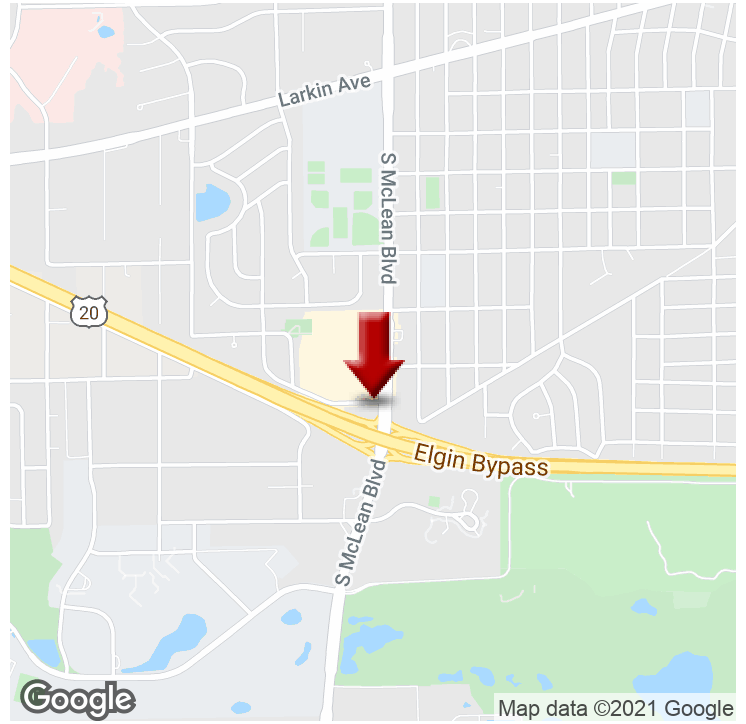
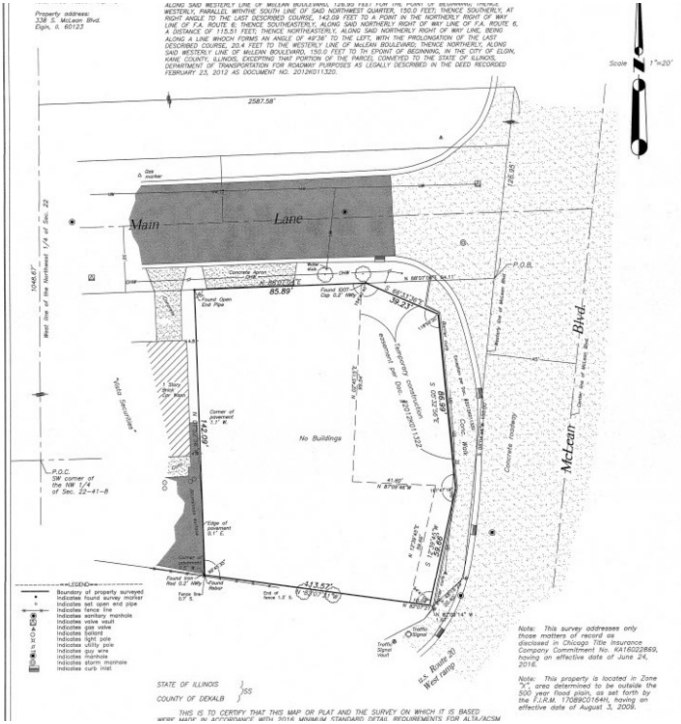


LAND- 338 S. MCLEAN BLVD., ELGIN

338 S. McLean Blvd., Elgin, IL 60123



OFFERING SUMMARY

SALE PRICE:	\$250,000
AVAILABLE SF:	
LOT SIZE:	18,334 SF .43 ACRES
PRICE / SF:	\$13.64

PROPERTY OVERVIEW

Excellent visibility on this lot at the corner of McLean and Main and visible from US Route 20 Westbound. Great location for a fast food restaurant, or small retail strip! Prior use was a gas station that has been torn down and property has been fully remediated. Very little competition for food and beverage nearby.

