

# Glenview - Chicago North Shore REAL ESTATE DEVELOPMENT OPPORTUNITY



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

1148 Waukegan Rd. Glenview, IL 60025



## Glenview

Glenview is an affluent suburb ideally located on Chicago's North shore, approximately 14 miles from downtown Chicago and 13 miles from O'Hare International Airport. Glenview is adjacent to interstates I-94 and I-294 with major roadways carrying up to 42,000 cars daily. Glenview is home to a number of major U.S. corporations and their offices including Anixter, Aon, Avon, and Kraft Foods. Downtown Glenview offers various shopping and dining options as well as a convenient Metra commuter rail station. As of the 2013 census, the village population was 50,692.

**1148 Waukegan Rd. Glenview, IL 60025**

|                         |                                    |
|-------------------------|------------------------------------|
| Size (Approx.)          | 18,730 SF Land (.43 Acres Lot)     |
| Building Size (Approx.) | 2,750 SF                           |
| Zoning                  | DD (Downtown Development District) |
| Price                   | \$899,000 (Real Estate)            |

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com

## Demographics

|                       | 1-mi.  | 3-mi.   | 5-mi.   |
|-----------------------|--------|---------|---------|
| Population            |        |         |         |
| 2020 Total Population | 13,247 | 102,425 | 309,528 |
| 2020 Total Households | 5,106  | 38,860  | 116,185 |
| Avg Household Size    | 2.60   | 2.60    | 2.60    |
| Avg Age               | 42.80  | 43.60   | 42.80   |

## Income

|                               |           |           |           |
|-------------------------------|-----------|-----------|-----------|
| 2015 Median Household Income  | \$131,774 | \$94,618  | \$95,089  |
| 2020 Average Household Income | \$163,541 | \$128,207 | \$128,501 |

## Nearby Businesses

|                         |                       |
|-------------------------|-----------------------|
| Heinen's Grocery Store  | Sweet Ali's Bakery    |
| Ten Ninety Brewing Co   | Spiro's Deli          |
| Glenview History Center | Glenview Fire Station |
| Harrison's Poultry Farm | White Dove Bridal     |

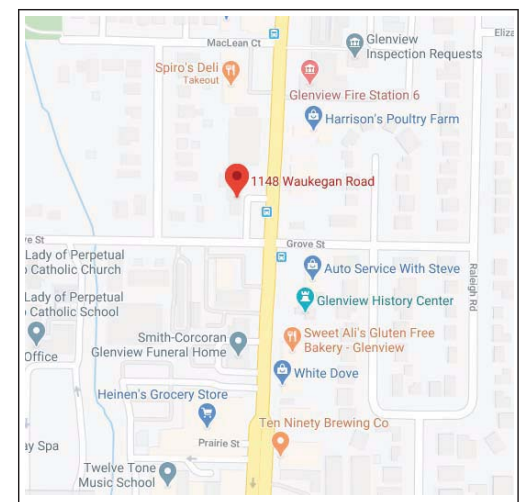
## Description

The subject site of approx. 18,730 SF (.43 acres) is located on the hard corner of Waukegan Rd. and Grove St. with 134.03+/- SF of frontage on Waukegan Rd. The parcel is zoned D-D (Downtown Development District) by the Village of Glenview which allows for a variety of development opportunities.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. M703 3-7-17

## Map

Corner of Waukegan Rd. and Grove St.



## LISTING INFO

| Listing Agents        | Jarrett Fradin <a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transaction Type      | Real Estate Sale- Development Opportunity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Property Data         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Area/ Neighborhood    | Glenview, IL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Address               | 1148 Waukegan Rd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| City, Zip             | Glenview, IL 60025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PIN#                  | 04-35-205-029-0000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Real Estate Price     | \$899,000 (Real Estate for Sale)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Property Tax          | \$9,628.78 (2019)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Land Size             | +/- 18,730 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Lot Size              | +/- .43 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Building Size         | +/- 2,750 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Zoning                | D-D (Downtown Development district)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Set Back Requirements | None. A 25' alley is required in the rear per current zoning plan (Please confirm with City of Glenview).                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Potential Development | 4-story development with a through-alley in back.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| EPA                   | In the event the space is found to be contaminated with a tank during excavation, a remediation agreement is in place.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Showings              | Please call listing broker to schedule.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Nearby Businesses     | Heinen's, 1090 Brewing Pub, Glenview History Center, Mahony Design, Harrison's Poultry Farm, Kumon Math and Reading Center                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Property Description  | The subject site of approx. 18,730 SF (.43 acres) is located on the hard corner of Waukegan Rd. and Grove St. with 134.03+/- SF of frontage on Waukegan Rd. The parcel is zoned D-D (Downtown Development District) by the Village of Glenview which allows for a variety of development opportunities.                                                                                                                                                                                                                                                                             |
| Prior Use             | Automotive Service Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Potential Uses        | Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Road Service          | Reflective Coating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Location Description  | Glenview is an affluent suburb ideally located on Chicago's North shore, approximately 14 miles from downtown Chicago and 13 miles from O'Hare International Airport. Glenview is adjacent to interstates I-94 and I-294 with major roadways carrying up to 42,000 cars daily. Glenview is home to a number of major U.S. corporations and their offices including Anixter, Aon, Avon, and Kraft Foods. Downtown Glenview offers various shopping and dining options as well as a convenient Metra commuter rail station. As of the 2013 census, the village population was 50,692. |
| Cross Streets         | Located on the hard corner of Waukegan Rd and Grove Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

## ADDITIONAL PHOTOS



Looking North at the Subject



Looking South at the Subject



Looking East at the Subject



Looking West at the Subject



Looking North on Waukegan Road



Looking South on Waukegan Road



Looking East on Grove Street



Looking West on Grove Street







**AMERICAN EAGLE BANK GLENVIEW  
 1148 WAUKEGAN RD  
 GLENVIEW, IL 60025**

|                     |      |
|---------------------|------|
| DESCRIPTION         | DATE |
| SCALE               | BY   |
| REVISIONS           | DATE |
| TITLE               |      |
| POST REQUIREMENTS   |      |
| PROJECT NO.         |      |
| DRAWN               |      |
| CHECKED             |      |
| EXTERIOR ELEVATIONS |      |
| SHEET               |      |

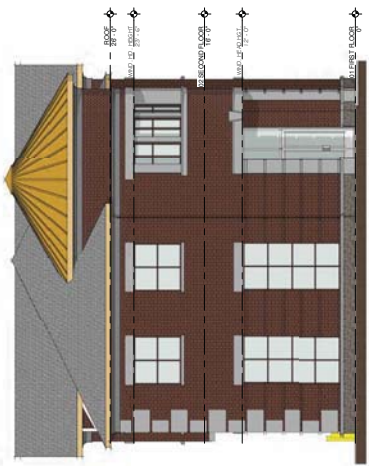
**A2-1**  
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③ WEST (REAR) ELEVATION  
 3/16" = 1'-0"



⑤ EAST (FRONT) ELEVATION  
 3/16" = 1'-0"



① SOUTH ELEVATION  
 3/16" = 1'-0"