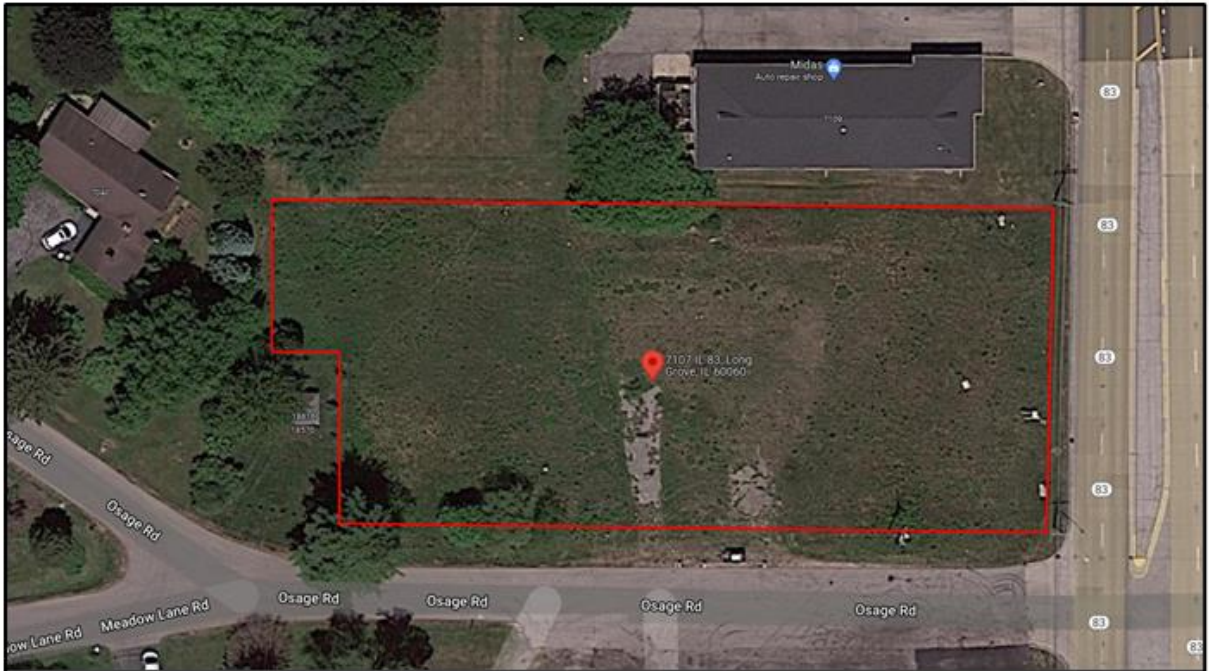


Fully Improved Commercial Land Site

7107 N. Route 83, Long Grove IL

FOR SALE - \$480,000



Site Highlights:

- 1.0 Acre – 43,560 sf
- Zoned B-2
- Potential Uses - Restaurant, Medical, Office, Retail
- PIN – 15-06-103-031
- Surrounded by commercial, business, schools and golf courses
- Excellent daytime and evening demographics

