

## RETAIL LAND FOR SALE OR BUILD TO SUIT WITH DRIVE-THRU 1.09 ACRES

### PROPERTY SPECIFICATIONS

<b>Description:</b>	Vacant Land
<b>Land Size:</b>	1.09 Acres/47,480 SF (to be verified by survey)
<b>Topography:</b>	Level
<b>Utilities:</b>	Stubbed in to Lot Line
<b>Sewer/Water:</b>	Stubbed in to Lot Line
<b>Frontage:</b>	Approximately 193 Feet
<b>Possession:</b>	Closing
<b>Zoning:</b>	B-2 Commercial PUD
<b>Real Estate Taxes:</b>	\$19,796.20 (2022)
<b>Sale Price:</b>	<b>\$13.50 PSF/ \$640,985</b>

### PROPERTY OVERVIEW

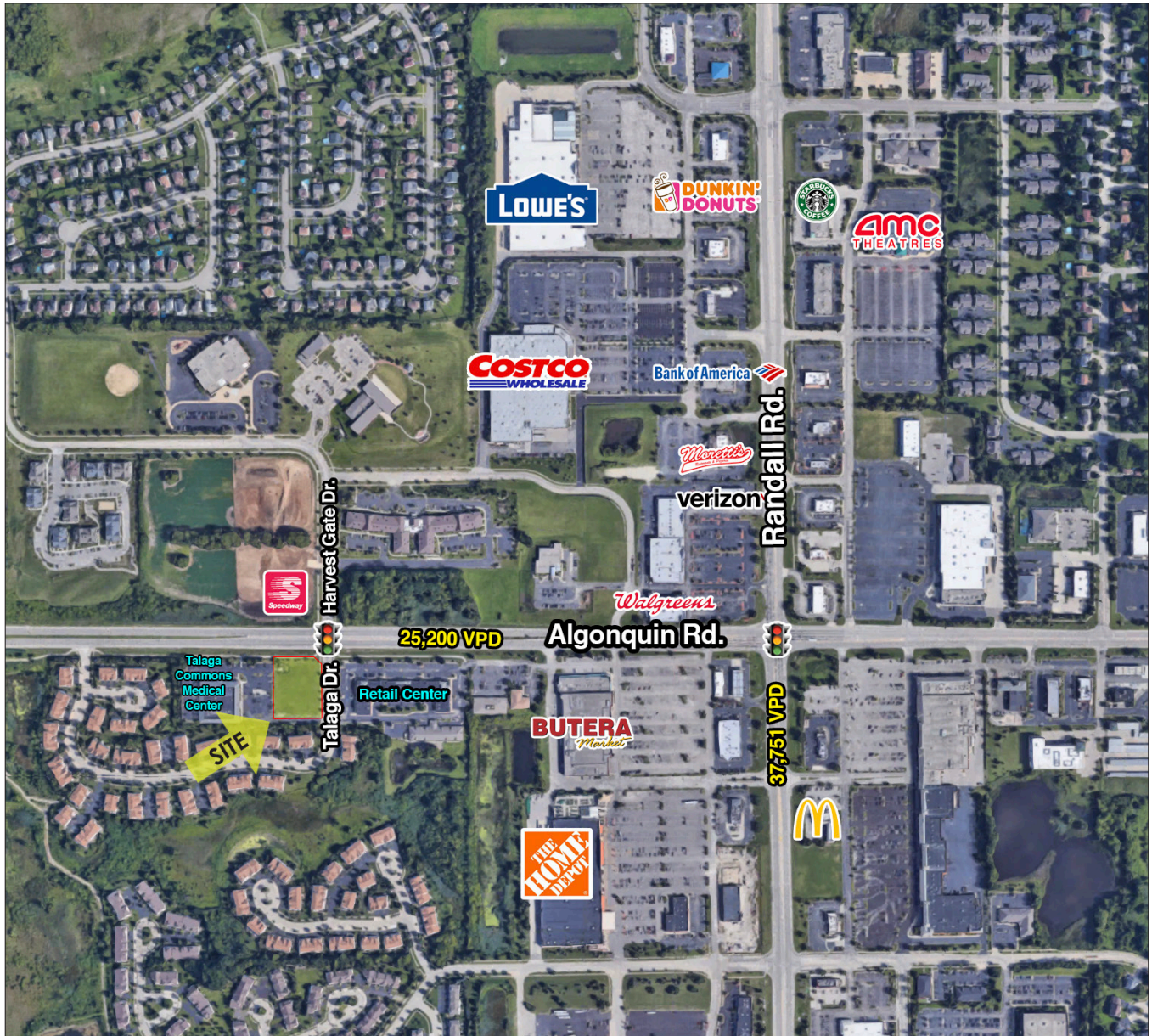
#### 1.09 ACRES VACANT LAND

- Vacant, improved land with off site detention
