

FOR SALE

309 EAST PALATINE ROAD

HIGH VISIBILITY
DEVELOPMENT OPPORTUNITY

Wheeling, IL 60070

PRESENTED BY:

ALBERT M. LINDEMAN

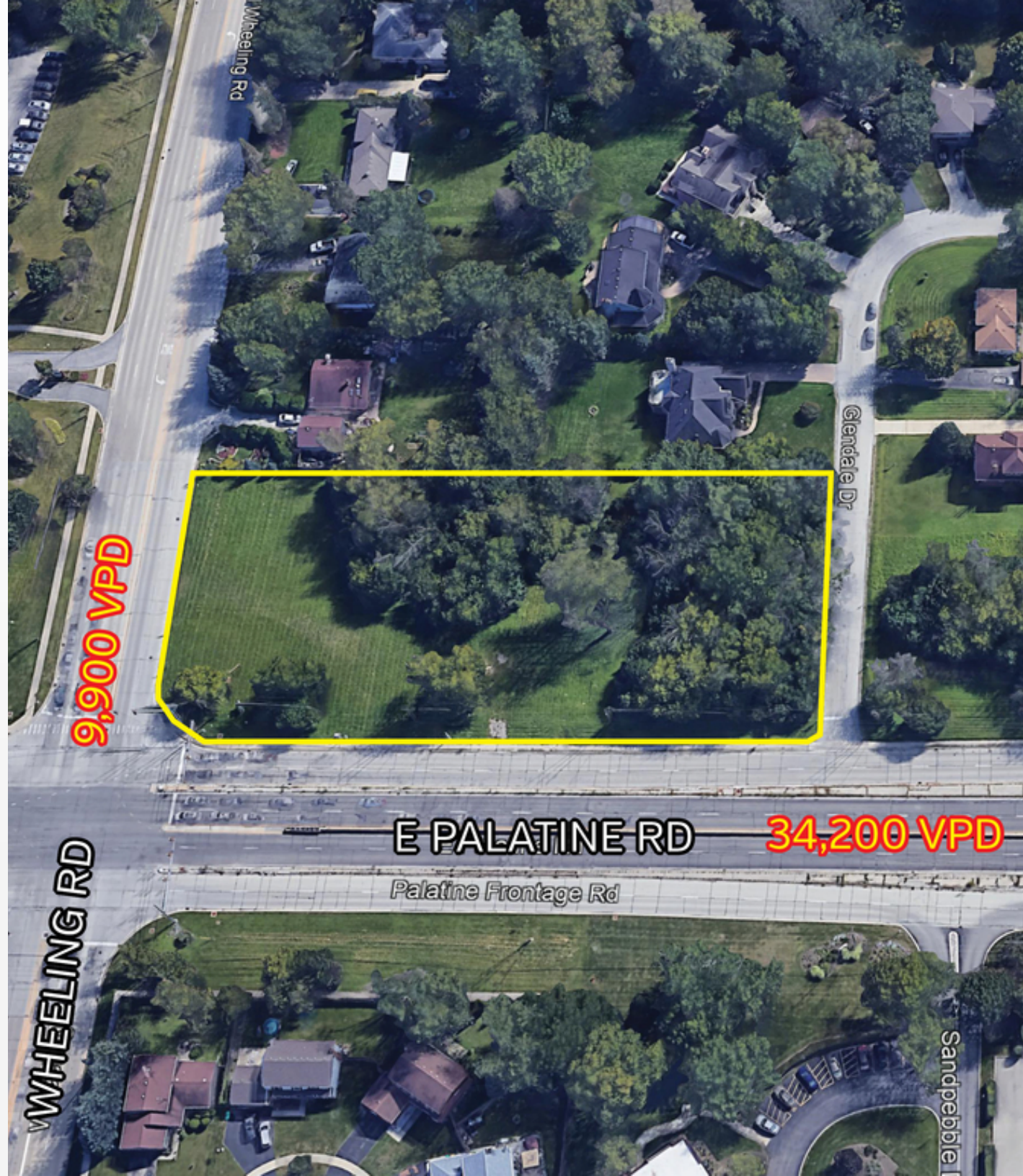
