

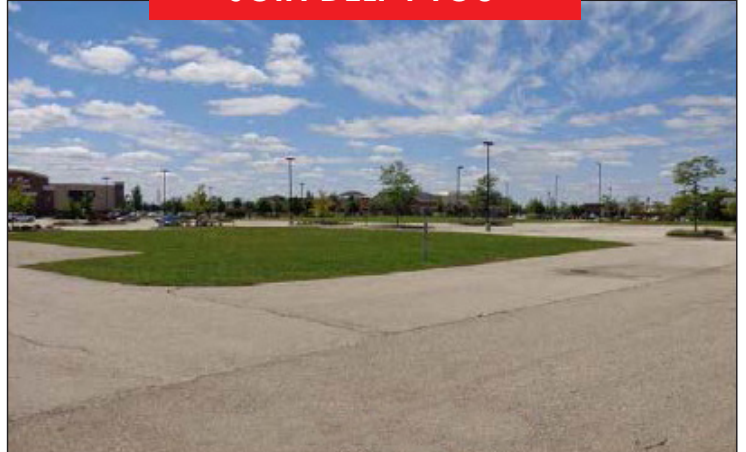
Land

1.33 Acre Site Available
Fully Improved

FOR SALE, BUILD-TO-SUIT or GROUND LEASE PROPERTY SPECIFICATIONS

Description:	Fully Improved Lots with Building Pads
Land Size:	1.33 Acres
Possession:	Closing
Topography:	Flat
Utilities:	To Site
Sewer/Water:	City/City
Frontage Dimensions:	605' County Line Rd.
Zoning:	B2 General Business, Retail, PUD
Ground Lease:	\$30,000 Annually
Monthly Association, CAM & Insurance:	Lot 3: \$1,000

JOIN DELI 4 YOU



PROPERTY OVERVIEW

Fully Improved Lot
Lot 3: 1.33 Acres - up to 8,000 SF Bldg Pad

- Join Deli 4 You, an upscale, full service european grocery store, coming soon
- Lots available for ground lease, BTS or joint venture
- Site improvements include: utilities, lighted parking lot, curbing, landscaping and off-site detention
- Frontage on County Line Road
- Area retailers include: Best Buy, La-Z Boy, Wal-Mart, Trader Joes, JoAnn Fabrics, WonderPlay Cafe, Bowlero and Algonquin Commons Lifestyle Center

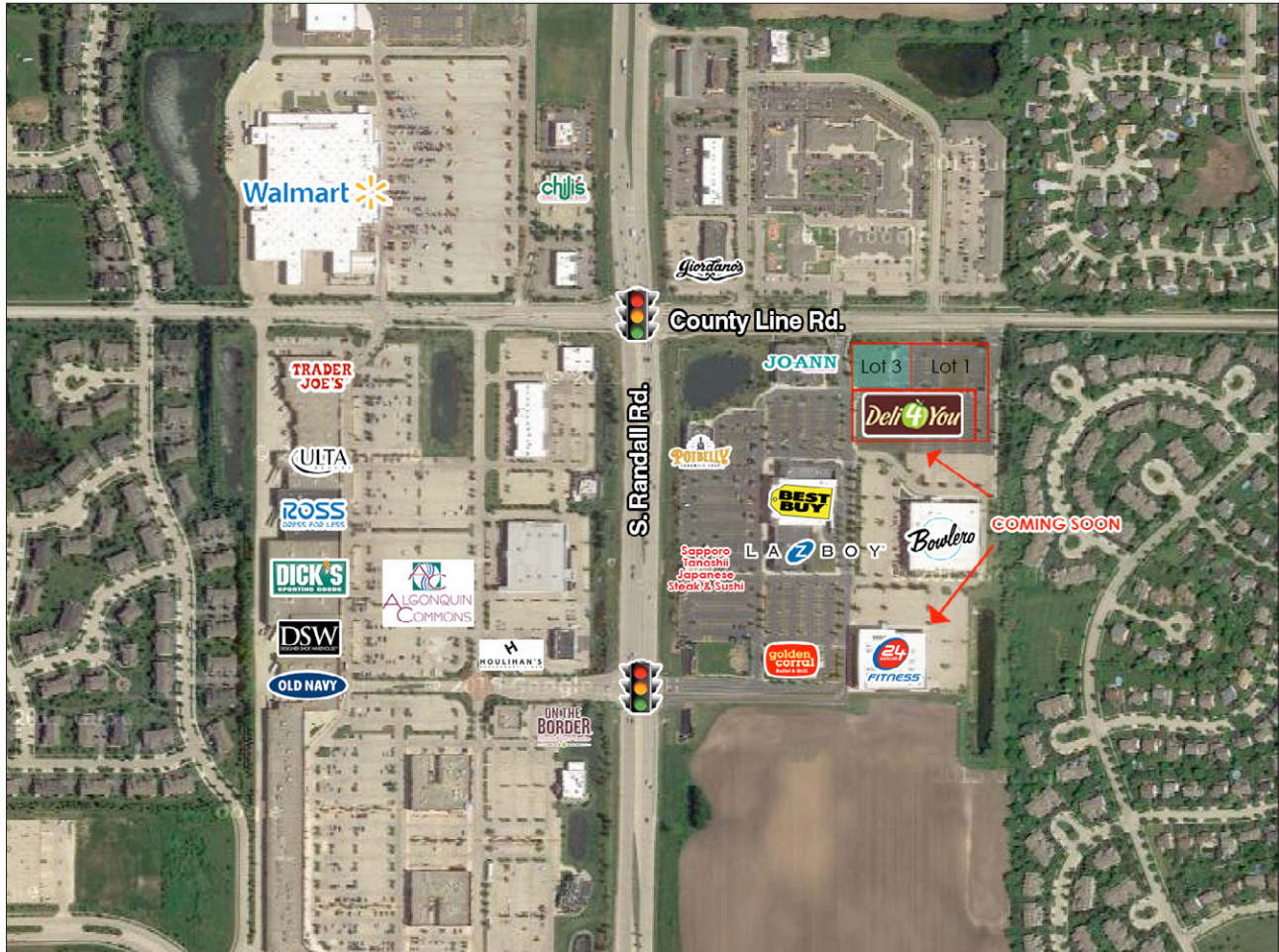
Presented By:

Linda Kost
Senior Broker/Partner
847.910.8820
LKost@realtymetrix.com

Dave Schmidt
Managing Broker/Partner
847.404.3851
DSchmidt@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin IL 60102





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