

Land

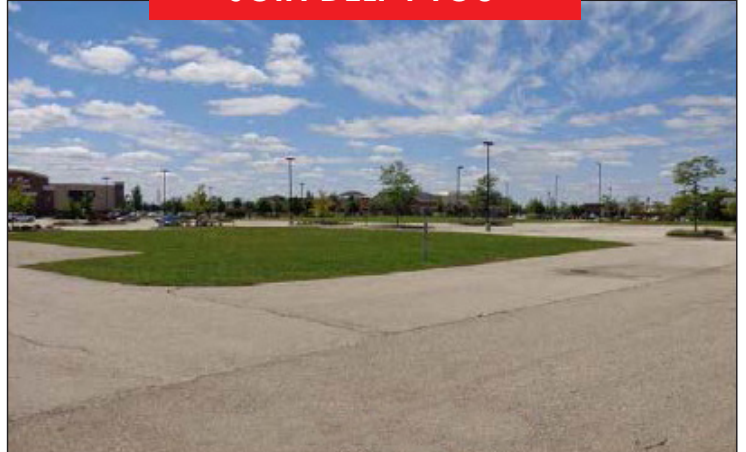
1.33 & 2.16 Acre Sites Available
Fully Improved

FOR SALE, BUILD-TO-SUIT or GROUND LEASE

PROPERTY SPECIFICATIONS

Description:	Fully Improved Lots with Building Pads
Land Size:	1.33 up to 3.49 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 (Lots 1 or 3):	\$30,000 Annually
Monthly Association, CAM & Insurance:	Lot 1: \$750 Lot 3: \$1,000
Sale Price:	Lot 1: \$300,000 Lot 3: \$300,000

JOIN DELI 4 YOU



PROPERTY OVERVIEW

Three Fully Improved Lots
 Lot 1: 2.16 Acres - up to 6,000 SF Bldg Pad
 Lot 3: 1.33 Acres - up to 8,000 SF Bldg Pad
 Lot 10: Deli 4 You

- Join Deli 4 You, coming Fall 2019. Upscale, full service european grocery store
- Lots available for sale, BTS or joint venture
- Lots 1 & 3 can be combined to accommodate up to a 14,000 SF building
- Site improvements include: utilities, lighted parking lot, curbing, landscaping and off-site detention
- 605' of Frontage on County Line Road
- Area retailers include: Best Buy, La-Z Boy, Wal-Mart, Trader Joes, JoAnn, WonderPlay Cafe, Bowlero and Algonquin Commons

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