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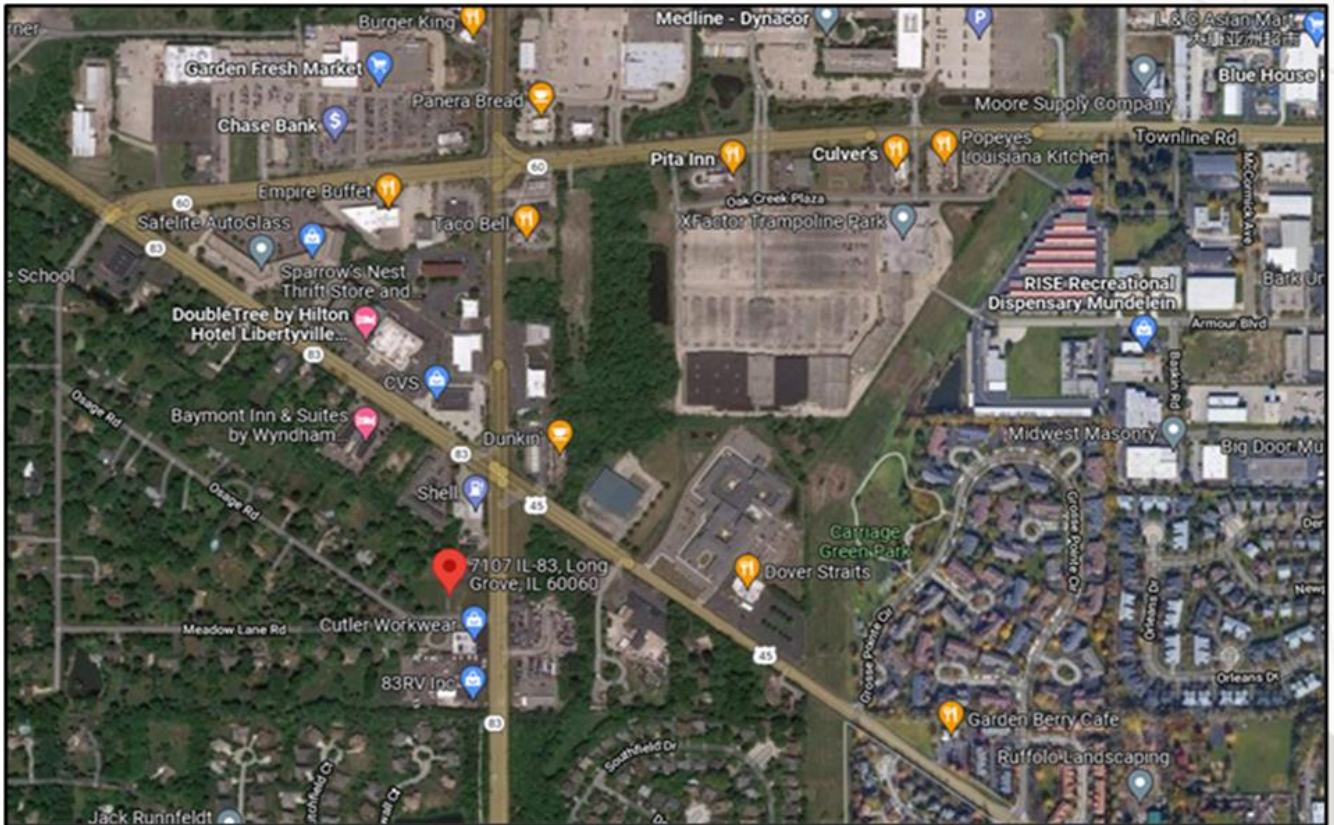
Northbrook IL 60062



Fully Improved Commercial Land Site

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Aerial Photo



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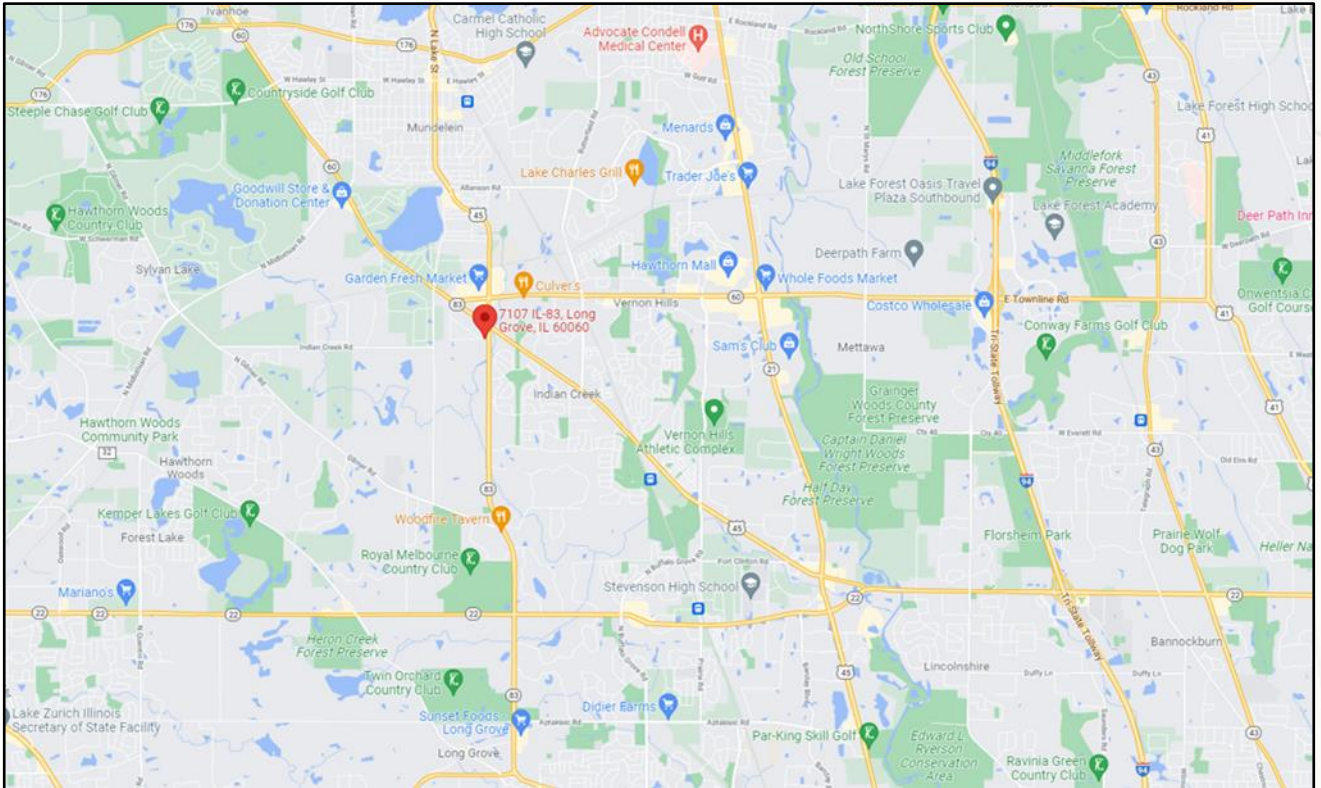


