

41115-41318 Mill Creek Rd., Wadsworth, IL

\$2,680,000

Property Highlights

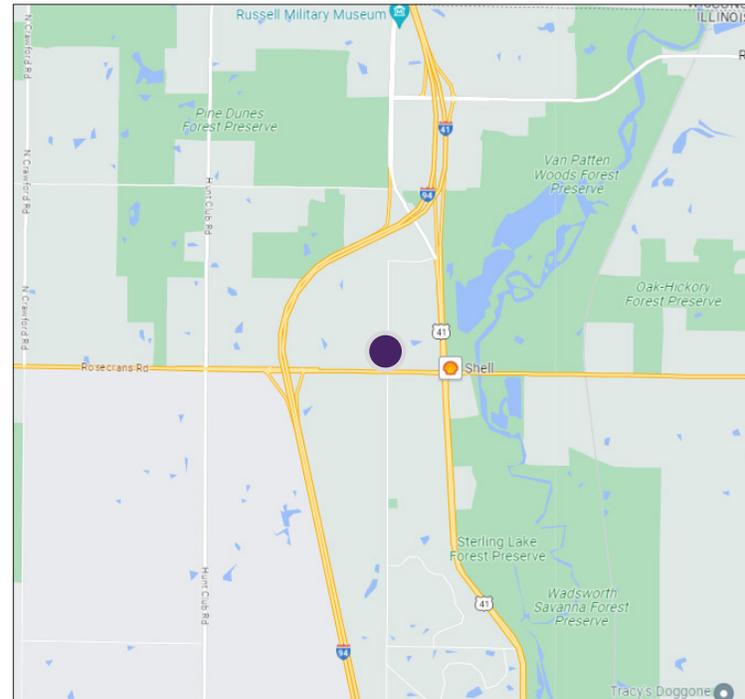
- 67 acre residential development site
- Located on SWC of Route 173 and Mill Creek Road
- Site benefits from future plan of interchange at I-94 and Route 173 to eventually become a full 4-way interchange
- Adjacent to CenterPoint Business Park development
- Easy access to O'Hare International Airport, Mitchell International Airport, MetraRail and highways
- Great opportunity for a developer or investor
- Zoning: SR - Suburban residential
- Traffic count: 98,000 vehicles daily
- Taxes (2024): \$8,012.06



Property Overview

A 67 acre residential development site in Wadsworth, IL is available for sale. The site is situated on the Southwest corner of Route 173 and Mill Creek Road. This site is in a prime location adjacent to the CenterPoint Business Park and has easy access to transportation, O'Hare International Airport, Mitchell International Airport. The site is surrounded by the lush greenery of parks and forest preserves and a multitude of business offices.

Wadsworth is a 9.671 square mile village located about 50 miles north of downtown Chicago along I-94. The village has approximately 3,815 residents and is in close proximity to active farmlands and Lake County Forest Preserve land holdings.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	429	14,124	81,818
Households	154	4,938	28,380
Median Income	\$110,937	\$96,528	\$90,446

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Area Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2010 Population	501	14,248	82,523
2023 Population	429	14,124	81,818
2028 Population Projection	420	14,251	82,556
Annual Growth 2010-2023	-1.1%	-0.1%	-0.1%
Annual Growth 2023-2028	-0.4%	0.2%	0.2%
Households:			
1 mile	3 mile	5 mile	
2010 Households	183	4,986	28,713
2023 Households	154	4,938	28,380
2028 Household Projection	151	4,985	28,634
Annual Growth 2010-2023	-0.3%	0.3%	0.2%
Annual Growth 2023-2028	-0.4%	0.2%	0.2%
Owner Occupied Households	128	4,172	21,630
Avg Household Income	\$134,942	\$126,755	\$112,509
Median Household Income	\$110,937	\$96,528	\$90,446
2020 Households by Household Inc:			
Less than \$25,000	11	299	2,812
\$25,000 - 50,000	20	909	4,897
\$50,000 - 75,000	11	678	4,106
\$75,000 - 100,000	25	677	3,843
\$100,000 - 125,000	24	580	3,156
\$125,000 - 150,000	13	439	2,708
\$150,000 - 200,000	24	451	3,583
Greater than \$200,000	27	905	3,274
Businesses and Employment:			
Total Number of Businesses	45	405	3,119
Total Number of Employees	619	6,494	36,806