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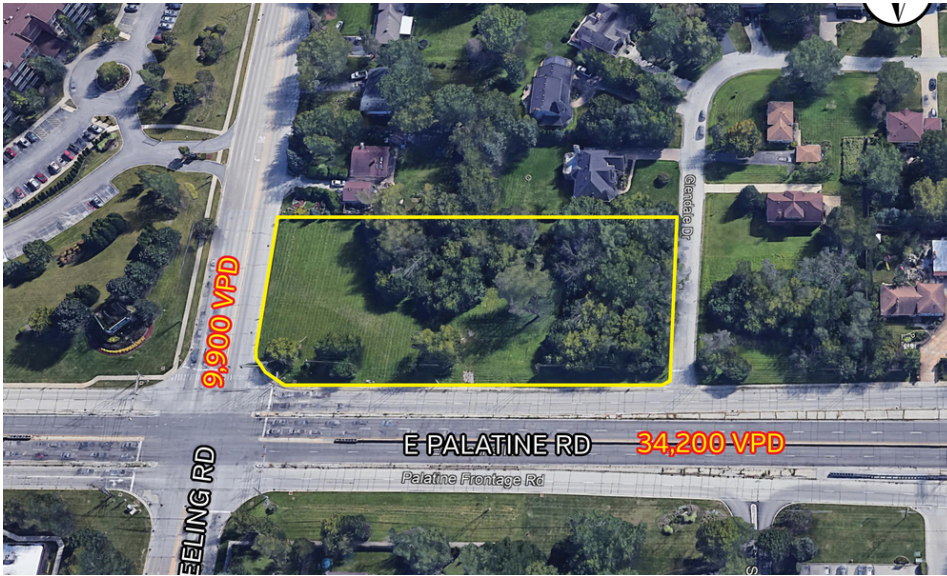
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OFFERING SUMMARY

