

FOR SALE
22,000 SF Lot
Redevelopment
Opportunity

FOR SALE PROPERTY SPECIFICATIONS

Lot Size:	22,000 SF
Potential Building Size:	5,000 SF free standing building or possible 1,800 SF building with drive-thru
Sewer/Water:	City
Zoning:	B4 Business District
Traffic Counts:	26,400 VPD
Real Estate Taxes:	\$14,888
Price:	\$625,000



PROPERTY OVERVIEW

- Former Orlando's Pizza location
- Signalized intersection
- **TIF - Assisted Development Opportunity**
- Affluent population and strong demographics
- Area retailers include CVS, Aldi, Dairy Queen, Fox Valley Animal Hospital
- Proposed intersection improvements
- **PIN#** 12-02-405-027, -028

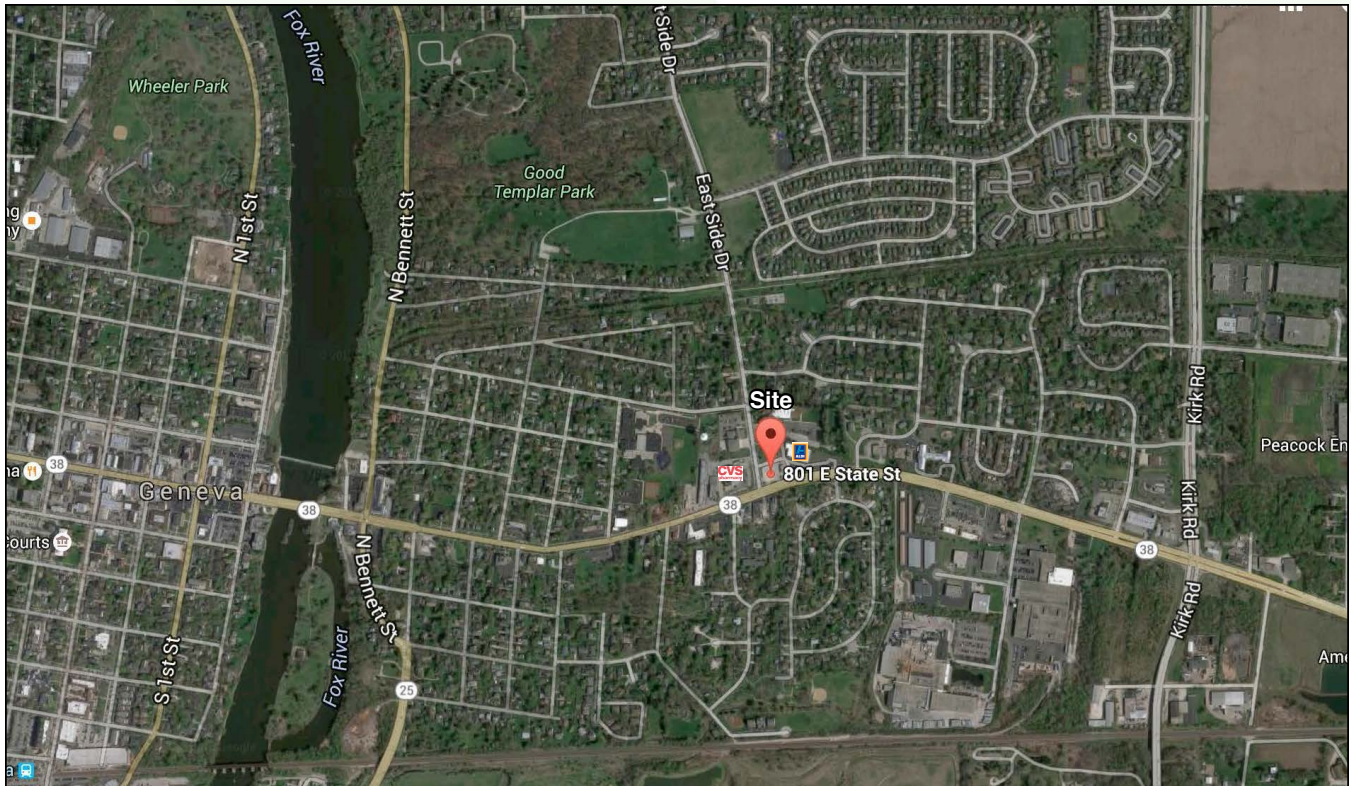
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801 & 821 E. STATE STREET ZONING ANALYSIS

B4 BUSINESS DISTRICT SETBACKS

Street = 20 feet
Side = 5 feet
Rear = 20 feet

Setbacks apply to building & parking areas.



