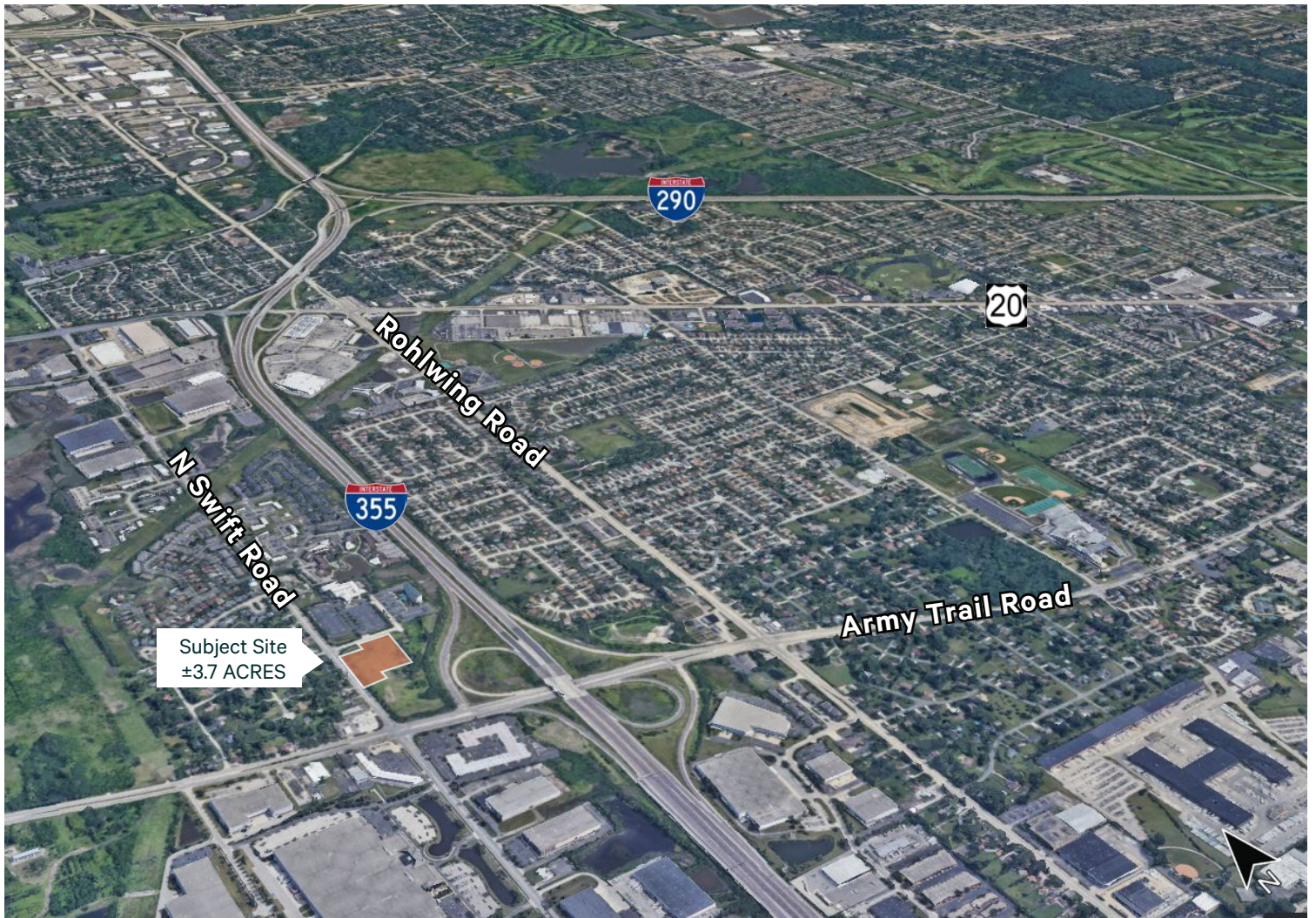


# Prime Development Opportunity

NEC of Army Trail Road & Swift Road, Addison IL 60101



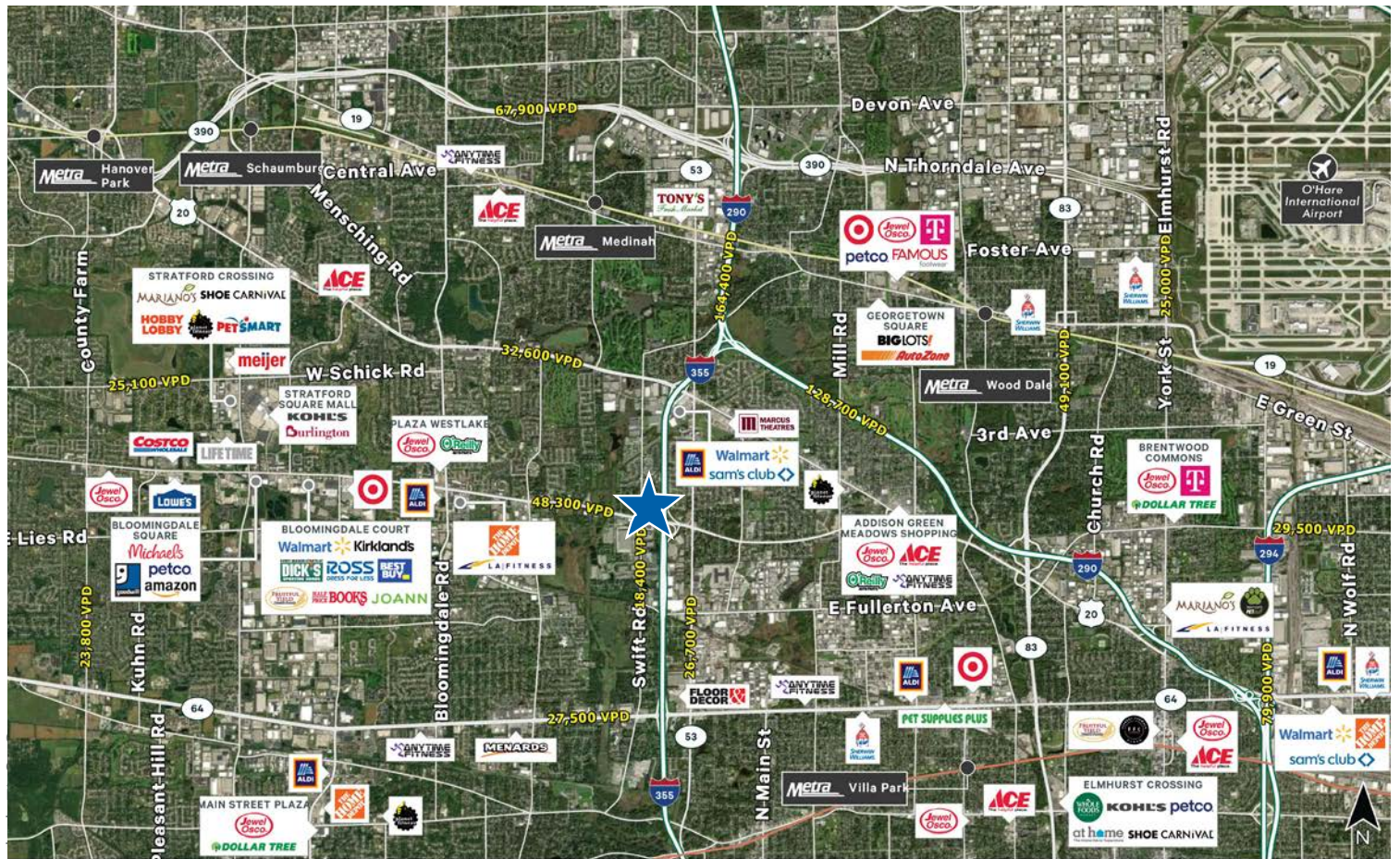
## Property Highlights

- + ±3.7 Acres
- + Zoned B-2 Community Business District
- + The 5 Acres for sale is just north of a brand new QuikTrip fueling station and Convenience Store
- + QuikTrip (often referred to as America's Favorite Convenience Store) is open and operating
- + Located at prime intersection of Army Trail Road and Swift Rd, just east of the full I-355 interchange
- + PIN Number: 02-24-400-041
- + Asking Price: \$9 / PSF
- + Please call for additional Information

