



1.2 ACRES, 1.49 ACRES & 1.73 ACRES

NWC OF I-90 & ROUTE 59 | HOFFMAN ESTATES, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018
773.355.3000 (main) | www.lee-associates.com

RICK SCARDINO | Principal
rscardino@lee-associates.com | 773.355.3040

PROPERTY HIGHLIGHTS



Available: 1.2 acres, 1.49 acres, and 1.73 acres for sale



Exceptional visibility along I-90 at a four-way interchange



B4 Zoning ([View More](#))
[Phase 1 Environmental Report](#)
[Phase 2 Environmental Report](#)



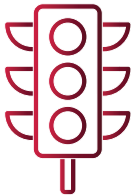
Area tenants include Cabela's, Marriott, NOW Arena, PetSmart, Target, TJ Maxx



Affluent white collar quadrant



10,500+ employees at Prairie Stone



Stop-lit intersection



Off-site detention

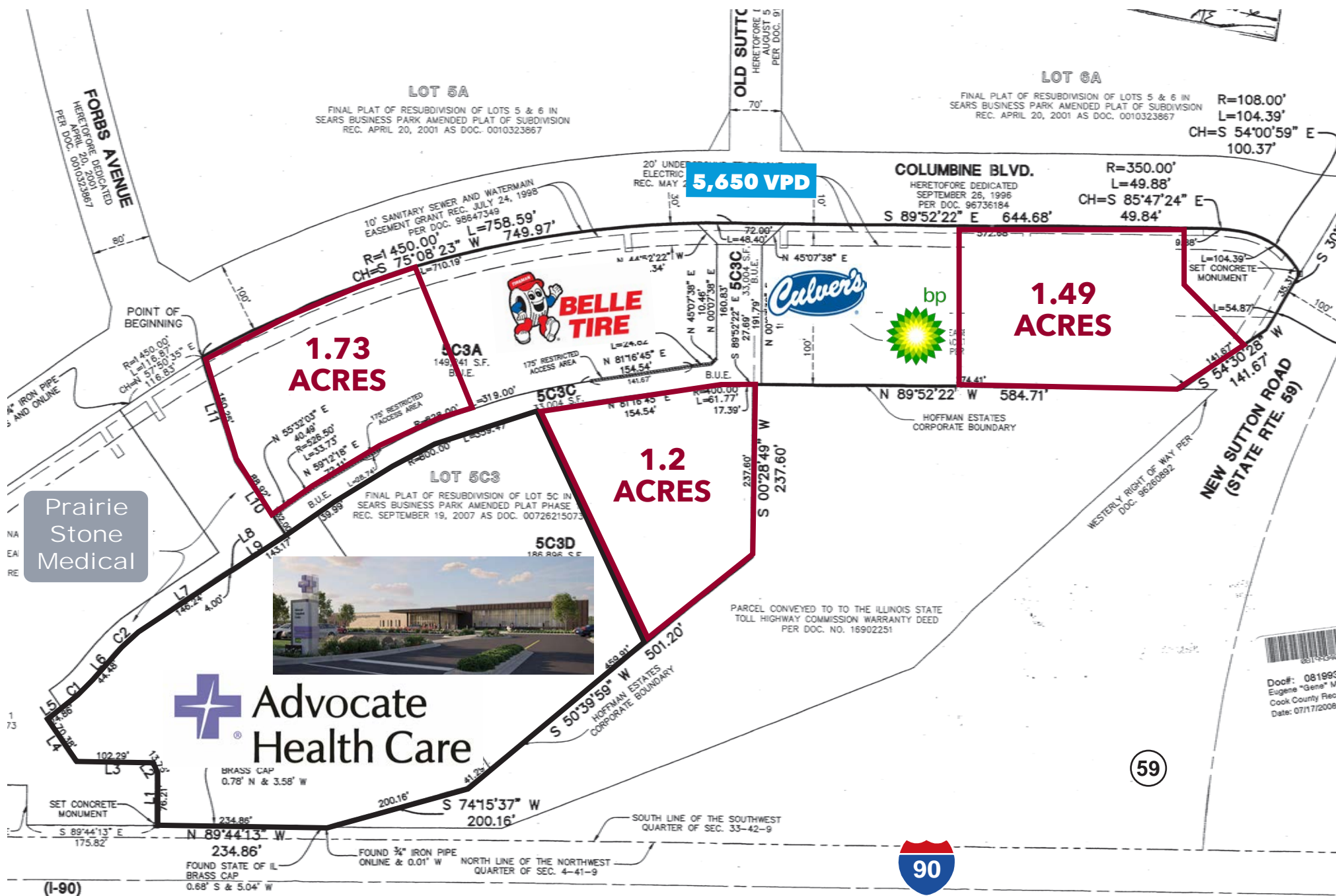


Potential uses for dining, hotel, medical office, multi-family and retail

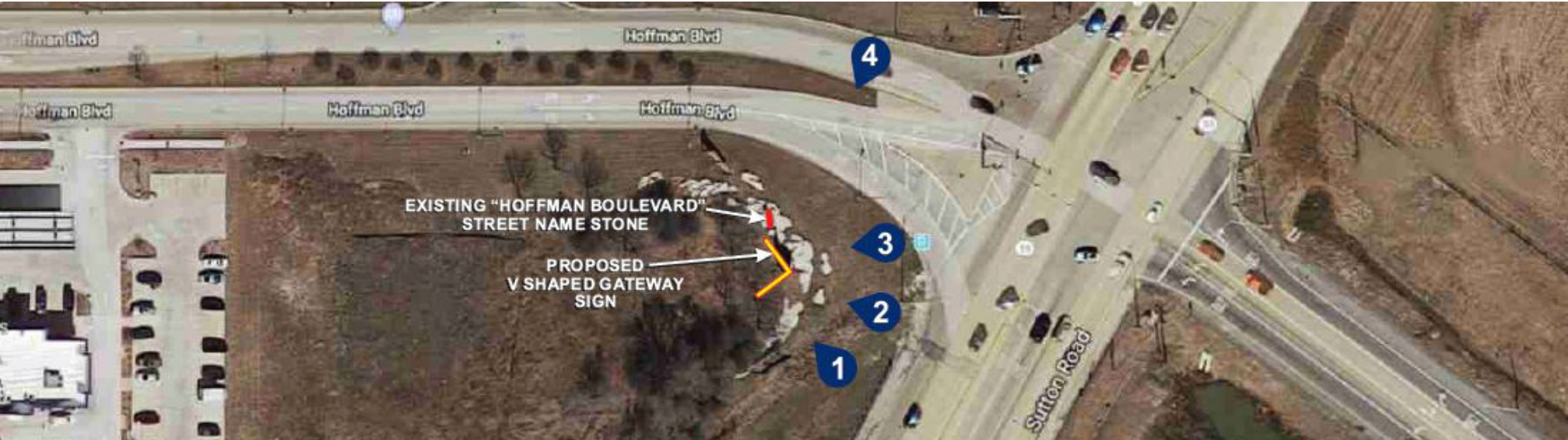


Higgins Road: 24,500 VPD
New Sutton Road: 25,000 VPD
I-90: 127,900 VPD

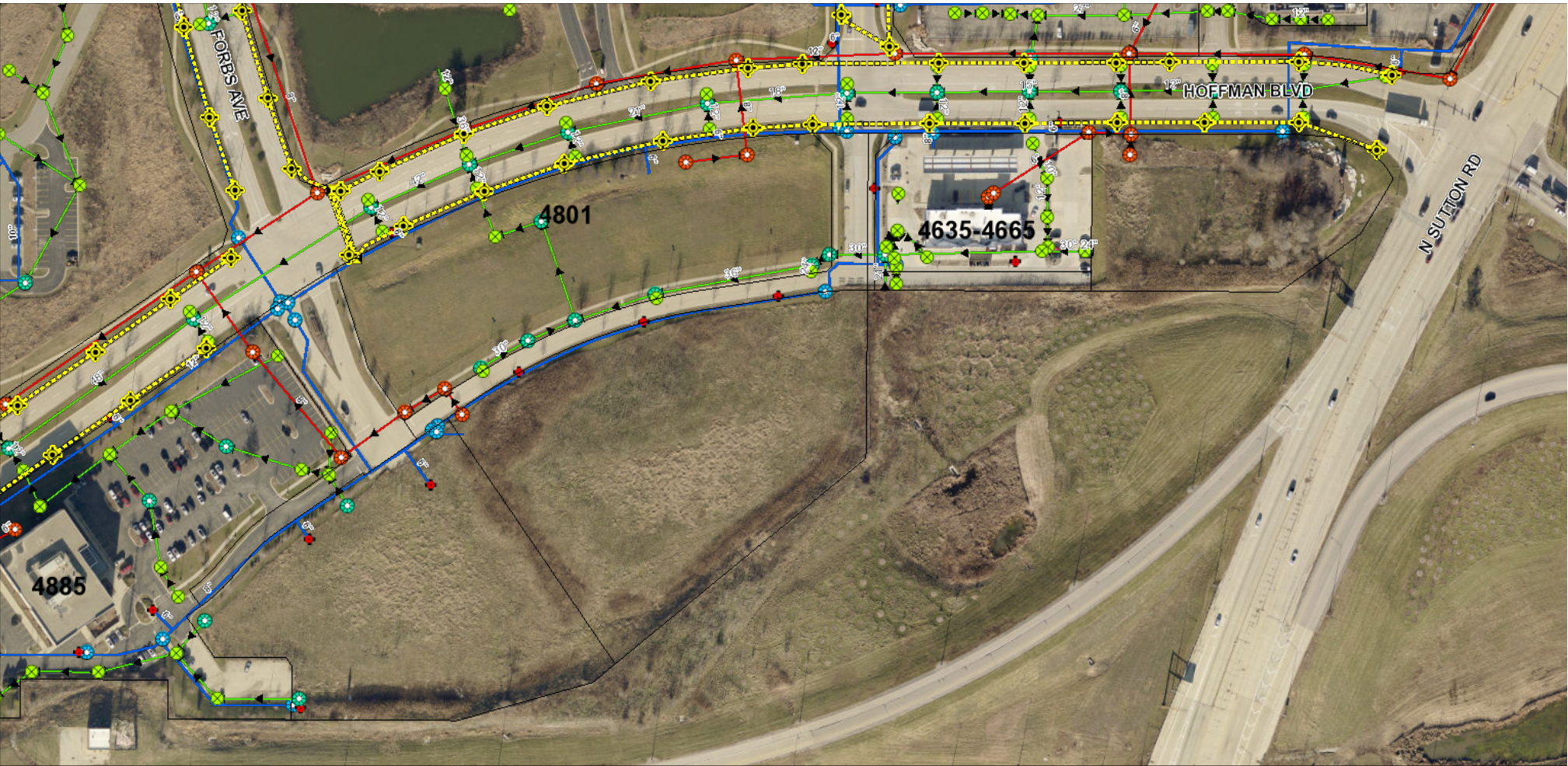
SITE SURVEY



EXISTING SIGN & PROPOSED NEW SIGN LOCATION

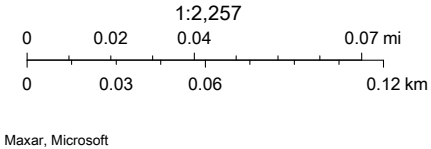


UTILITIES MAP



7/25/2022, 1:21:04 PM

- | | | | | | |
|--------------------|-----------------|---------------|---------------------|--------------------|---------------|
| Valve Vault | Transformer Box | Private | Catch Basin | Sanitary Manhole | Parcel |
| Water Main | Street Light | Storm Main | Misc Storm | Street Name | 2020 Aerial |
| Fire Hydrant | ComEd | Culvert | Sanitary Force Main | Municipal Boundary | Red: Band_1 |
| Street Light Cable | Other | Storm Manhole | Sanitary Main | Surrounding Parcel | Green: Band_2 |
| | Our Agency | | | | Blue: Band_3 |



