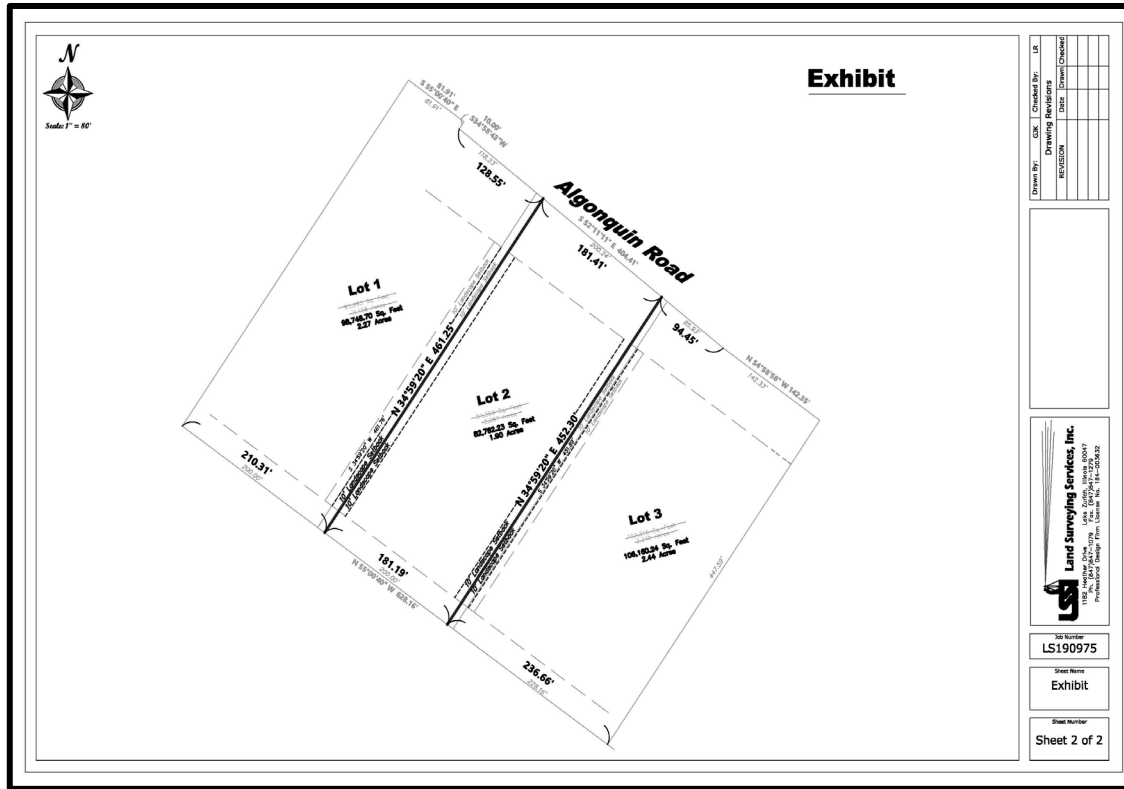


+/- 2-4 Acres – Pad Ready



- B2 Commercial Zoning
- 30K Vehicles per day on Algonquin Road
- Detention in place
- Full Access from Algonquin Road
- Adjacent to State of the Art Atomic Carwash
- Perfect for Automotive, Retail, QSR
- PUD Established

AVAILABILITY

Lot 1	2.27 Acres	\$431,655 per acre	\$979,857
Lot 2	1.90 Acres	\$431,655 per acre	\$820,143