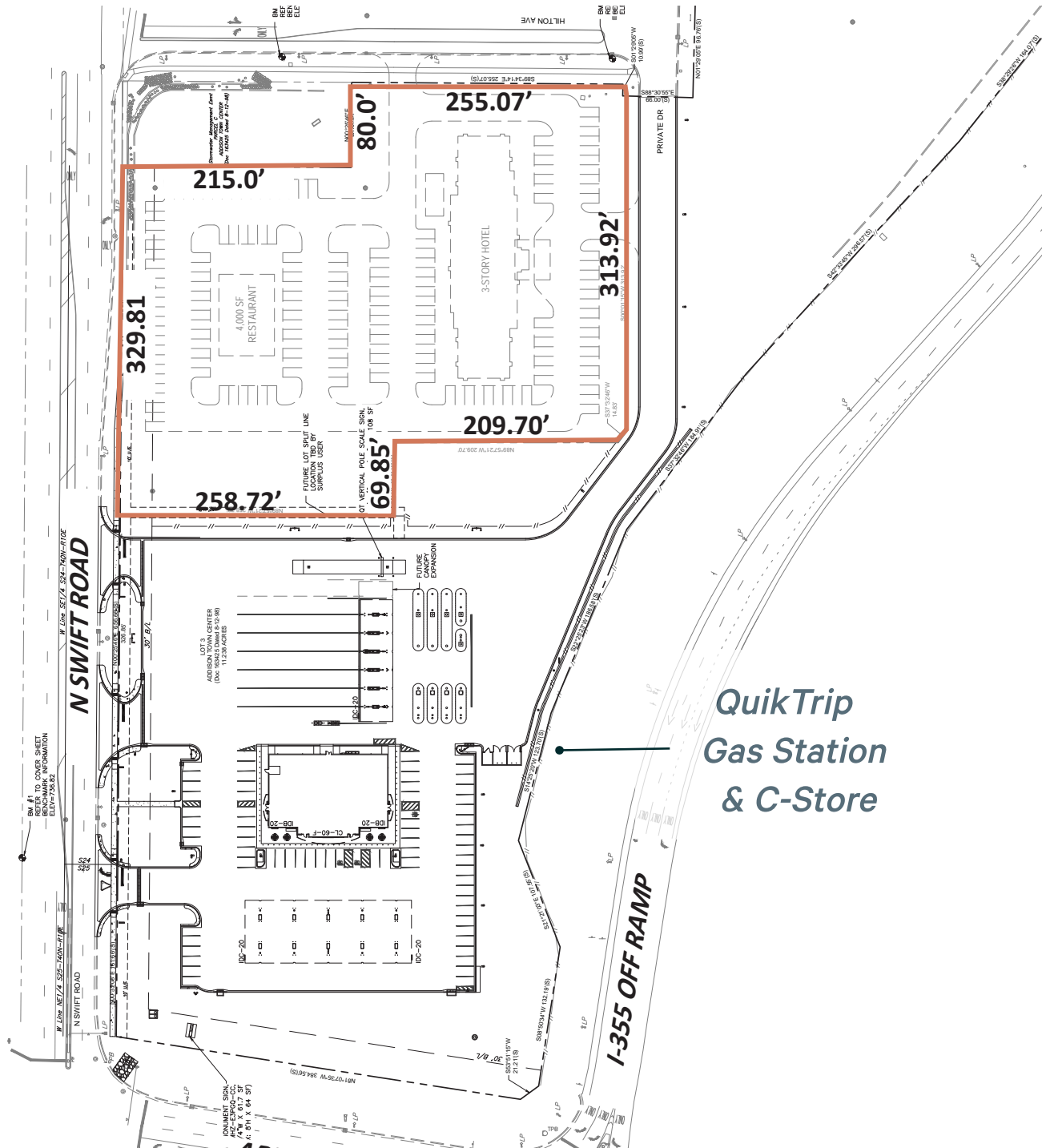
Site Aerial



Area Amenities and Transportation Corridors



Site Plan



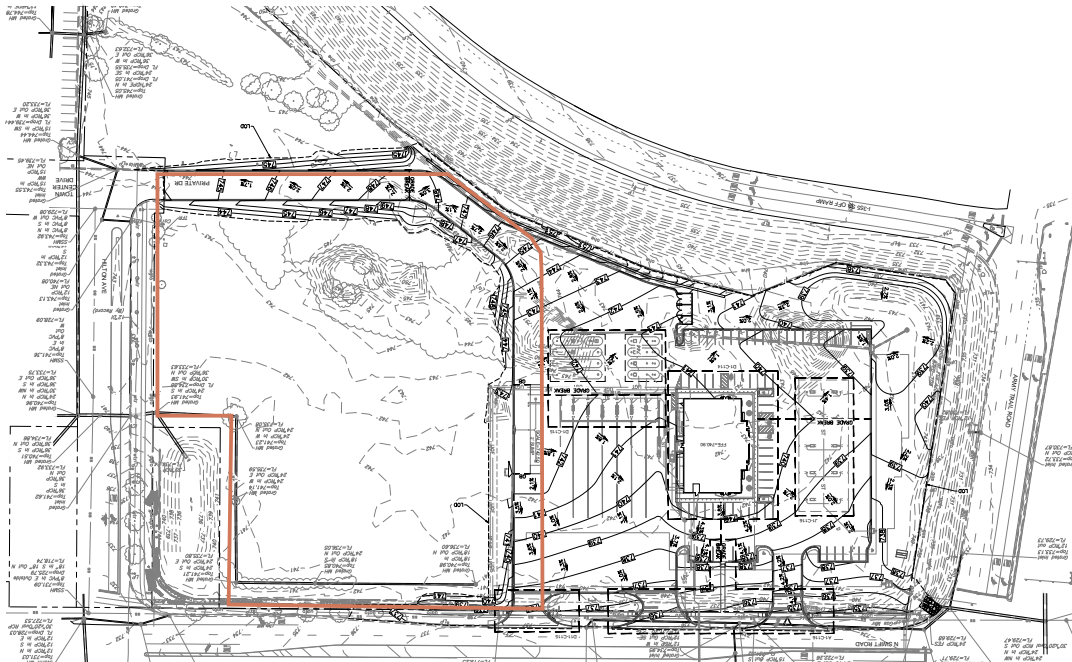
© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

## Addison & Surrounding Area Demographics

Demographics	1 Miles	3 Miles	5 Miles
Population	7,603	94,766	265,368
Households	2,818	33,460	97,515
Average Household Income	\$93,349	\$107,076	\$120,604
Average Household Income	\$321,295	\$311,751	\$348,861

Traffic Counts	
Army Trail Road	48,300
Swift Road	18,400
I-355	164,400

## Grading Plan



## Contact Us

**Tony Gange**  
 Executive Vice President  
 +1 630 573 7030  
 tony.gange@cbre.com

**Tom Svoboda**  
 Vice President  
 +1 312 935 1481  
 tom.svoboda@cbre.com

© 2022CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.