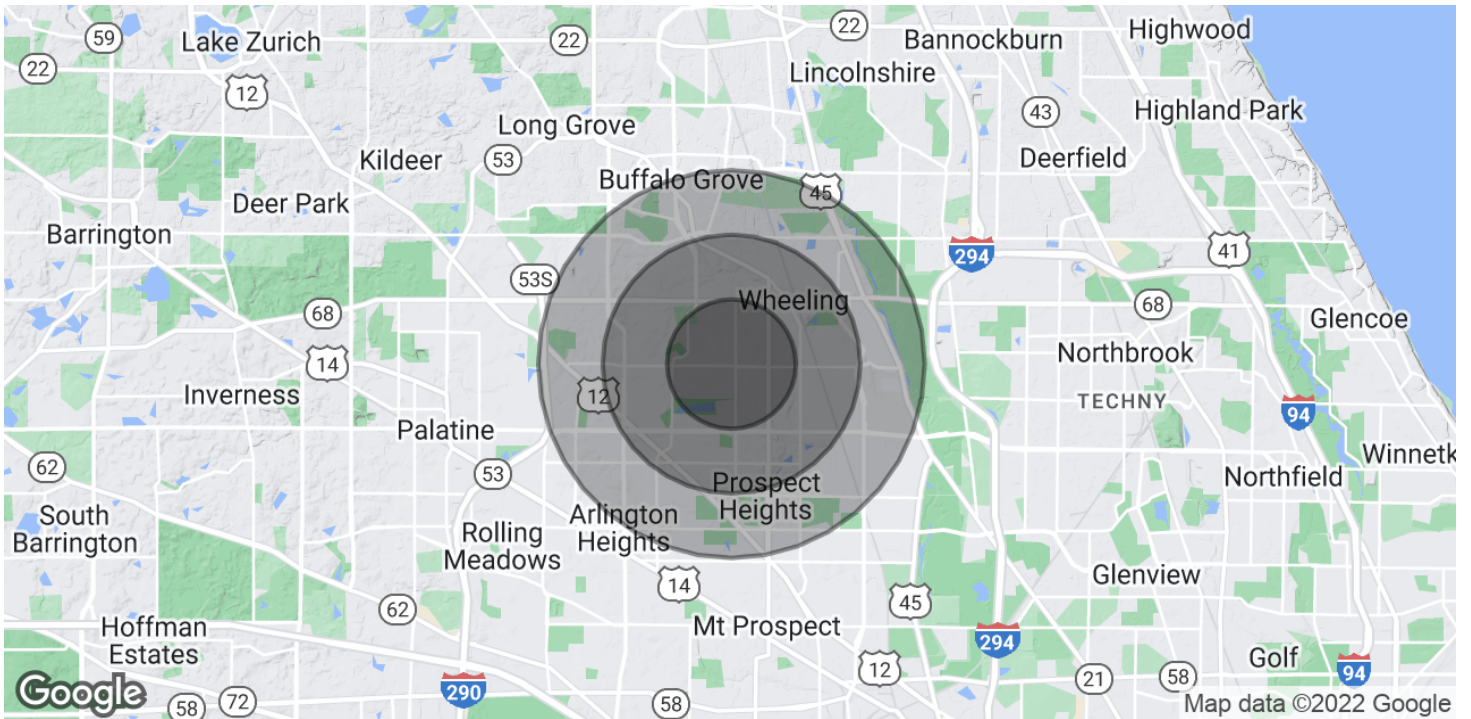


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

2840-2844 HINTZ ROAD

2840-2844 Hintz Road Wheeling, IL 60090



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	16,885	63,288	117,300
Average Age	41.4	40.6	41.2
Average Age (Male)	37.9	38.7	39.9
Average Age (Female)	44.3	42.6	42.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,629	25,286	46,554
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$79,951	\$78,737	\$86,540
Average House Value	\$290,538	\$271,510	\$334,999

* Demographic data derived from 2010 US Census

Mike Velasco
847 409 0232
mike.velasco@cbcrt.com



COLDWELL BANKER
COMMERCIAL
REALTY