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Consumer Spending (2023) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$6,537	\$189,798	\$1,026,160
Apparel	\$314	\$9,824	\$55,588
Women's Apparel	\$128	\$3,885	\$21,669
Men's Apparel	\$69	\$2,050	\$11,437
Girl's Apparel	\$20	\$694	\$4,059
Boy's Apparel	\$14	\$500	\$2,956
Infant's Apparel	\$12	\$411	\$2,435
Footwear	\$71	\$2,285	\$13,032
Entertainment, Hobbies & Pets	\$974	\$26,598	\$143,556
Entertainment	\$119	\$2,978	\$17,443
TV, Radio & Sound Equipment	\$186	\$5,659	\$31,070
Reading Material	\$17	\$435	\$2,230
Pets, Toys, Hobbies	\$169	\$4,633	\$25,176
Personal Items	\$484	\$12,894	\$67,637
Food & Alcohol	\$1,648	\$49,620	\$274,893
Food at Home	\$834	\$25,517	\$142,724
Food Away From Home	\$687	\$20,556	\$112,915
Alcoholic Beverages	\$127	\$3,548	\$19,254
Household	\$1,156	\$33,042	\$171,199
House Maintenance & Repair	\$253	\$7,624	\$38,876
Household Equipment/Furniture	\$413	\$12,339	\$65,074
Household Operations	\$338	\$9,133	\$47,387
Housing Costs	\$152	\$3,945	\$19,862
Health Care	\$340	\$9,188	\$48,831
Medical Services	\$202	\$5,532	\$29,483
Medical Supplies	\$36	\$1,013	\$5,389
Prescription Drugs	\$102	\$2,643	\$13,959
Education & Daycare	\$497	\$13,472	\$69,459
Education	\$318	\$8,781	\$45,573
Fees & Admissions	\$178	\$4,692	\$23,886

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Consumer Spending (2028) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$6,895	\$207,836	\$1,128,315
Apparel	\$321	\$10,416	\$59,064
Women's Apparel	\$131	\$4,155	\$23,289
Men's Apparel	\$70	\$2,187	\$12,254
Girl's Apparel	\$20	\$705	\$4,118
Boy's Apparel	\$15	\$507	\$2,983
Infant's Apparel	\$13	\$444	\$2,605
Footwear	\$73	\$2,418	\$13,815
Entertainment, Hobbies & Pets	\$988	\$27,995	\$151,882
Entertainment	\$119	\$3,066	\$18,057
TV, Radio & Sound Equipment	\$186	\$5,847	\$32,163
Reading Material	\$16	\$450	\$2,333
Pets, Toys, Hobbies	\$169	\$4,772	\$26,045
Personal Items	\$499	\$13,860	\$73,284
Food & Alcohol	\$1,744	\$54,395	\$302,176
Food at Home	\$886	\$28,062	\$157,405
Food Away From Home	\$729	\$22,573	\$124,300
Alcoholic Beverages	\$129	\$3,760	\$20,472
Household	\$1,161	\$34,479	\$179,411
House Maintenance & Repair	\$255	\$7,920	\$40,511
Household Equipment/Furniture	\$404	\$12,569	\$66,562
Household Operations	\$350	\$9,863	\$51,428
Housing Costs	\$151	\$4,127	\$20,910
Health Care	\$366	\$10,333	\$55,406
Medical Services	\$218	\$6,211	\$33,315
Medical Supplies	\$39	\$1,144	\$6,152
Prescription Drugs	\$109	\$2,978	\$15,939
Education & Daycare	\$519	\$14,822	\$76,893
Education	\$342	\$9,985	\$52,168
Fees & Admissions	\$177	\$4,837	\$24,725

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