| | |
|---------------------|--------------------|
| SALE PRICE: | \$895,000 |
| LOT SIZE: | 1.4 Acres |
| PRICE PER SF | \$19.67 |
| ZONING: | B-3 |
| MARKET: | Chicago |
| SUBMARKET: | North Suburbs |
| APN: | 03-22-208-012-0000 |

PROPERTY OVERVIEW

Highly Visible 1.4 Acre Land Site. Located at the Southwest corner of Palatine and Wheeling Roads. This fully signalized intersection has curb cut on Palatine Rd. [Frontage Rd.] and capability of Ingress/Egress on Wheeling Rd. Traffic count on Palatine Road is 39,400 cars per day. This location boasts strong area demographics and is located less than 2 miles to NWC Wheeling Metra Rail Station and less than 4 miles to the Arlington Heights Metra Rail Station. Surrounded by dense residential and retail, the property has convenient access I-294, Rt. 53, Rt. 83 and I-90.

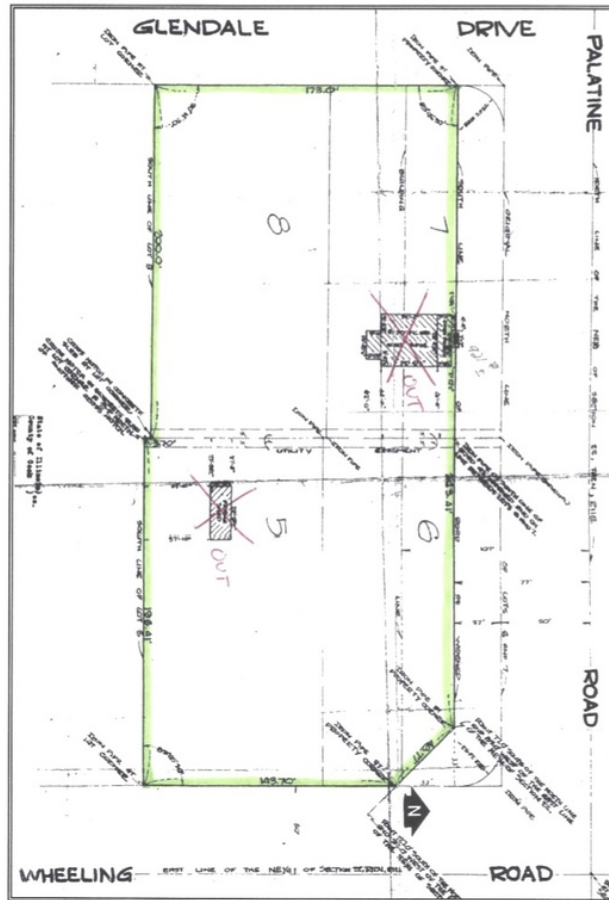
PROPERTY HIGHLIGHTS

- Highly Visible 1.4 Acre Land Site Zoned B-3
- Fully Signalized Intersection
- 39,400 Cars per day Palatine Rd traffic count
- Strong Demographics
- Great location for retail and medical users

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PLAT OF SURVEY



File No. 0900w-7-0720

[12]

MURIELLO APPRAISAL AND CONSULTING

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19.06.040 B-3 General Commercial and Office District

A. Statement of Intent

The B-3 General Commercial and Office District provides for stand-alone *buildings* housing *businesses* that satisfy basic shopping and service needs, including those that occur frequently and must, therefore, be located close to residential areas. Compatibility with adjacent *uses* in site design and *use* is expected in this district. In addition to commercial *uses*, a range of *personal service establishments* and *business service uses*, office *uses*, institutional and public *uses*, parking facilities, public services and utilities are allowed.

B. Permitted Uses

1. *Accessory buildings* and *uses* customarily incidental to any of the *permitted uses*, subject to the provisions of 19.10.070.
2. See *Use Matrix* in Appendix A.

C. Special Uses

See *Use Matrix* in Appendix A. Please note *Planned Development* are special uses in the B-3 district. See Chapter 19.09.010 for regulations, standards, and application process.

D. Lot Requirements

1. Lot area requirements
 - a. In no case shall a *lot* or tract in the B-3 General Commercial and Office District be greater than ten (10) acres in size.
 - b. All *lots* or tracts shall be of adequate size to meet all the requirements of this Title. The requirements include, but are not limited to minimum *building setbacks*, provision of adequate parking, *lot coverage limits*, *bufferyards*, etc.
2. Maximum *lot coverage* (all *structures*) 35%
3. Minimum Green Space 25%

