

MT.
PROSPECT,
ILLINOIS

RETAIL SITE: Ground Lease or Build-to-Suit

Available!!!

**2.1 Acre Retail Site for Ground Lease or Build-To-Suit
Single User or Strip Center Development**

**Elmhurst Road (Route 83)
Between Algonquin Road And Dempster Avenue**

LOCATION

On the west side of Elmhurst Road (Route 83) between Algonquin Road and Dempster Avenue in Mt. Prospect, IL. IDOT traffic counts show AADT of over 35,000 cars per day.

BUILDING SIZE(S)

Preliminary plans have been drawn to provide for two 4,000 square foot +/- buildings (with drive-thru capabilities) or possible strip center of approximately 10,000 square feet. Shop space from 1,200 square feet (60' depth).

NEIGHBORS

This stretch of Elmhurst Road is home to several large shopping centers anchored by Kohl's, Hobby Lobby and Jewel-Osco. You'll find Harris Bank and Parkway Bank on pads nearby, as well as a number of the major fast

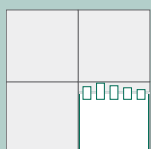
food players including Taco Bell, Subway, KFC, Dunkin' Donuts/Baskin Robbins, and Burger King. The property fronts an office campus, and there is substantial daytime office population plus a residential population of over 110,000 within a three mile radius of the property.

[\(Click for interactive map/aerial\)](#)



For further
information,
please contact
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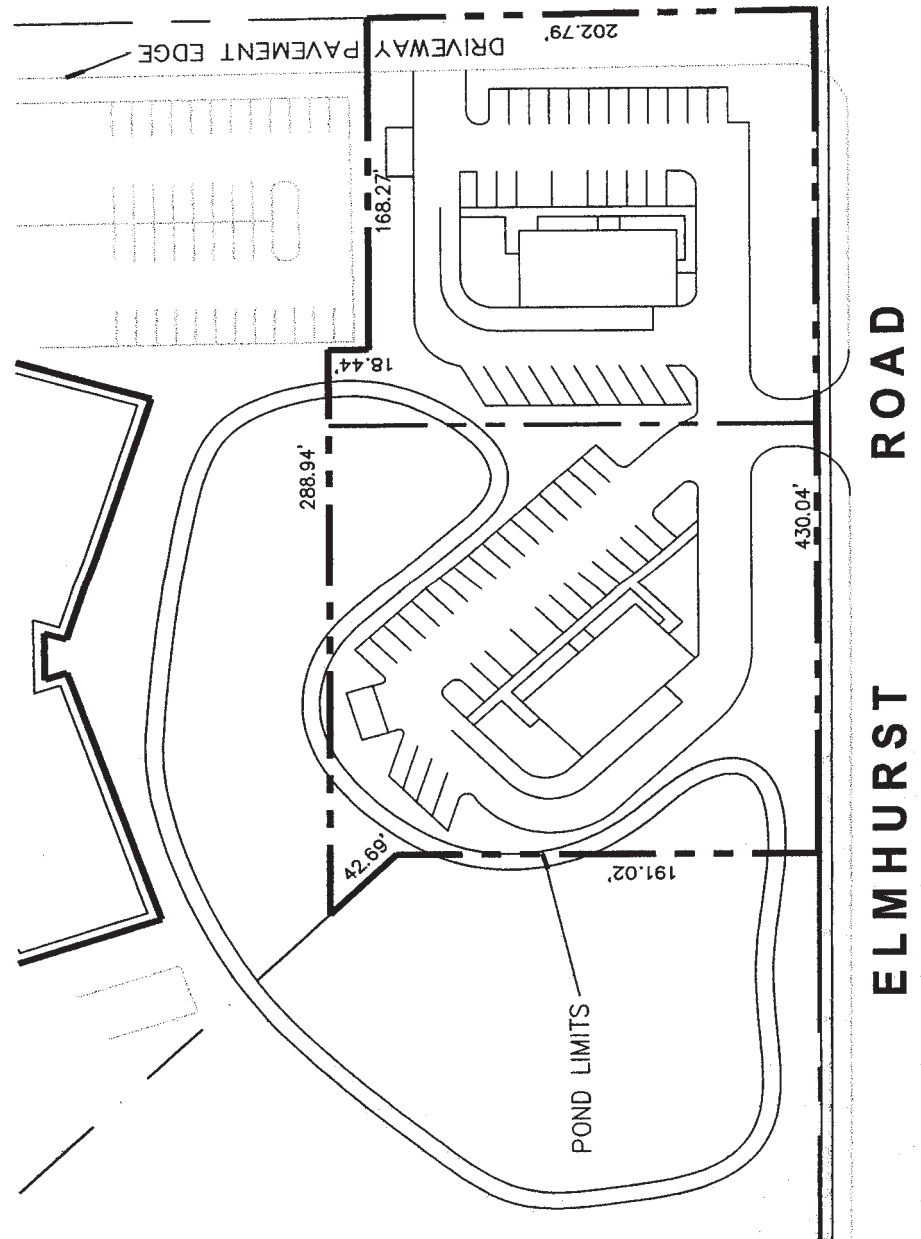
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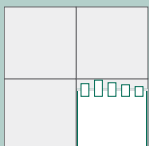
LAKE CENTER CORPORATE PARK SITE INFORMATION

Total Site Area: 91,911.6 SF
Pond SF: 12,189 SF
Driveway SF: 5,580 SF
Net Parcel SF: 74,142.6 SF



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