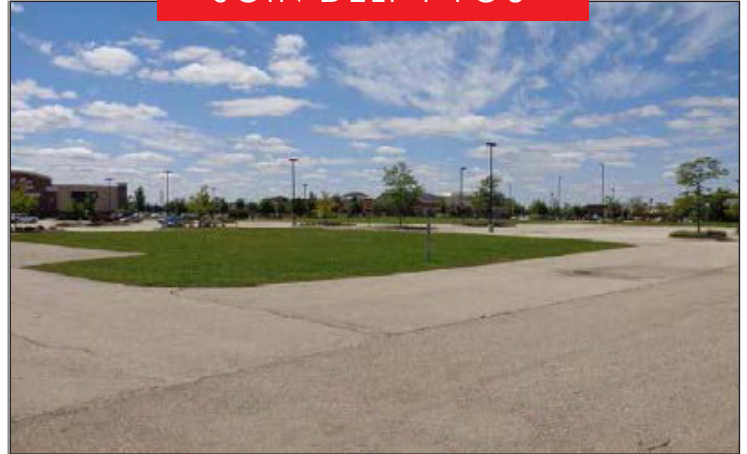


LAND FOR SALE
1.33 UP TO 3.49 ACRES

JOIN DELI 4 YOU



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

Monthly Association Lot 1: \$750

CAM & Insurance: Lot 3: \$1,000

Sale Price: Lot 1: \$195,000
Lot 3: \$195,000

PROPERTY OVERVIEW

Two 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

- Join Deli 4 You - Upscale, full service European grocery store
- 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 Rd.
- Area retailers include: Best Buy, La-Z-Boy, Trader Joes, JoAnn, Bowlero and Algonquin Commons

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