DEMOGRAPHICS



1 MILE

1,350

Estimated
Population

405

Number of
Households

\$218,871

Household
Income

5,681

Daytime
Population

3 MILES

27,867

Estimated
Population

9,988

Number of
Households

\$157,642

Household
Income

26,814

Daytime
Population

5 MILES

174,651

Estimated
Population

59,511

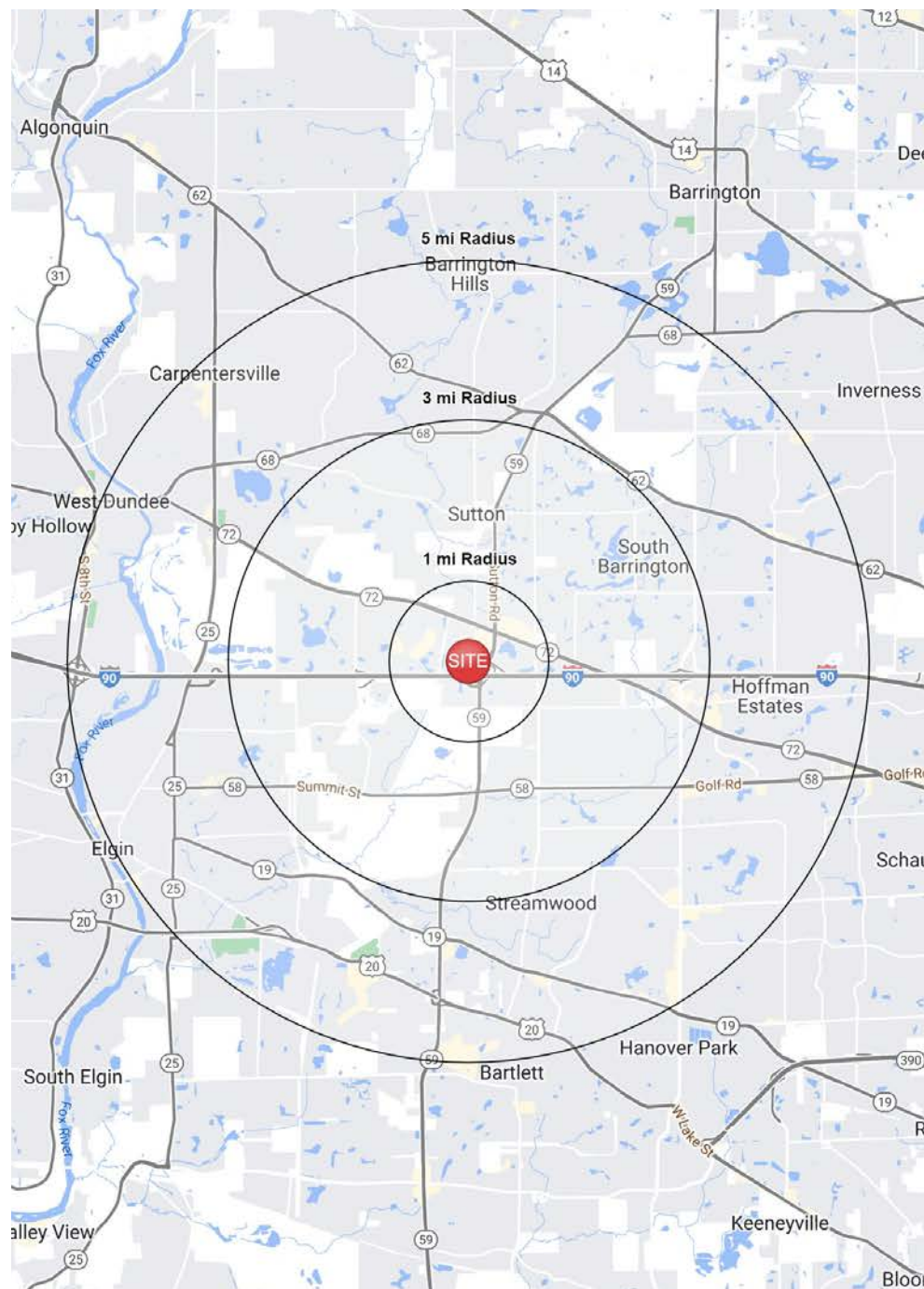
Number of
Households

\$127,853

Household
Income

95,970

Daytime
Population



[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

RETAIL AERIAL



1.2 ACRES, 1.49 ACRES & 1.73 ACRES

NWC OF I-90 & ROUTE 59 | HOFFMAN ESTATES, IL