



176 W North Ave

West Chicago, IL 60185

For Sale - 24.25 acres

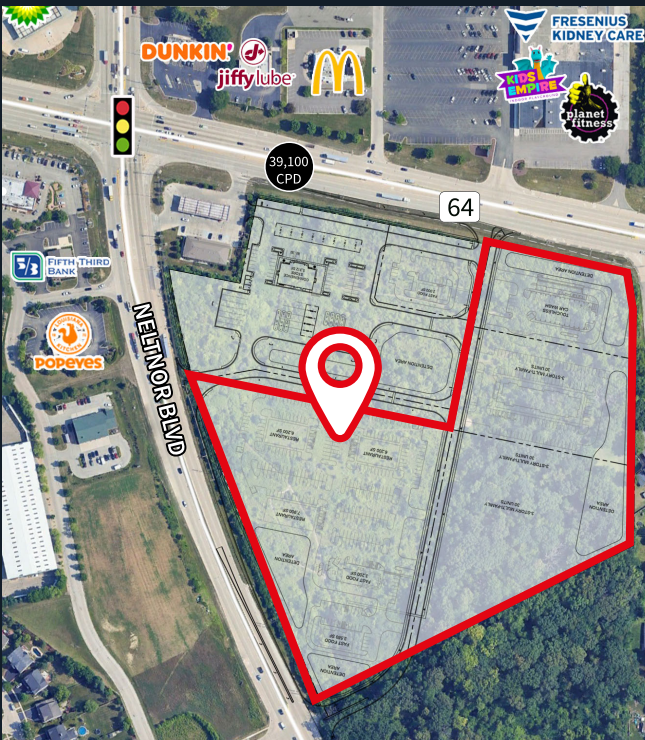


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Property overview & demographics

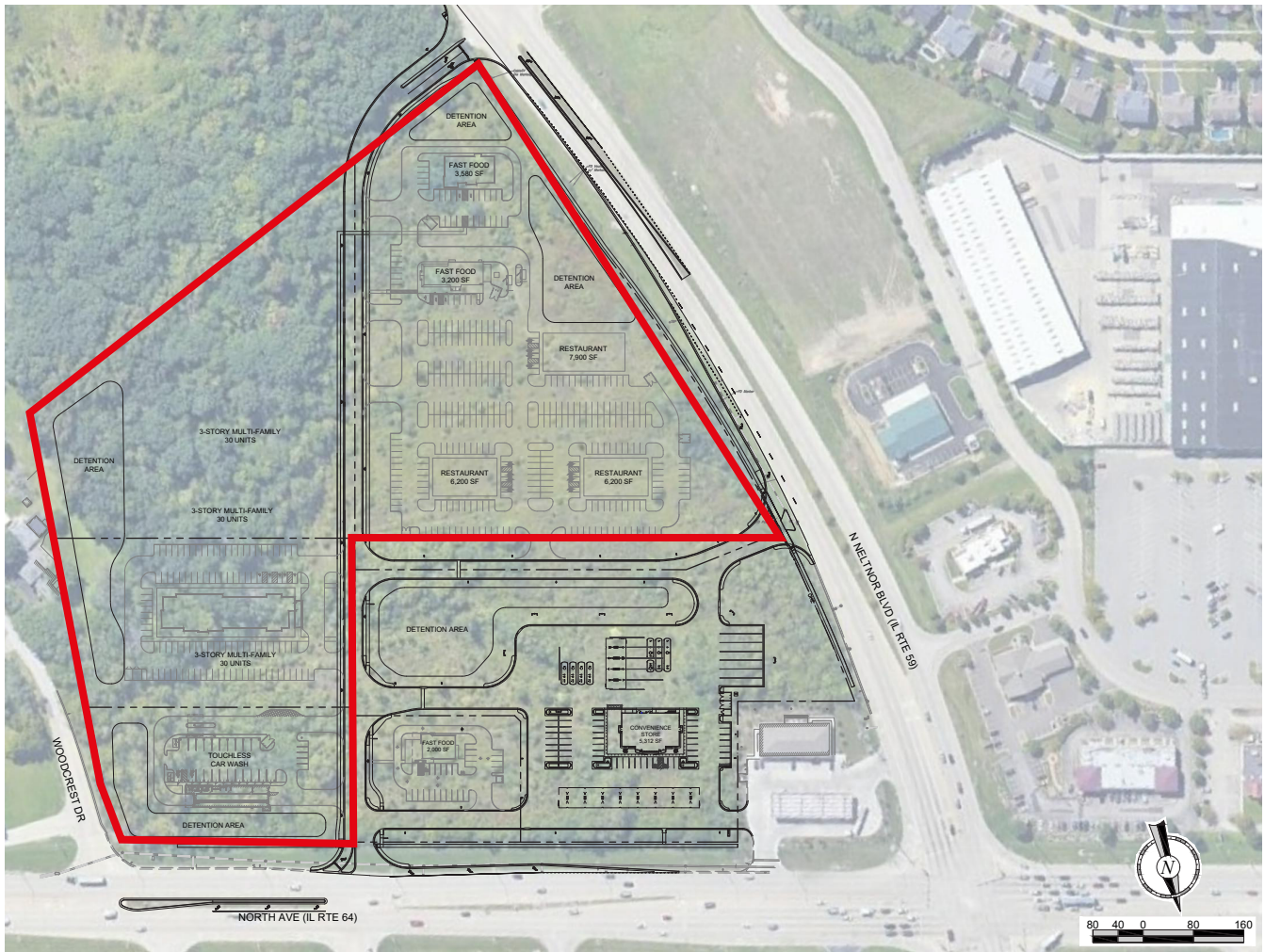
- The property benefits from high traffic along North Avenue with excellent visibility from the road.
- The site is in close proximity to various national retailers including Menards, Planet Fitness, Dollar Tree, and more.
- There is a strong co-tenancy opportunity to capitalize on customer traffic from the adjacent QuikTrip location.
- This flexible development opportunity offers the option to take the full site or subdivide into two separate parcels.



