

FOR SALE OR LEASE

DEVELOPMENT OPPORTUNITY

NWC Midlothian Road and Gilmer Road | Hawthorn Woods, IL



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PROPERTY HIGHLIGHTS

- ±6.38 Acre Partially Improved Commercial Pad
- Zoned B-PUD Retail Business/Commercial District
- Located at the entrance of a high-end residential community making this the ideal location for retail, restaurant, medical & service oriented tenants
- Hard corner with lighted intersection

LOCATION HIGHLIGHTS

Currently, there are four residential and two commercial developments in the surrounding area;

1. Villa at the Commons located at Midlothian and Old McHenry Road
2. Stonebridge at Old McHenry off of Old McHenry Road and Hubbard Lane
3. Hawthorn Trail Phase III located at Quentin Road and IL Route 22
4. Hawthorn Woods Country Club Residential, just north of the Gilmer Road and Midlothian Road intersection
5. Bank development at Route 22 and Quentin Road
6. An 8,000 SF event venue at the intersection of IL Route 176 and Gilmer Road

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Total Population	34,115	119,974	227,298
Average HH Income	\$157,345	\$145,514	\$146,991
Daytime Population	10,963	56,765	131,748



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SITE ANALYSIS

TOTAL SITE AREA

±6.38 Acres

TOTAL BUILDING AREA

12,116 SF

LOT ONE

2.69 Acres

Proposed Gas Station: 4,567 SF

Proposed Car Wash: 3,164 SF

Total Lot One Building Area: 7,731 SF

Parking (2.5 Cars/1000SF): 19 Cars

LOT TWO

0.42 Acres

Storm Water Detention

LOT THREE

1.46 Acres

Proposed Restaurant: 4,385 SF

Parking (9.3 Cars/1000SF): 41 Cars

LOT FOUR

0.91 Acres

LOT FIVE

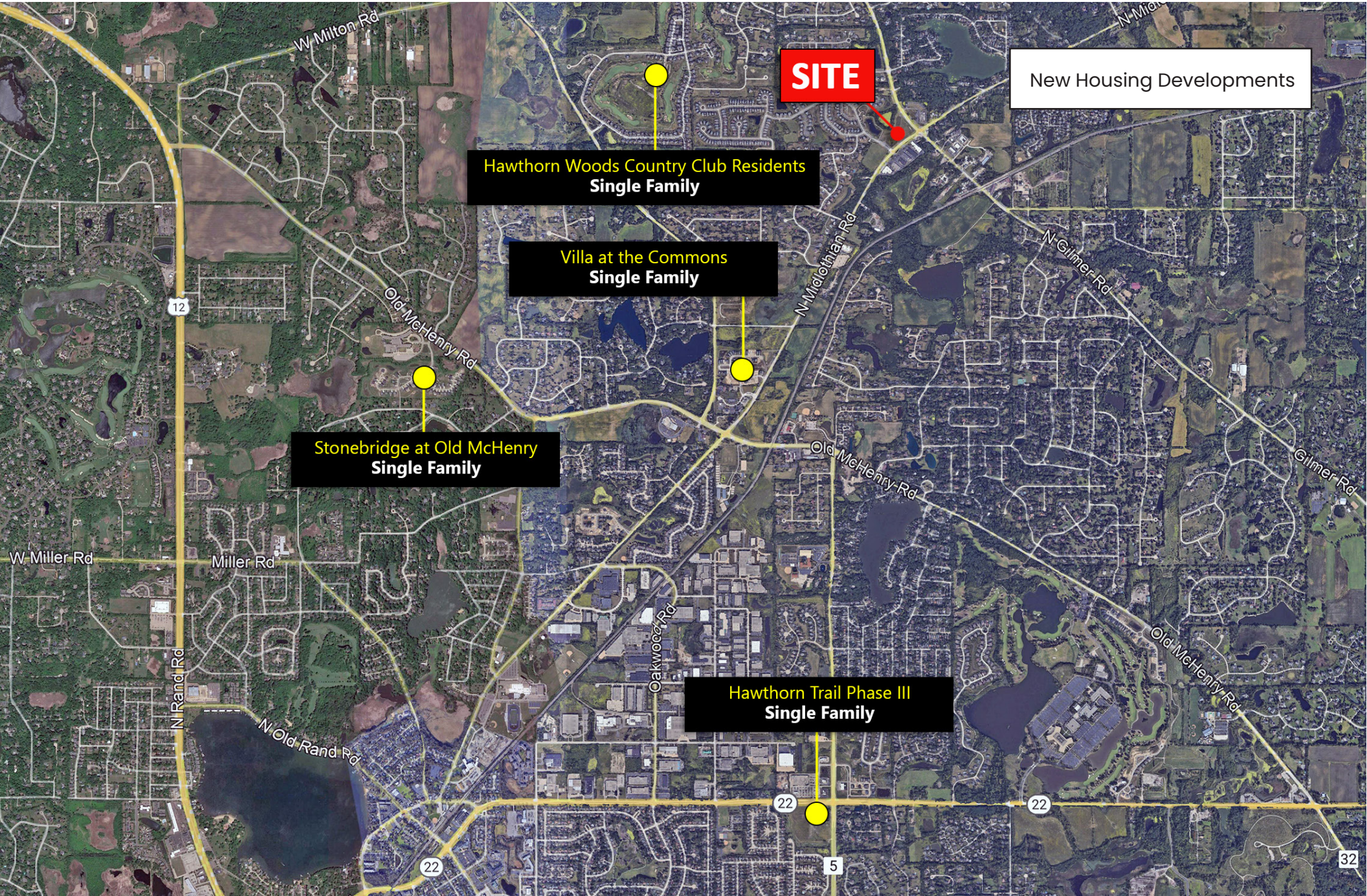
0.90 Acres

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SITE

New Housing Developments

Hawthorn Woods Country Club Residents
Single Family

Villa at the Commons
Single Family

Stonebridge at Old McHenry
Single Family

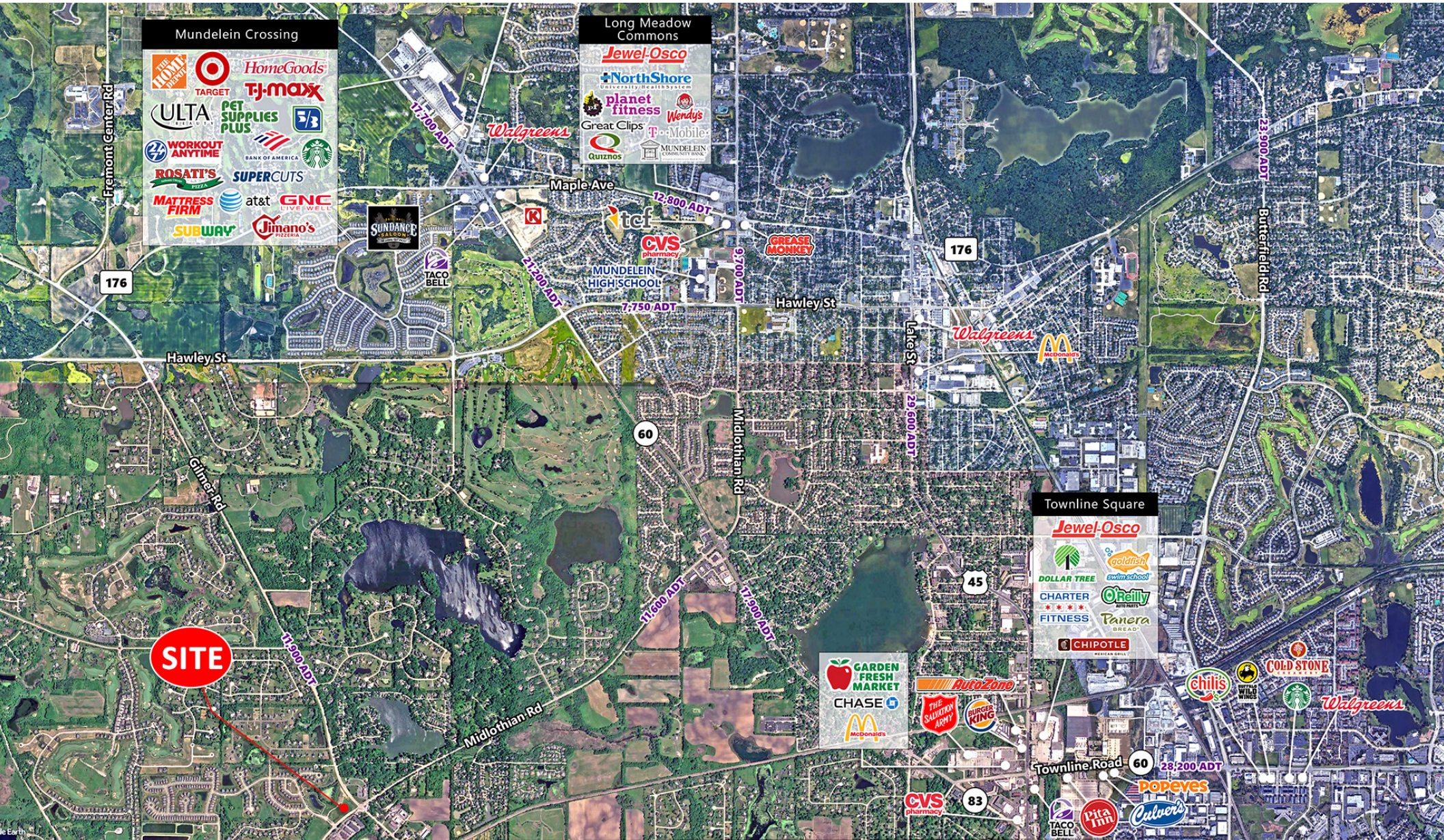
Hawthorn Trail Phase III
Single Family

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