- Easement in place with adjacent property owner for access to 16 parking stalls
- Located on W. Algonquin Rd & Talaga Dr - a signalized intersection just west of Randall Rd
- Adjacent to Talaga Medical Center building (with cross access) and across the street from Speedway Gas Station
- Prime exposure along the Algonquin Rd retail corridor
- Area retailers include Butera, Costco, Speedway, Home Depot, Lowes, Walgreens & Montessori Day Care
- VPD on Algonquin Rd: 25,200
- **PIN:** 19-30-404-002

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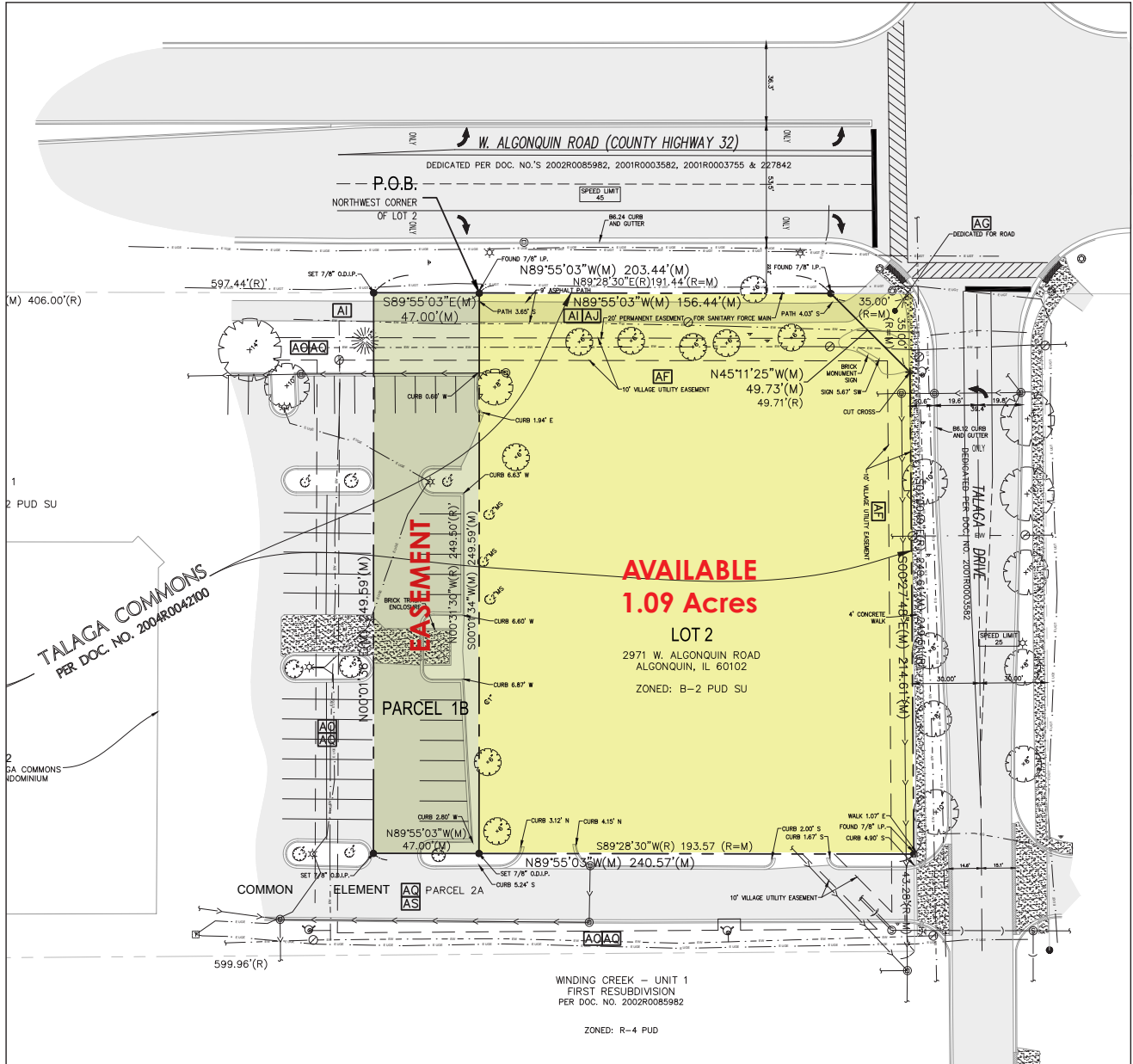




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