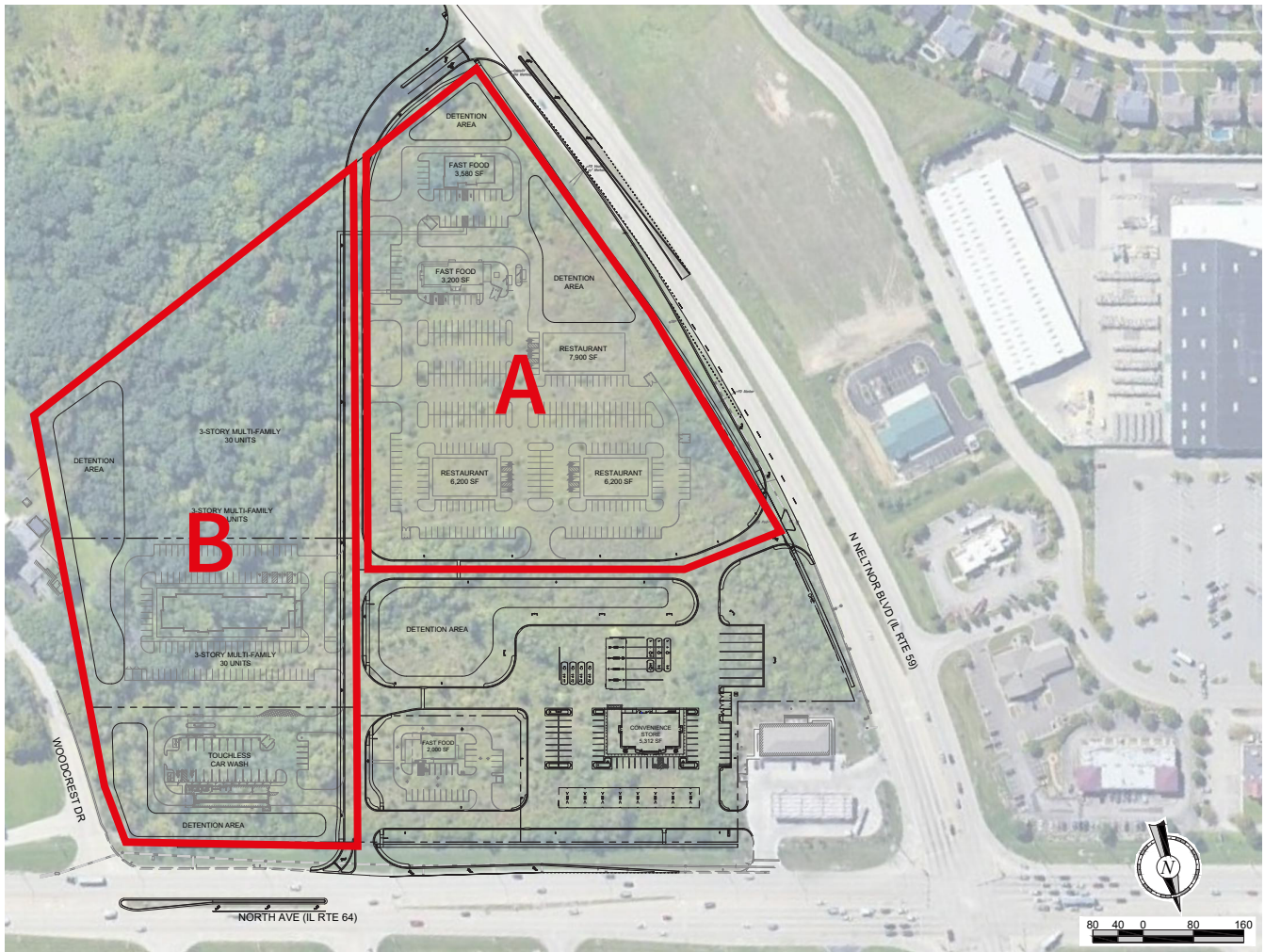
Address	176 W North Ave West Chicago, IL 60185
Size	24.25 acres
Asking price	Available upon request
Status	Available

