

17W632 Butterfield Rd., Oakbrook Terrace, IL

\$1,400,000



Property Highlights

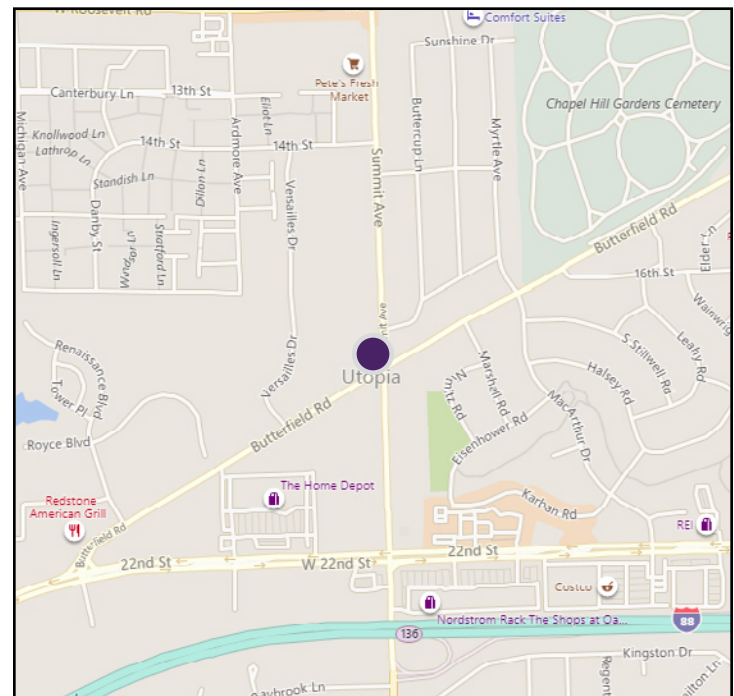
- 0.93 acre development site
- Adjacent to Specialty's Cafe, Jiffy Lube and the Gardner School
- 165' of frontage on Summit Ave.
- Potential to build office or retail
- Great location for medical, office or fast food restaurant
- Many office buildings nearby
- Located at busy intersection
- Highly visible signage available
- Graded & ready for development
- All utilities available to site
- Traffic Count: 14,500 on Summit, 29,500 on Butterfield
- Zoning: B-3, general retail

Property Overview

At the northwest corner of Butterfield and Summit, this 40,510 square foot site is perfect for retail, medical office, office, or fast food development. The site is adjacent to Specialty's Cafe, Jiffy Lube and the Gardner School, a day care, preschool and kindergarten. The highly visible site features 165' of frontage on Summit Ave. and signage is available at both entrances. This property is close to a number of office complexes as well as Stan's Donuts. The site is graded and ready for your development plans, with all utilities delivered to the site.

Oakbrook Terrace, in the western suburbs of Chicago, is a desirable location for office users and retailers alike. This property is close to a number of office buildings and close to the shopping along 22nd St.

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| Population | 10,053 | 88,218 | 267,444 |
| Households | 3,866 | 35,410 | 100,783 |
| Median Income | \$82,546 | \$83,325 | \$87,033 |
| Daytime Employment | 20,890 | 119,813 | 228,941 |



Daniel J. Hyman
Chairman and CEO
(312) 338 - 3003
dhyman@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.