

BUILD TO SUIT | GROUND LEASE

# ROUTE 83 & MONAVILLE RD

36650 N. Bernice | Lake Villa, IL





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LAND AVAILABLE | BUILD TO SUIT OR GROUND LEASE

48,000 SF (1.1 Acres)

**Prime Location** The 1.1-acre lot is located at a high-visibility stoplight corner across from Walmart, ensuring maximum exposure and traffic.

**Development Potential** The site offers flexibility for build-to-suit or ground lease options, making it suitable for various commercial or mixed-use projects.

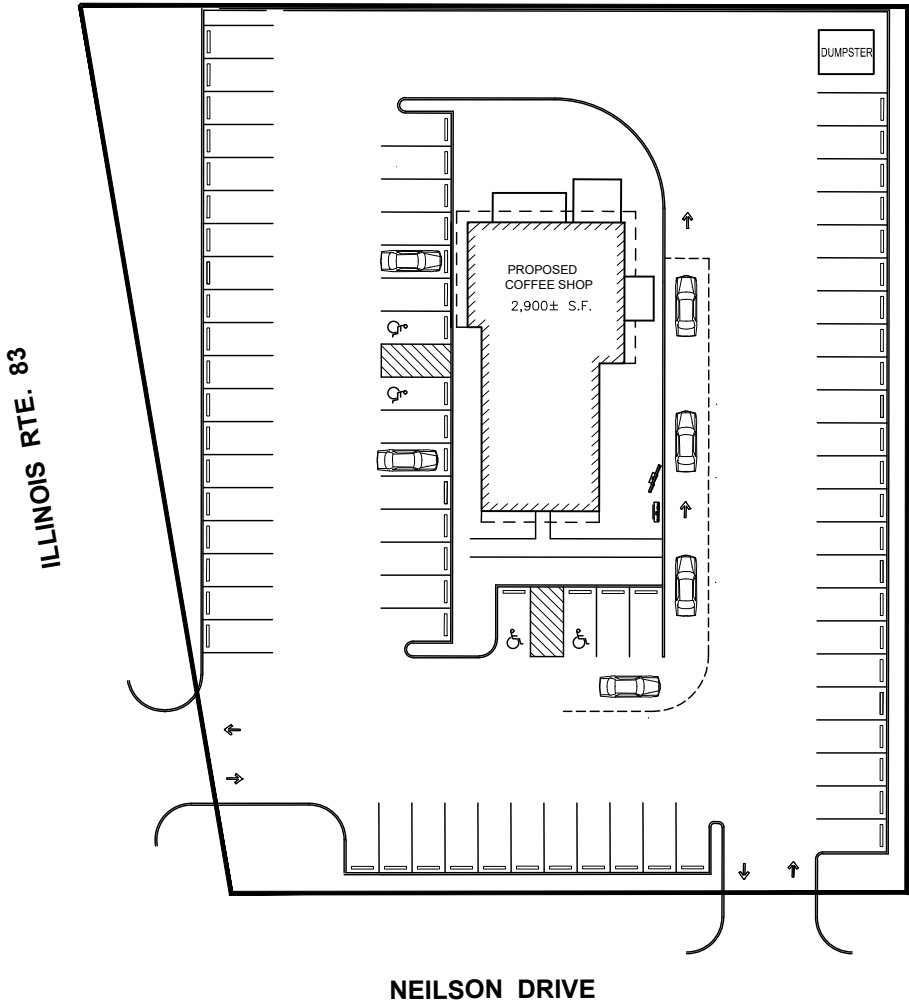
**Growing Area** The property is situated in a rapidly growing neighborhood, just 0.3 miles from a new 250-unit apartment complex, ensuring a steady customer base.

**Accessibility** The site has convenient access to major roads and public transit, enhancing its attractiveness for potential businesses.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,366	63,244	138,301
Average HH Income	\$148,606	\$143,452	\$152,391
Daytime Population	5,824	44,019	100,226

