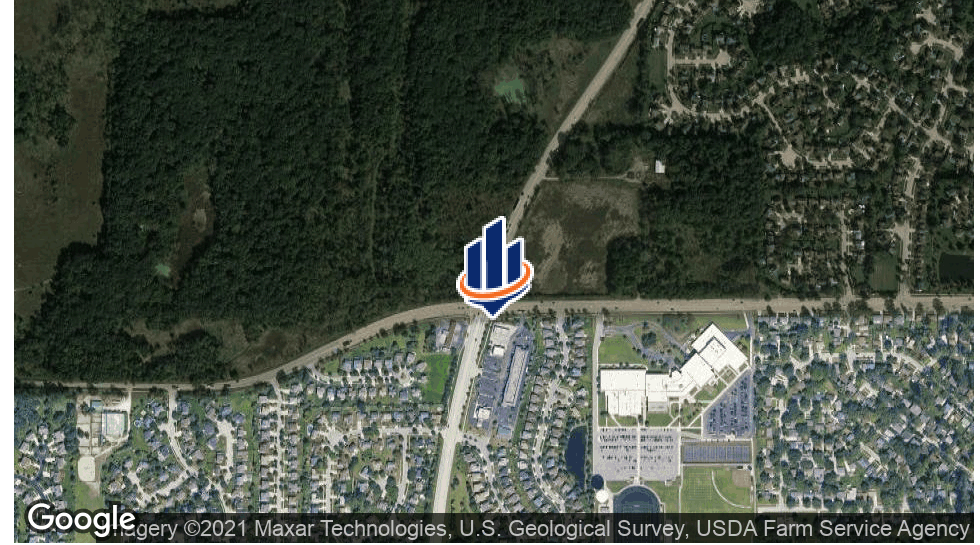


DEVELOPMENT PARCEL - FORMER 7- ELEVEN

1 S SUTTON RD
STREAMWOOD, IL 60107

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	2,640 SF
Lot Size:	0.85 Acres
Price / SF:	\$416.67
Year Built:	1997
Zoning:	C-2
Market:	Chicago
Submarket:	Far Northwest Suburbs
APN:	06-22-107-040-0000

PROPERTY OVERVIEW

0.85 Acre Development Parcel on the hard corner of Rt 59 & Schaumburg Rd with 2,640 SF retail building last occupied by 7-Eleven. Potential to add drive through and build additional building to maximize square footage.

LOCATION OVERVIEW

Hard corner position at Route 59 & Schaumburg Rd in northwest suburban Streamwood IL. The property 1/10th of a mile from Streamwood High School and is surrounded by dense residential neighborhoods. The property offers excellent demographics with Incomes in excess of \$100,000 and more than 215,000 residents within 5 miles.

PROPERTY HIGHLIGHTS

- Unparalleled Visibility - 55,000 VPD
- Hard Corner Position
- 0.85 Acre Lot with 2,640 SF Building
- Opportunity to Add Drive Thru & Construct Additional Building
- Excellent Demographics