0 75 150 225 300 Feet

Parcel

Proposed Right-of-Way Acquisition

Required Setback

Buildable Area

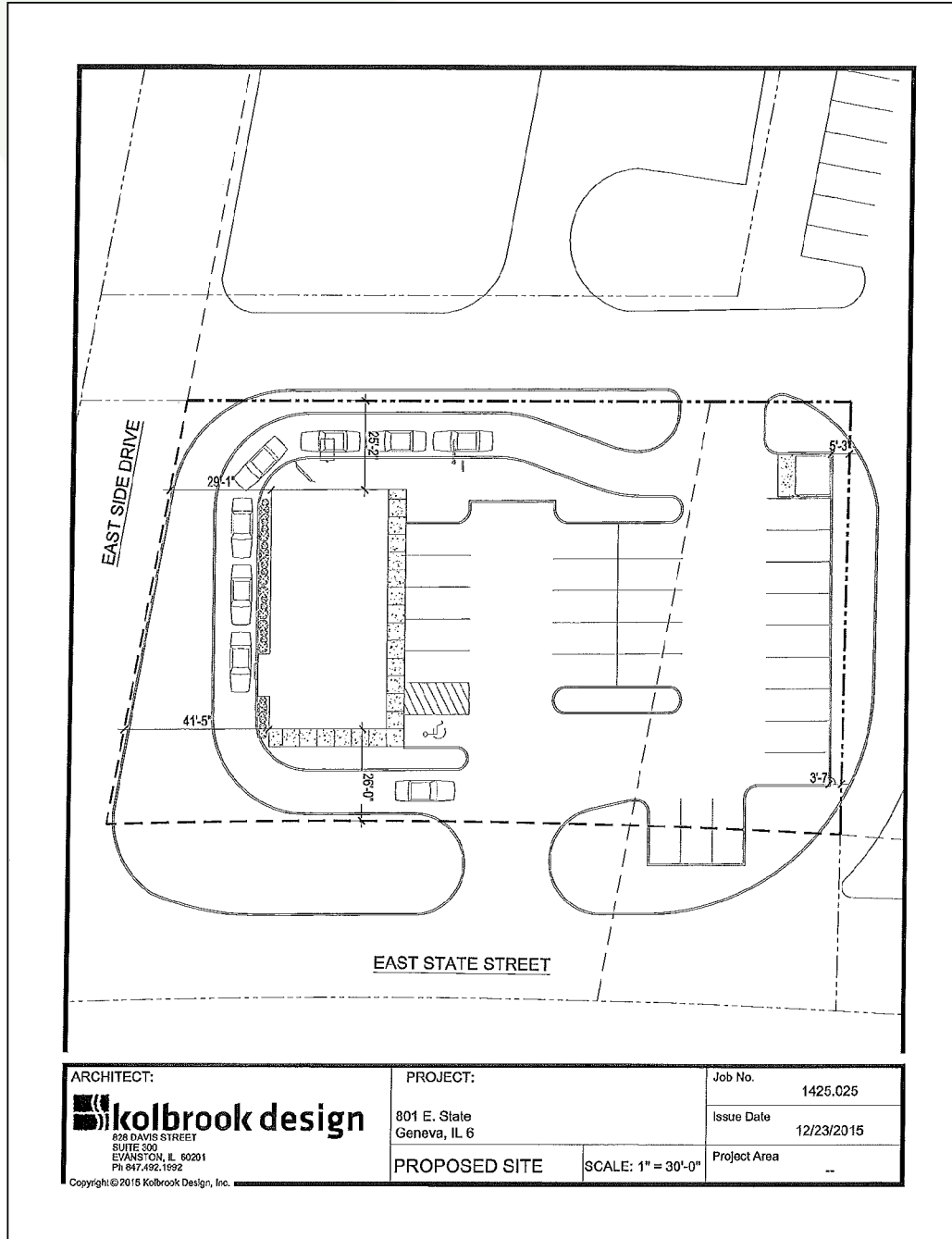
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ARCHITECT:  638 DAVIS STREET SUITE 300 EVANSTON, IL 60201 PH: 847.492.1692 <small>Copyright © 2015 Kolbrook Design, Inc.</small>	PROJECT: 801 E. State Geneva, IL 6		Job No. 1426.025
	PROPOSED SITE		Issue Date 12/23/2015
		SCALE: 1" = 30'-0"	Project Area --

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