

TRUSTEE ORDERS SALE: FORMER BANK BRANCH IN ROSELLE

Price
Reduced
\$ 1,750,000

505 N. Roselle Rd. | Roselle, IL 60172

\$2,850,000



Property Highlights

Location: Just off the interchange at the Elgin-O'Hare Expressway and Roselle Rd. Located at Roselle Rd and Arthur Ave, the site has 183 feet of frontage on Roselle.

Building: 9,600 square feet on two levels, plus 4,800 square foot basement

Parking: available for 38 cars

Traffic Count: 28,100 vehicles pass daily on Roselle Rd

Zoning: B-2, neighborhood shopping center district

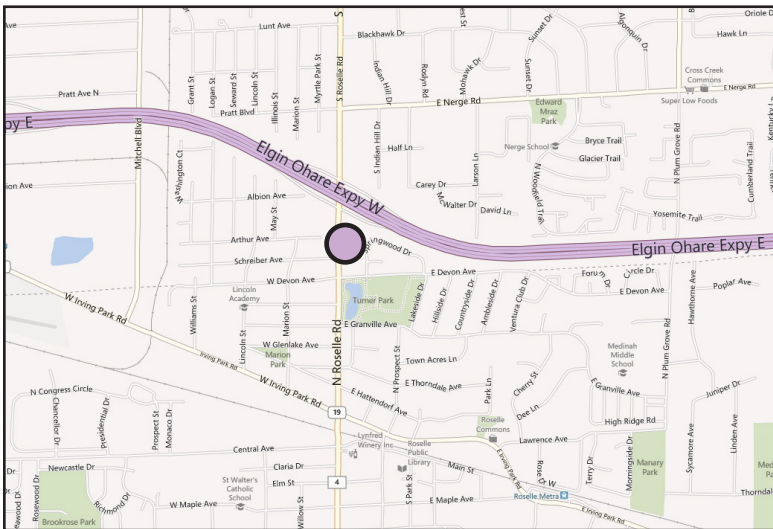
Est. 2013 Taxes: \$43,353, after successful appeal

Description

Developed in 2001, this freestanding modern bank facility features 9,600 square feet of commercial/office space on two floors. An additional 4,800 square feet in the basement includes the vault, an employee lounge and additional storage space. This facility is a former location for FirstMerit Bank. The building features two drive-thru lanes and an ATM lane covered by a 900 square foot canopy.

Potential Uses

This property could be used as medical office space, a drug store, as a school or tutoring space, a health club and more. The space can also be divided to accommodate multiple uses.



Disclaimer: Millennium Properties R/E, Inc. is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Daniel J. Hyman
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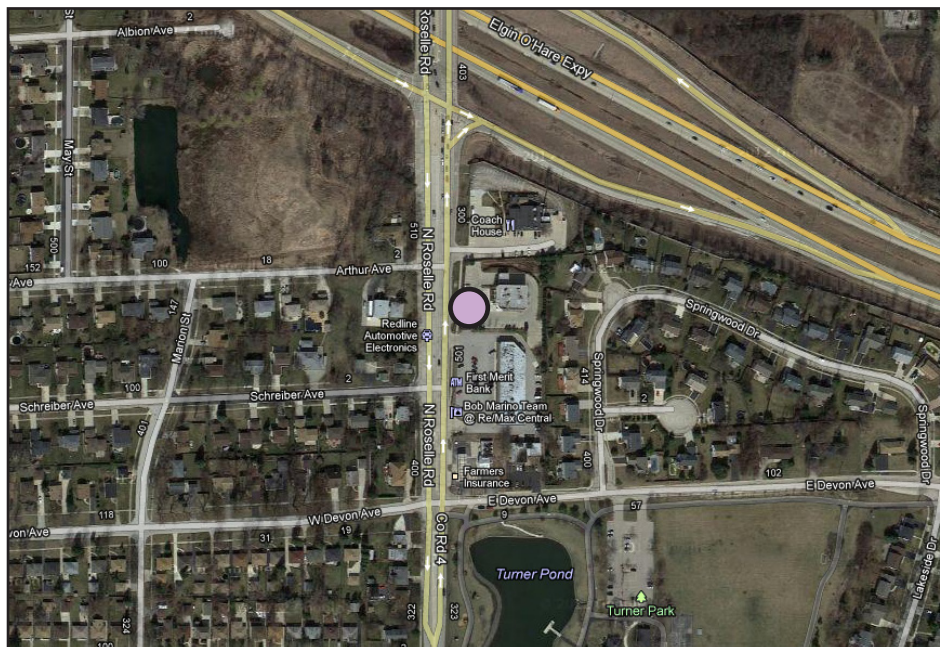
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| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| 2011 Total Population | 10,410 | 97,088 | 275,229 |
| Growth 2011-2016 | 0.50% | (0.60%) | (0.60%) |
| Per Capita Income | \$35,884 | \$35,348 | \$32,516 |
| Average Age | 38.50 | 40.10 | 38.00 |
| HOUSEHOLDS | | | |
| 2011 Total Households | 3,904 | 37,872 | 101,336 |
| Growth 2011-2016 | 2.20% | 0.50% | 0.00% |
| Median Income | \$76,938 | \$74,346 | \$72,780 |
| Average Size | 2.66 | 2.54 | 2.70 |
| Average Vehicles | 1.40 | 1.30 | 1.20 |
| HOUSING | | | |
| Median Housing Value | \$338,272 | \$299,666 | \$272,630 |
| Median Year Built | 1976 | 1977 | 1977 |

Area Highlights

Situated just south of the Elgin-O'Hare Expressway, this former FirstMerit location is very desirable for a bank or medical office. The high volume of cars passing the site on a daily basis makes it highly visible and convenient for customers.

Roselle is a largely residential community, with less than 1.1 million square feet of office and retail space in its 5.4 square miles. Although there are three commercial areas in Roselle, the nearest large retail outlet is the Schaumburg Town Center Shopping Center, located 1 mile north of this site. Roselle features convenient access to transportation for its residents via the Elgin-O'Hare Expressway and three Metra stops on the Milwaukee District/West line between Elgin and downtown. In addition, Roselle is only 25 minutes away from O'Hare International Airport.



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Interior Photos



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