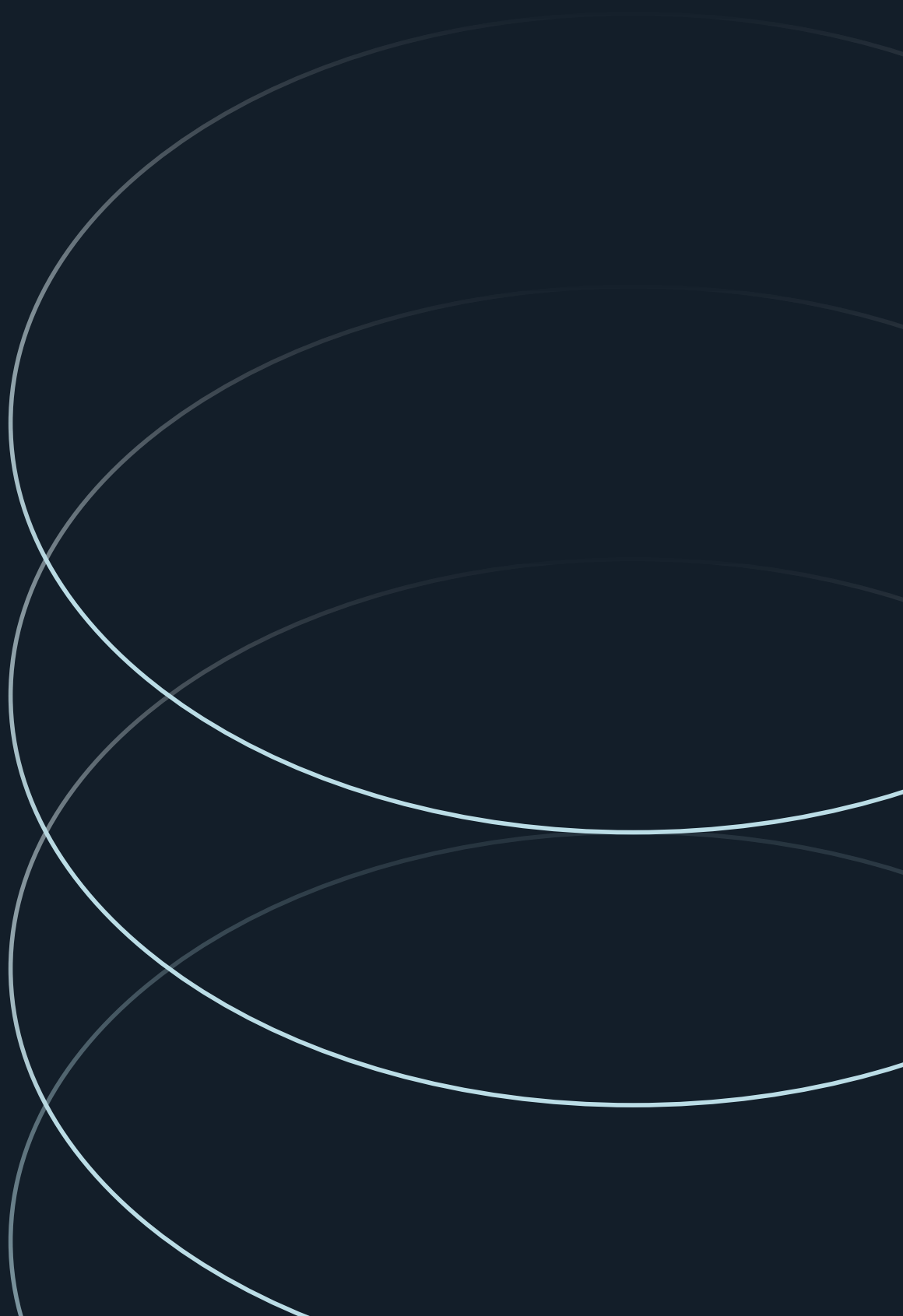
	3 mile	5 miles	10 miles
Population	41,067	134,155	755,136
Daytime population	37,863	137,240	744,642
Avg household income	\$146,812	\$150,022	\$142,498
Households	13,576	47,186	283,153

Site plan - Scenario 1



Site plan - Scenario 2





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