Bird's Eye Image Of Site



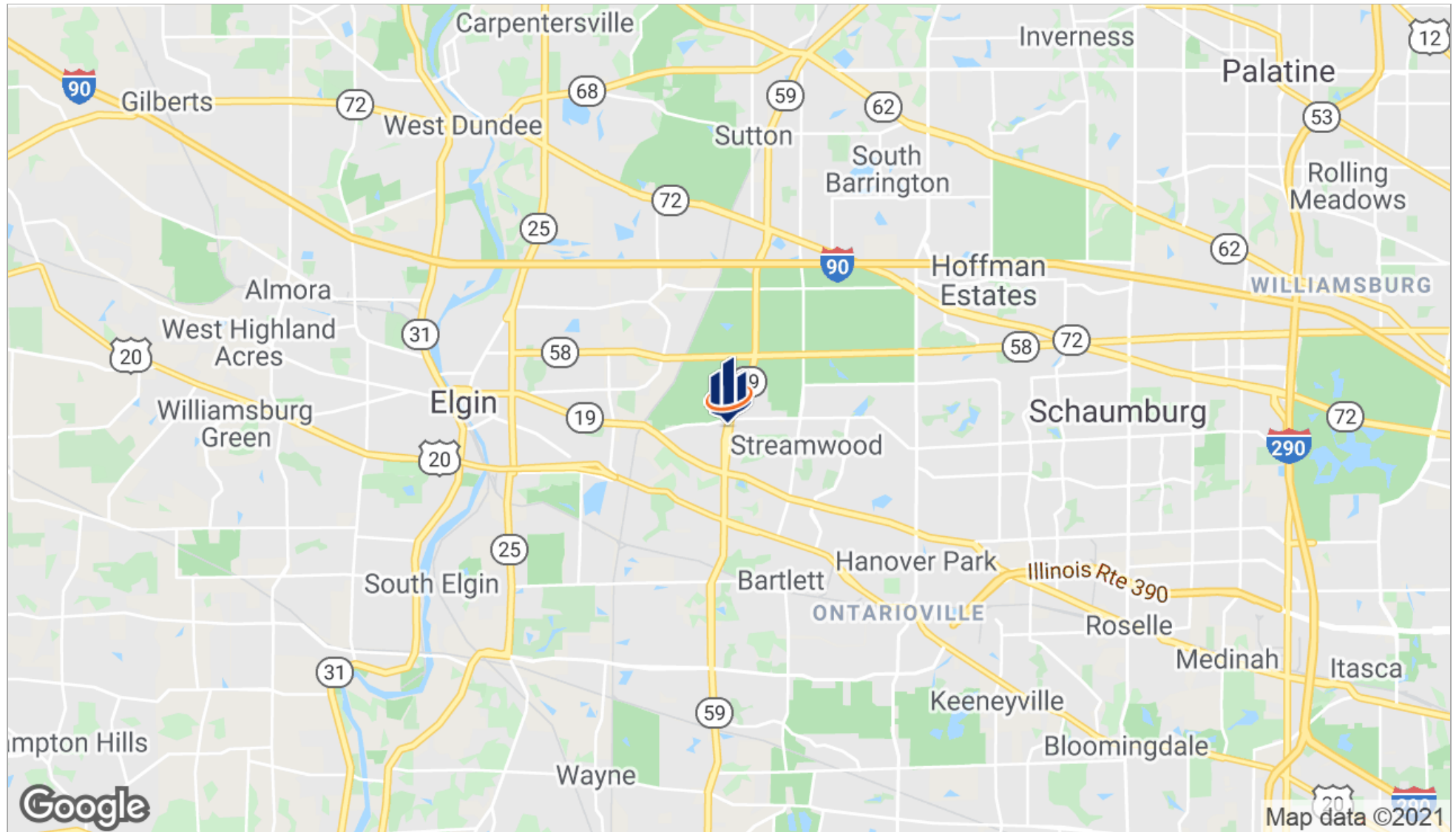
Additional Photos



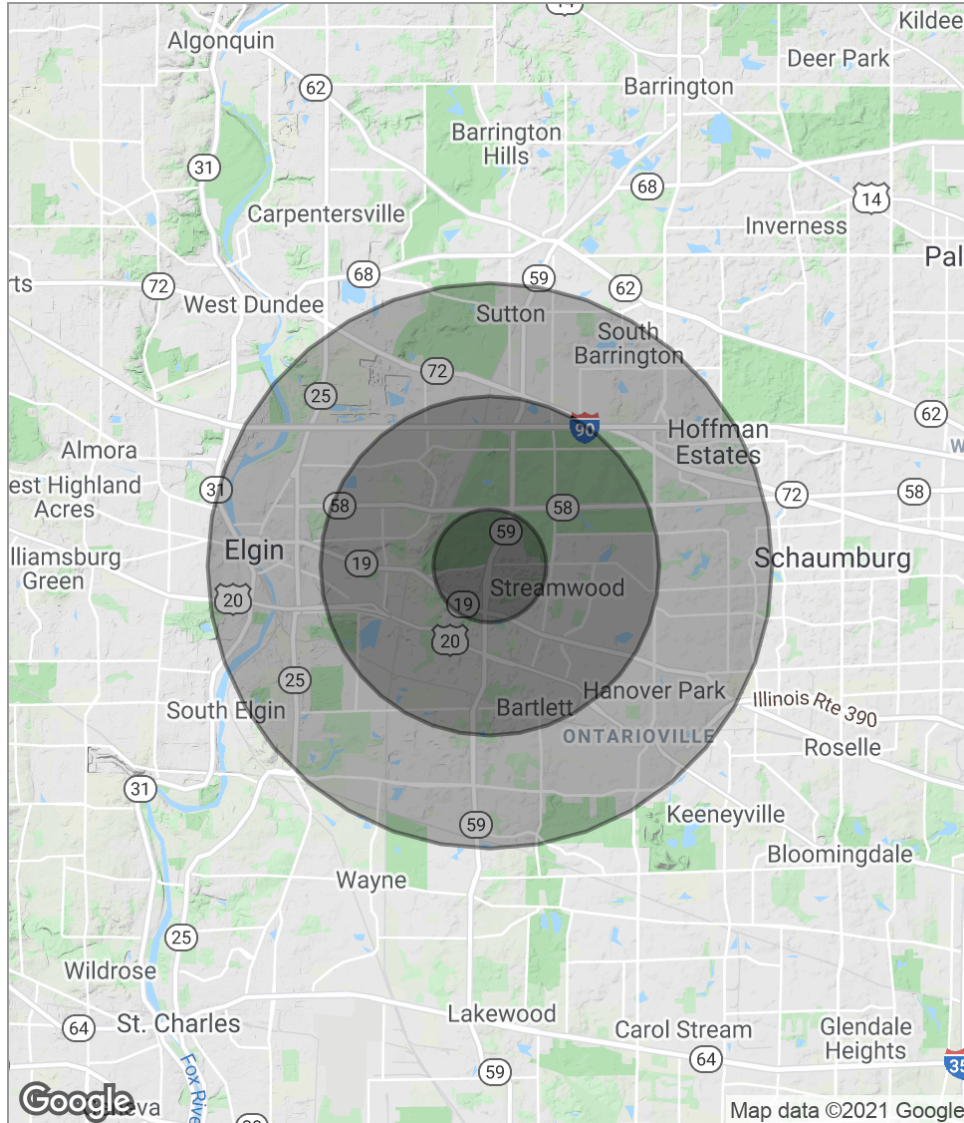
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,449	73,834	205,329
Median age	35.6	34.3	33.4
Median age (Male)	36.1	33.6	32.5
Median age (Female)	34.6	35.0	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,298	25,537	69,219
# of persons per HH	2.8	2.9	3.0
Average HH income	\$95,452	\$84,373	\$82,574
Average house value	\$342,915	\$281,471	\$272,816
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	14.8%	25.2%	29.4%
RACE (%)	1 MILE	3 MILES	5 MILES
White	68.5%	63.9%	64.6%
Black	2.1%	4.2%	4.2%
Asian	20.9%	15.2%	13.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.4%	0.4%	0.2%
Other	6.3%	14.4%	15.8%

* Demographic data derived from 2010 US Census