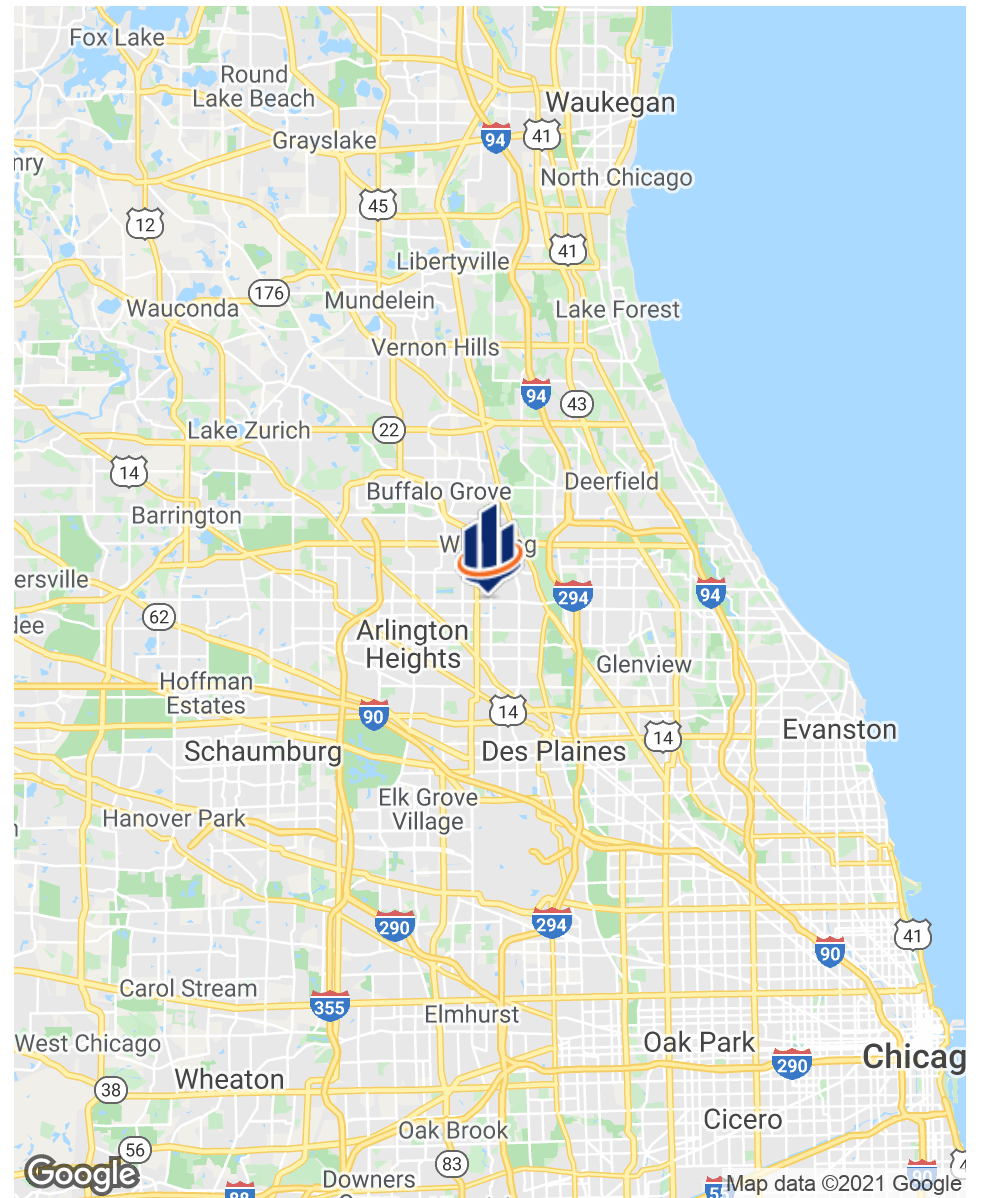
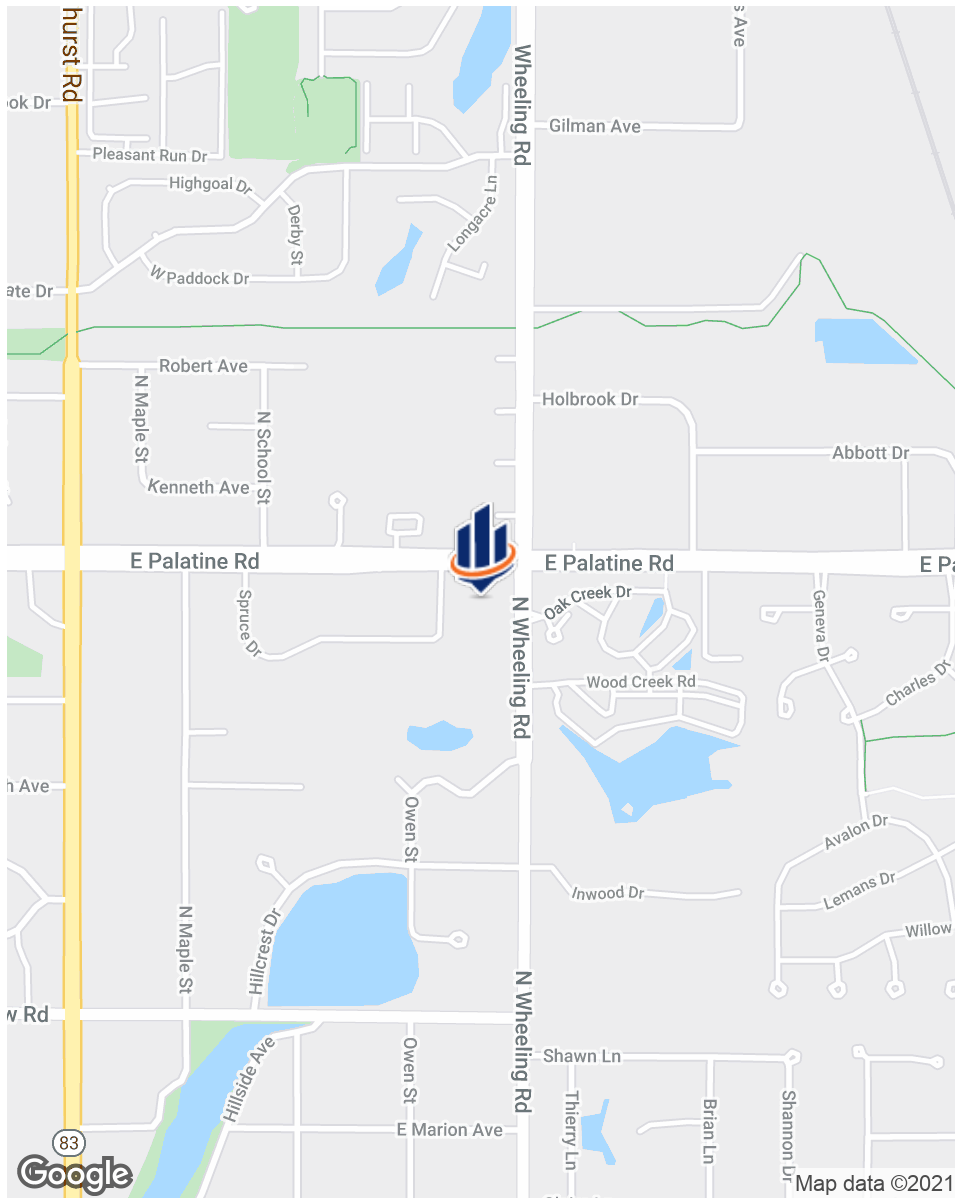
E. Setbacks, Size & Height Restrictions – Principal Building