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2221-2231 E Algonquin Road

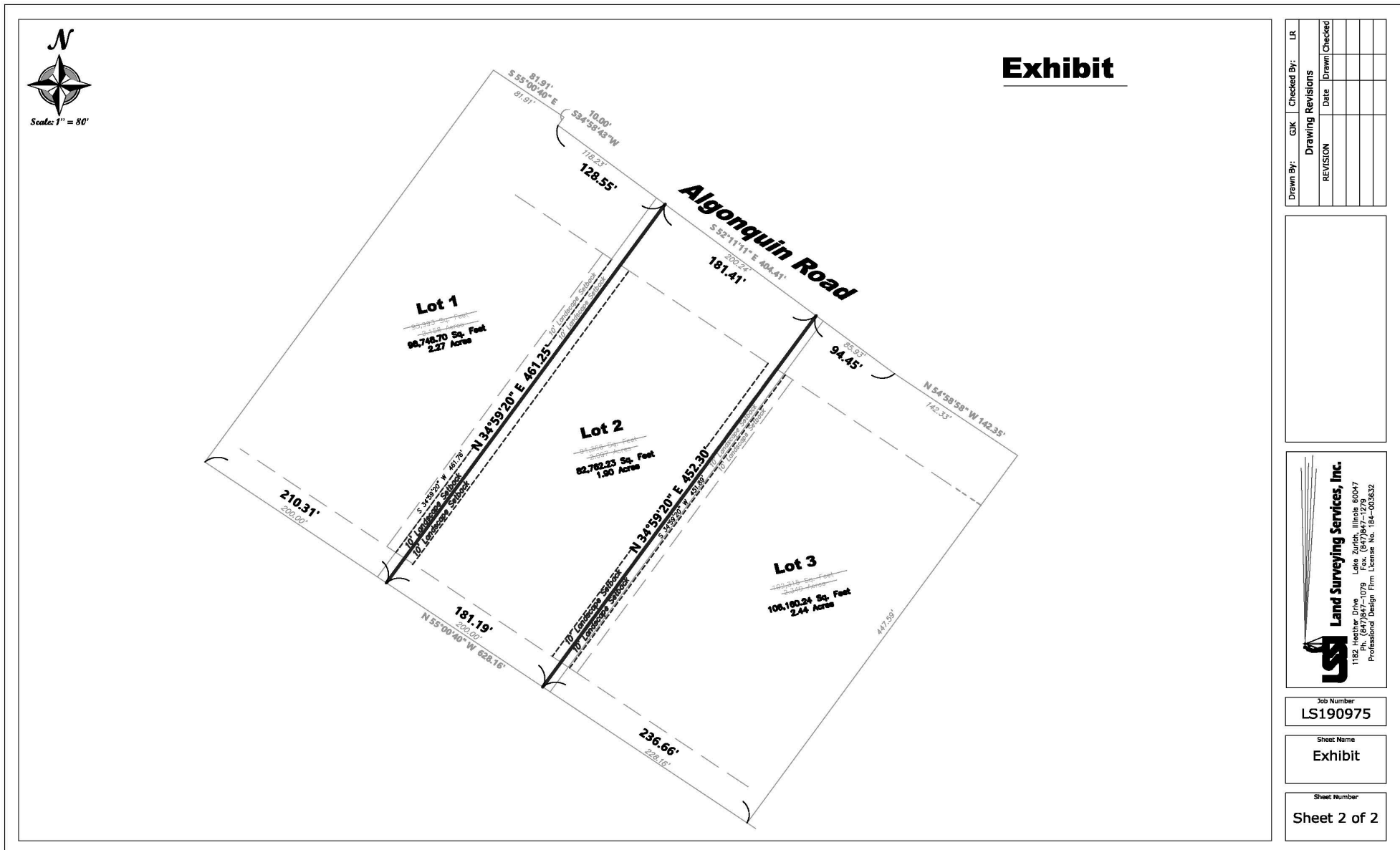


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Plat of Lots

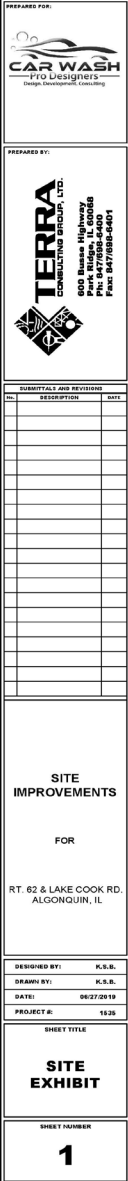


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EXISTING RAISED MEDIAN.
POTENTIAL, PROPOSED LEFT TURN LANE.