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Fully Improved Commercial Land Site

7107 N. Route 83, Long Grove IL

Area Highlights



- Hawthorn Shopping Mall
- Medline-Dynacor
- Advocate Condell Medical Center
- Stevenson High School
- Carmel Catholic High School
- Hawthorn Woods Country Club
- Royal Melbourne Country Club
- Kemper Lake Golf Course
- Countryside Golf Course
- Steeple Chase Golf Course

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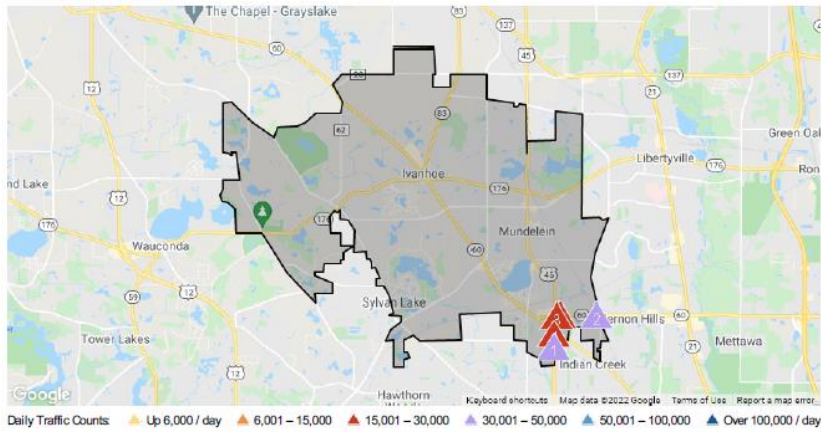


Fully Improved Commercial Land Site

7107 N. Route 83, Long Grove IL

Area Information

Traffic Counts



1	2	3	4	5	
30,698	30,576	28,906	28,341	27,747	
2021 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts	
Street: Mundelein Road Cross: Warren Ln Cross Dir: SE Dist: 0.06 miles	Street: Townline Rd Cross: City W11 Cross Dir: E Dist: 0.08 miles	Street: Townline Rd Cross: Oak Creek Plz Cross Dir: E Dist: 0.03 miles	Street: Mundelein Rd Cross: Osage Rd Cross Dir: S Dist: 0.05 miles	Street: Townline Road Cross: Oak Creek Plz Cross Dir: E Dist: 0.03 miles	
Historical counts		Historical counts		Historical counts	
Year	Count Type	Year	Count Type	Year	Count Type
2019	▲ 31,200 AADT	2013	▲ 30,000 AADT	2013	▲ 31,400 AADT
2008	▲ 36,943 ADT	2007	▲ 33,600 AADT	2009	▲ 32,900 AADT
2007	▲ 33,600 AADT	2005	▲ 34,800 AADT	2007	▲ 27,700 AADT
2005	▲ 34,800 AADT	2003	▲ 36,900 AADT	2005	▲ 31,000 AADT
2003	▲ 36,900 AADT			2003	▲ 33,300 AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Commercial Trade Area Report



SCAN ME



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1/14/2022

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