

FOR SALE OR LEASE

NWC ROUTE 31 & WILLOW LANE

West Dundee, Illinois 60118



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SITE DETAILS

- ±9.13 acres | ±397,703 SF gross
- **PINs:** 03-27-131-003 and 03-27-131-004 (Kane County)
- **Zoning:** B-2 (Regional Business District) and B-3 (Business Service District)
- ±977' **Frontage** along IL Route 31 (28,400 VPD)
- Utilities available to site

DEVELOPMENT HIGHLIGHTS

- Divisible pads available — ground lease, build-to-suit, or sale
- Zoning allows broad by-right commercial, retail, service and office uses
- Positioned between the Route 72 retail (Home Depot, Aldi, Jewel-Osco, Cinemark, Petco, LA Fitness, Starbucks) and the Route 31 residential base to the south
- Under 2 miles to the IL Route 31 / I-90 interchange

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,066	54,537	164,886
Average HH Income	\$126,681	\$114,898	\$119,071
Daytime Population	6,179	57,183	160,290



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FOR MORE
INFORMATION,
CONTACT

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RESOURCES**
MEMBER

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