Aerial




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Demographics

Demographic Summary Report

2221 E Algonquin Rd, Algonquin, IL 60102			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	7,051	48,291	120,276
2024 Estimate	7,070	48,428	120,377
2020 Census	7,088	48,433	119,665
Growth 2024 - 2029	-0.27%	-0.28%	-0.08%
Growth 2020 - 2024	-0.25%	-0.01%	0.59%
2024 Population by Hispanic Origin	1,583	20,729	33,539
2024 Population	7,070	48,428	120,377
White	4,677 66.15%	24,437 50.46%	77,010 63.97%
Black	219 3.10%	1,994 4.12%	3,400 2.82%
Am. Indian & Alaskan	32 0.45%	786 1.62%	1,109 0.92%
Asian	505 7.14%	1,634 3.37%	6,101 5.07%
Hawaiian & Pacific Island	3 0.04%	201 0.42%	272 0.23%
Other	1,634 23.11%	19,375 40.01%	32,486 26.99%
U.S. Armed Forces	0	0	27
Households			
2029 Projection	2,750	15,911	42,193
2024 Estimate	2,759	15,958	42,235
2020 Census	2,769	15,995	42,075
Growth 2024 - 2029	-0.33%	-0.29%	-0.10%
Growth 2020 - 2024	-0.36%	-0.23%	0.38%
Owner Occupied	2,193 79.49%	12,136 76.05%	33,272 78.78%
Renter Occupied	567 20.55%	3,822 23.95%	8,963 21.22%
2024 Households by HH Income	2,758	15,959	42,236
Income: <\$25,000	129 4.68%	1,555 9.74%	3,519 8.33%
Income: \$25,000 - \$50,000	603 21.86%	2,937 18.40%	6,704 15.87%
Income: \$50,000 - \$75,000	362 13.13%	2,895 18.14%	6,803 16.11%
Income: \$75,000 - \$100,000	304 11.02%	1,962 12.29%	5,950 14.09%
Income: \$100,000 - \$125,000	461 16.72%	2,012 12.61%	5,195 12.30%
Income: \$125,000 - \$150,000	269 9.75%	1,302 8.16%	3,528 8.35%
Income: \$150,000 - \$200,000	324 11.75%	1,720 10.78%	5,200 12.31%
Income: \$200,000+	306 11.09%	1,576 9.88%	5,337 12.64%
2024 Avg Household Income	\$114,789	\$105,503	\$115,773
2024 Med Household Income	\$98,437	\$82,549	\$92,193



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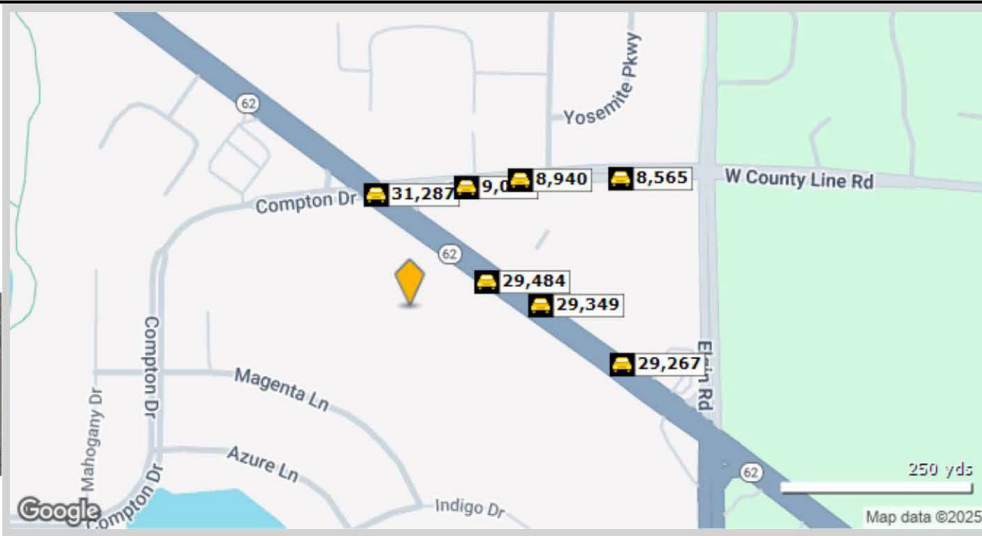


Traffic Counts

Traffic Count Report

2221 E Algonquin Rd, Algonquin, IL 60102

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	IL 62	Yosemite Pkwy	0.13 NE	2024	29,484	MPSI	.06
2	East Algonquin Road	Yosemite Pkwy	0.14 NE	2023	31,474	MPSI	.09
3	East Algonquin Road	Yosemite Pkwy	0.14 NE	2025	31,287	MPSI	.09
4	E Algonquin Rd	Elgin Rd	0.16 SE	2018	28,099	MPSI	.10
5	E Algonquin Rd	Elgin Rd	0.16 SE	2024	29,349	MPSI	.10
6	Cookline Rd	N County Line Rd	0.01 E	2018	8,539	MPSI	.10
7	Cookline Rd	N County Line Rd	0.01 E	2023	9,027	MPSI	.10
8	Lake Cook Road	N County Line Rd	0.01 E	2025	8,940	MPSI	.13
9	East Algonquin Road	Elgin Rd	0.16 SE	2025	29,267	MPSI	.17
10	N County Line Rd	Glacier Pkwy	0.05 W	2018	8,565	MPSI	.19



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DISCLAIMER

2221-2231 E Algonquin Road

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