

1 Wise Road, Hanover Park, IL

**\$295,000**



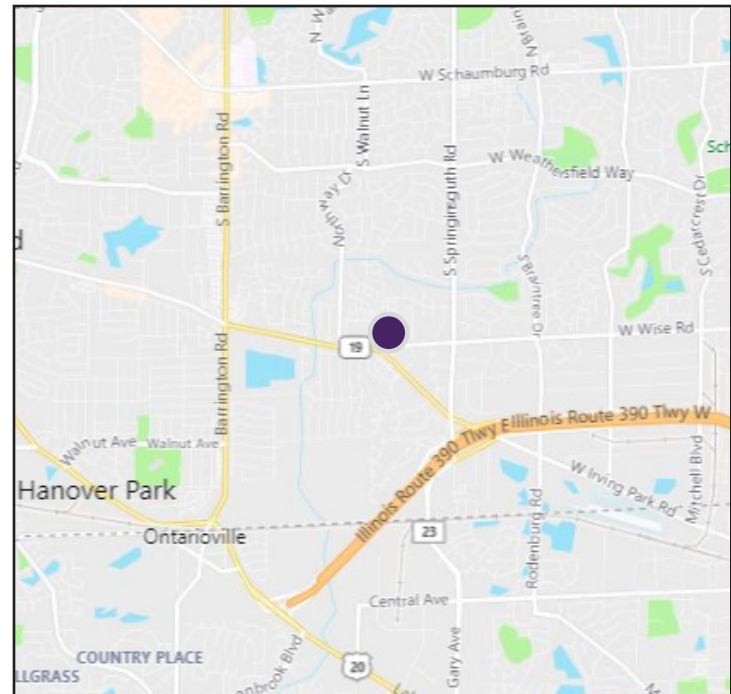
## Property Highlights

- 74,488 SF development site
- 186' frontage facing West Irving Park Road
- Potential to build office or medical office, retail center, day care facility, a restaurant and more
- Utilities adjacent to site
- Nearby businesses: Verandah Retirement Community, Anytime Fitness, Starbucks, CVS, Dollar General, Culver's and more
- Traffic Count: 38,823 cars daily
- Zoning: Commercial B2
- Taxes (2018): \$19,896 (under protest)

## Property Overview

A 74,488 square foot development site at the corner of Farmstead Lane and West Irving Park Road is available for sale. This 1.71 acre lot has 186' frontage facing West Irving Park Road and 399' frontage on Farmstead Lane. The lot can potentially be developed as a retail center, office or medical office, daycare facility, a restaurant and more. The site is in close proximity to the Verandah Retirement Community and is among national retailers such as CVS, Starbucks, Dollar General and Culver's.

Hanover Park, is a growing city in the northwest suburbs of Chicago. The area around Barrington Rd. and Irving Park, is in demand with local and national retailers such as Menards, Walgreens, McDonalds, LA Fitness and Chase.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,001	134,623	276,908
Households	5,663	46,578	99,595
Median Income	\$73,240	\$77,577	\$82,441