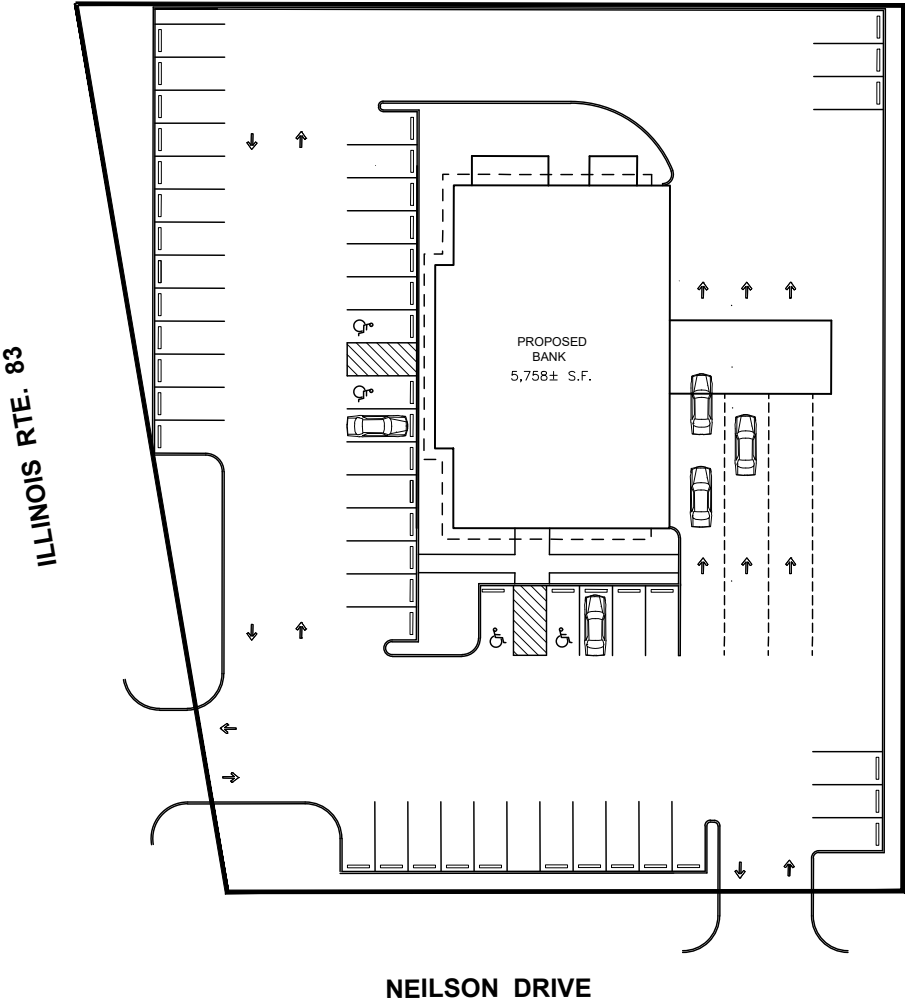
OPTION 1



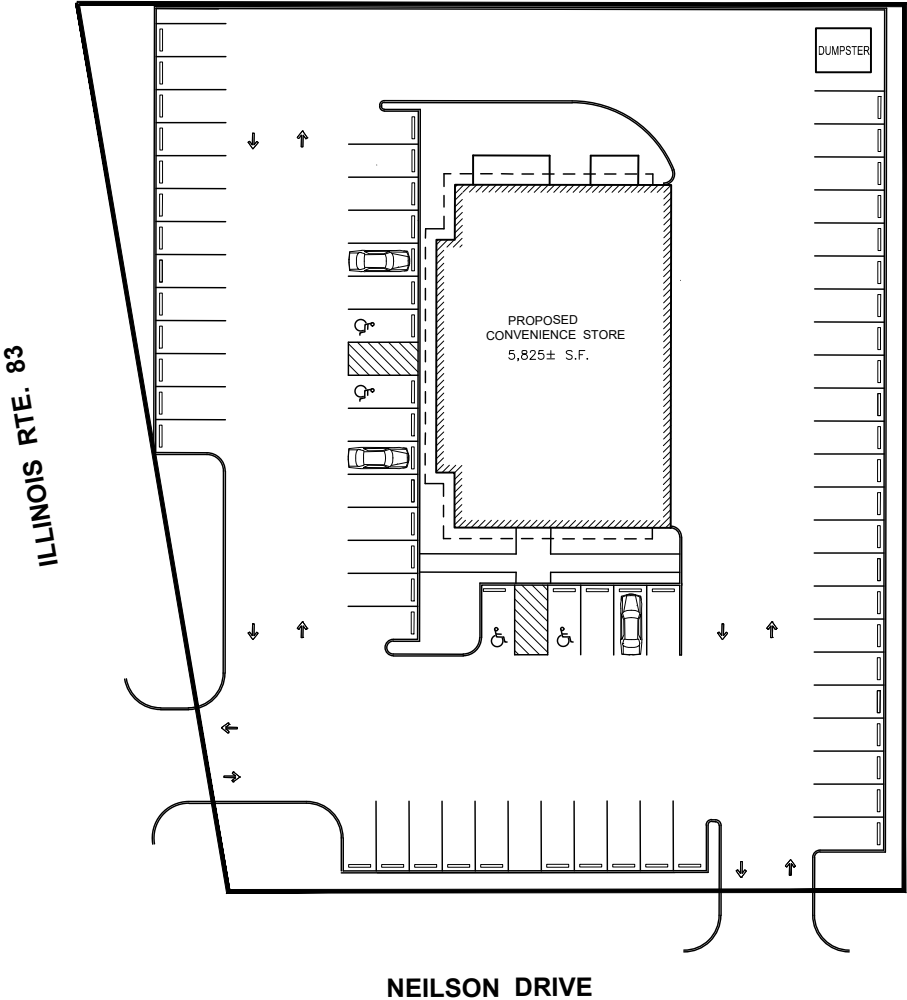
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OPTION 2



OPTION 3





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REAL ESTATE



**MATT CAVANAGH**  
matt@arcgrp.com  
630.908.5694

**LAUREN SZYMELL**  
lszymell@arcgrp.com  
630.908.5703

**DANIELLE KLING**  
danielle@arcgrp.com  
630.908.5693

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