PROPERTY HIGHLIGHTS

- Prime spot off of US Route 20 west bound on ramp
- Fully remediated property ready for new construction
- Prior use was a gas station

KW COMMERCIAL
600 Hart Rd. Suite 105
Barrington, IL 60010

LISA RABE
Agent
0: 847.477.7598
lisarabe@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

LAND- 338 S. MCLEAN BLVD., ELGIN

338 S. McLean Blvd., Elgin, IL 60123



KW COMMERCIAL
600 Hart Rd. Suite 105
Barrington, IL 60010

LISA RABE
Agent
O: 847.477.7598
lisarabe@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

LAND- 338 S. MCLEAN BLVD., ELGIN

338 S. McLean Blvd., Elgin, IL 60123



KW COMMERCIAL
600 Hart Rd. Suite 105
Barrington, IL 60010

LISA RABE
Agent
O: 847.477.7598
lisarabe@kw.com

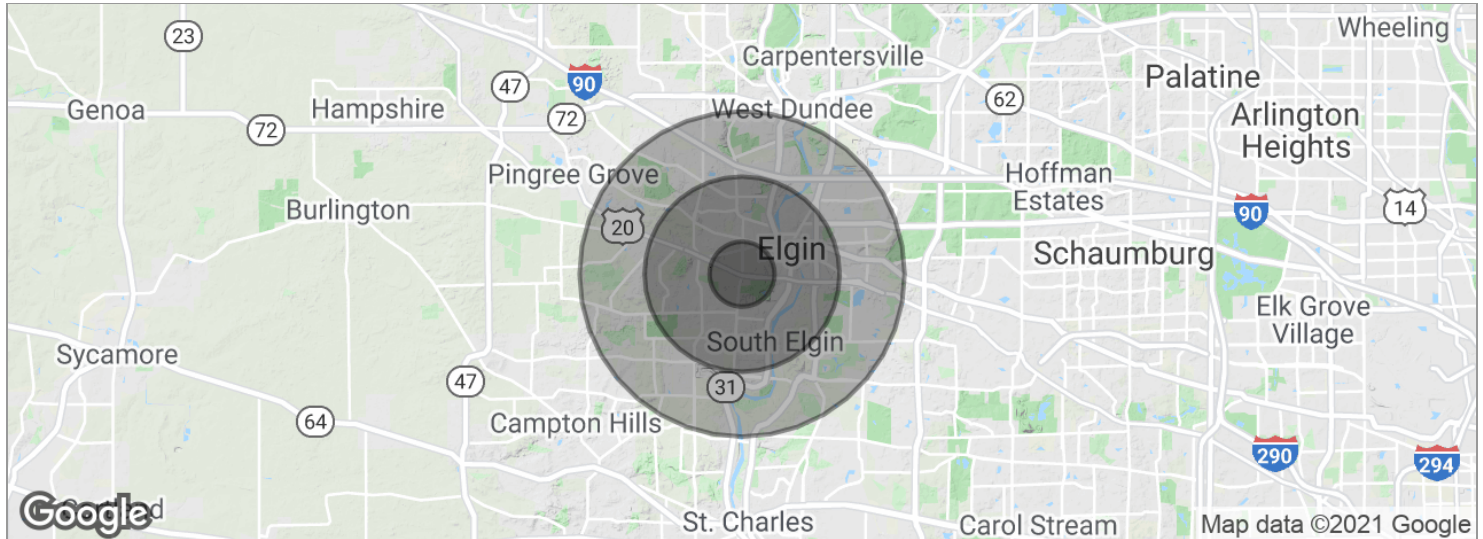
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

LAND- 338 S. MCLEAN BLVD., ELGIN

338 S. McLean Blvd., Elgin, IL 60123



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,944	93,659	179,072
Median age	32.7	32.7	33.7
Median age (male)	31.1	31.6	32.9
Median age (Female)	34.5	34.3	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,367	31,908	60,322
# of persons per HH	3.0	2.9	3.0
Average HH income	\$63,198	\$67,937	\$77,700
Average house value	\$205,230	\$234,014	\$291,400

* Demographic data derived from 2010 US Census

KW COMMERCIAL
600 Hart Rd. Suite 105
Barrington, IL 60010

LISA RABE
Agent
O: 847.477.7598
lisarabe@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com