| | |
|---|--|
| Minimum <i>setback</i> from any <i>street</i> | 25 feet or the <i>height</i> of the <i>building</i> , whichever is greater |
| Minimum <i>rear yard setback</i> | 25 feet or the <i>height</i> of the <i>building</i> , whichever is greater |
| Minimum <i>side yard setback</i> | 15 feet or the <i>height</i> of the <i>building</i> , whichever is greater |
| Minimum <i>setback</i> from any residential <i>lot line</i> | 25 feet or the <i>height</i> of the <i>building</i> , whichever is greater |
| Minimum parking <i>setback</i> , all sides | 10 feet |
| Maximum <i>building height</i> | 50 feet, not to exceed four stories |

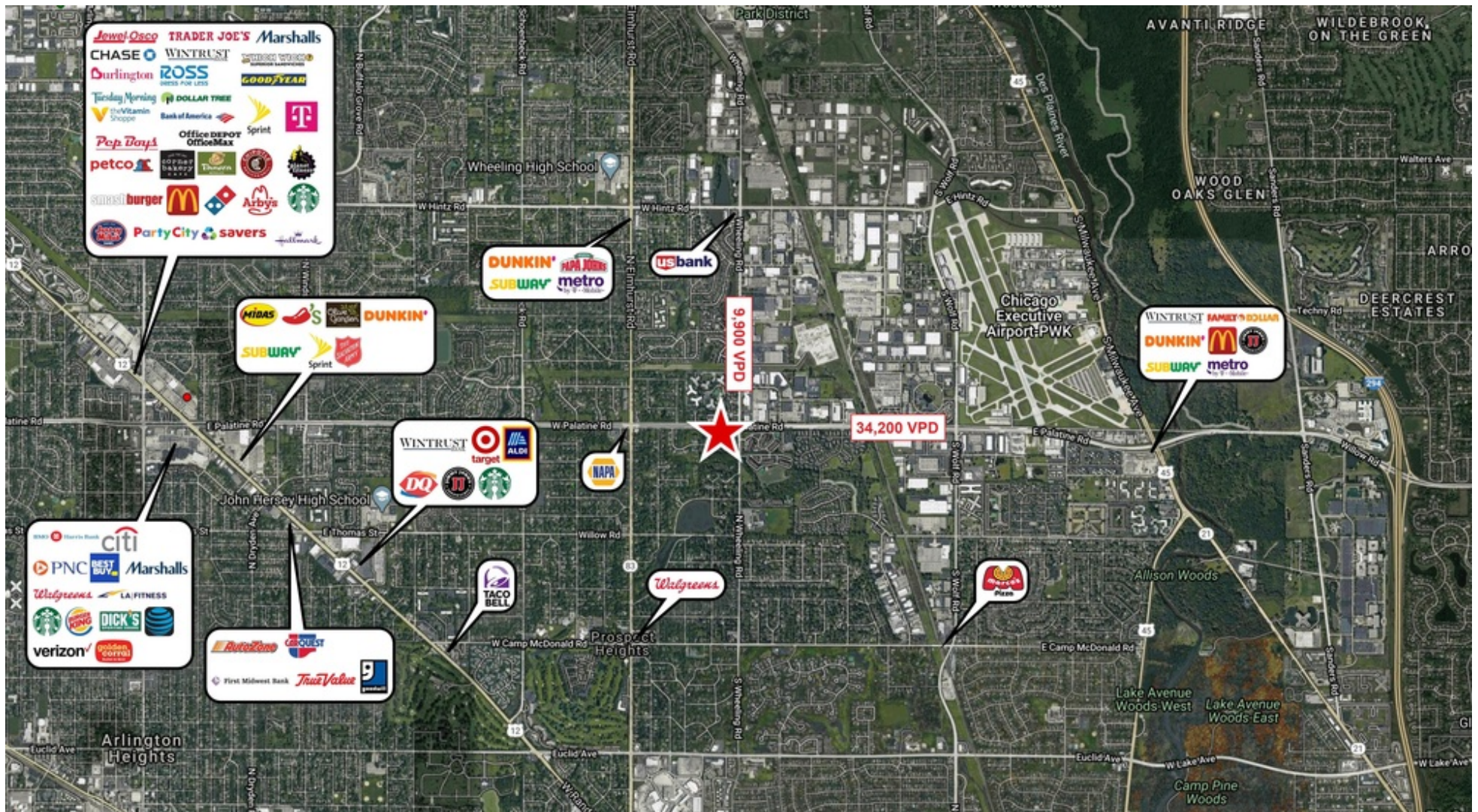
F. Setbacks & Height Restrictions - Detached Accessory Buildings

| | |
|--|---------|
| All <i>setbacks</i> are the same as for <i>principal buildings</i> | |
| Maximum <i>building height</i> | 20 feet |

**** See Definitions (Chapter 19-01) for terms in italics ****



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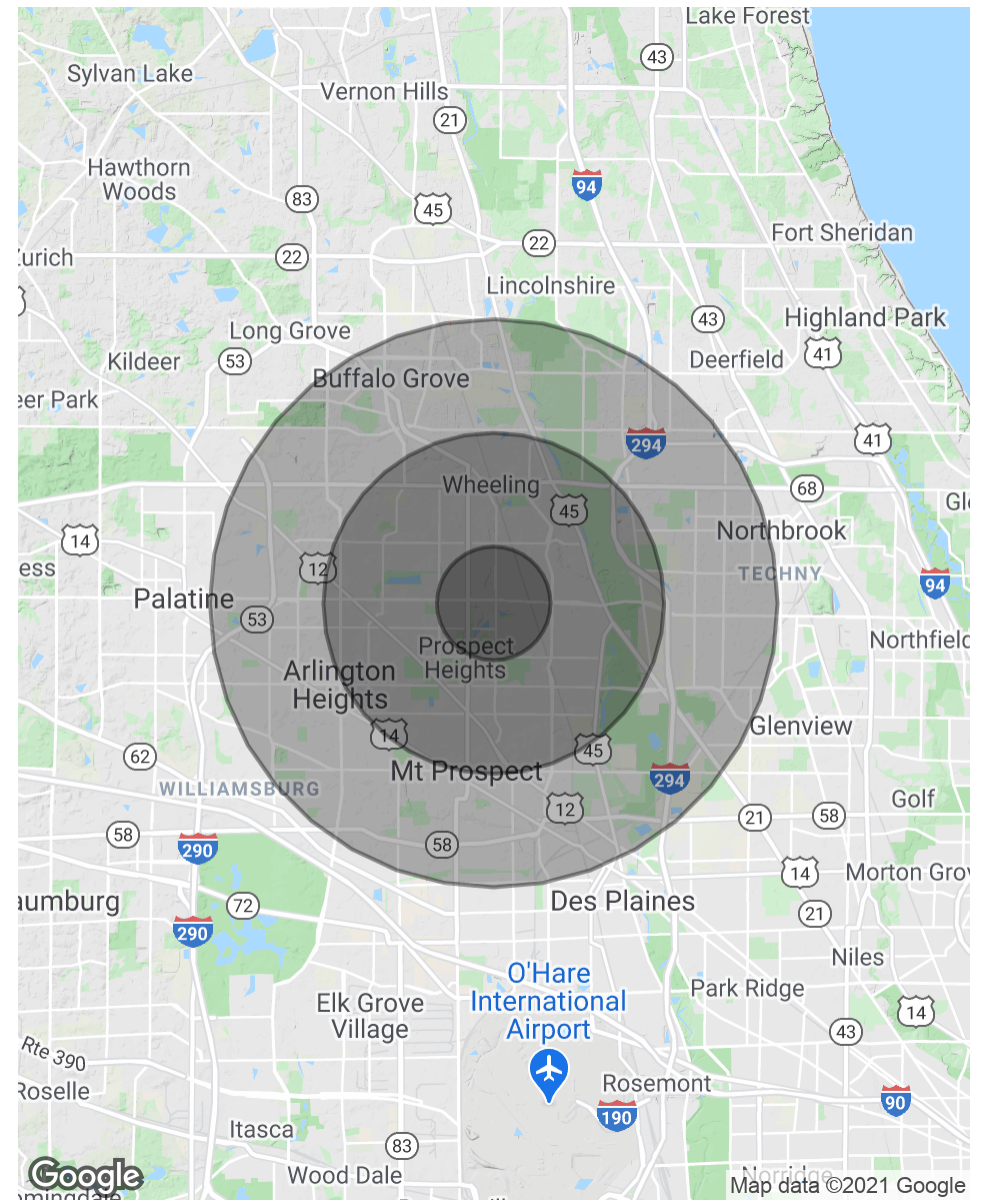
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 11,570 | 111,602 | 290,173 |
| AVERAGE AGE | 39.7 | 40.0 | 41.4 |
| AVERAGE AGE (MALE) | 39.1 | 38.6 | 39.9 |
| AVERAGE AGE (FEMALE) | 40.4 | 41.3 | 42.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 4,637 | 43,385 | 113,431 |
| # OF PERSONS PER HH | 2.5 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$79,227 | \$79,836 | \$92,181 |
| AVERAGE HOUSE VALUE | \$424,401 | \$286,652 | \$365,835 |

* Demographic data derived from 2010 US Census



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