

FOR SALE

RETAIL DEVELOPMENT OPPORTUNITY

SEC OF MEADOWS DR & KIRCHOFF ROAD
Rolling Meadows, IL



www.cbre.us/lsgoakbrook

CBRE

FOR SALE RETAIL DEVELOPMENT OPPORTUNITY

**SEC OF MEADOW DR
& KIRCHOFF RD**
Rolling Meadows, Illinois

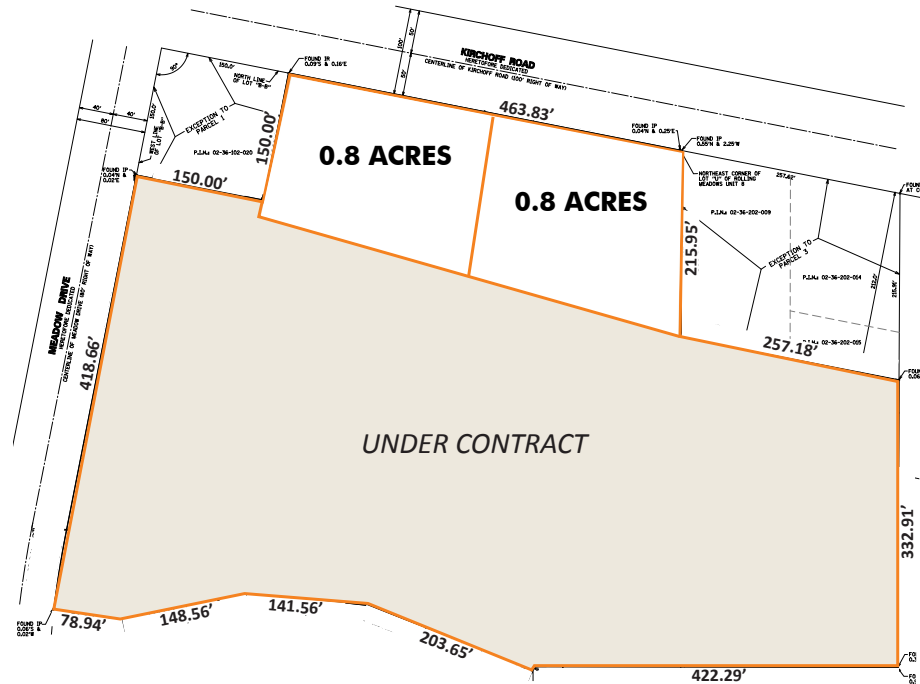


PROPERTY HIGHLIGHTS

- + 1.6 Acres Divisible
- + Development Site - Potential Uses include: Medical, Retail & Investment
- + Approval received from City Council on Preliminary Plan for 106 townhomes and 2 commercial lots (see concept plan below)
- + Utilities stubbed to the property lines and detention area sized to accommodate flows from outlots
- + Ideally situated within the downtown district of Rolling Meadows
- + Adjacent to a newly renovated Jewel-Osco anchored shopping center
- + Just south of Arlington International Racecourse
- + Currently Zoned [C-2 General Commercial Services District](#)
- + Traffic Counts:
12,800 vehicles per day on Kirchoff Road
- + Price: \$1,400,000.00
- + Please call for additional information



SURVEY



FOR SALE RETAIL DEVELOPMENT OPPORTUNITY

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Rolling Meadows, Illinois

AVAILABLE

UNDER
CONTRACT

106 TOTAL UNITS
11.8 DU PER ACRE
49 (22' X 37' READ LOADED)
64 (24' X 36' FRONT LOADED)

PARKING
30 STREET SPACES
226 DRIVEWAY SPACES



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AREA RETAIL



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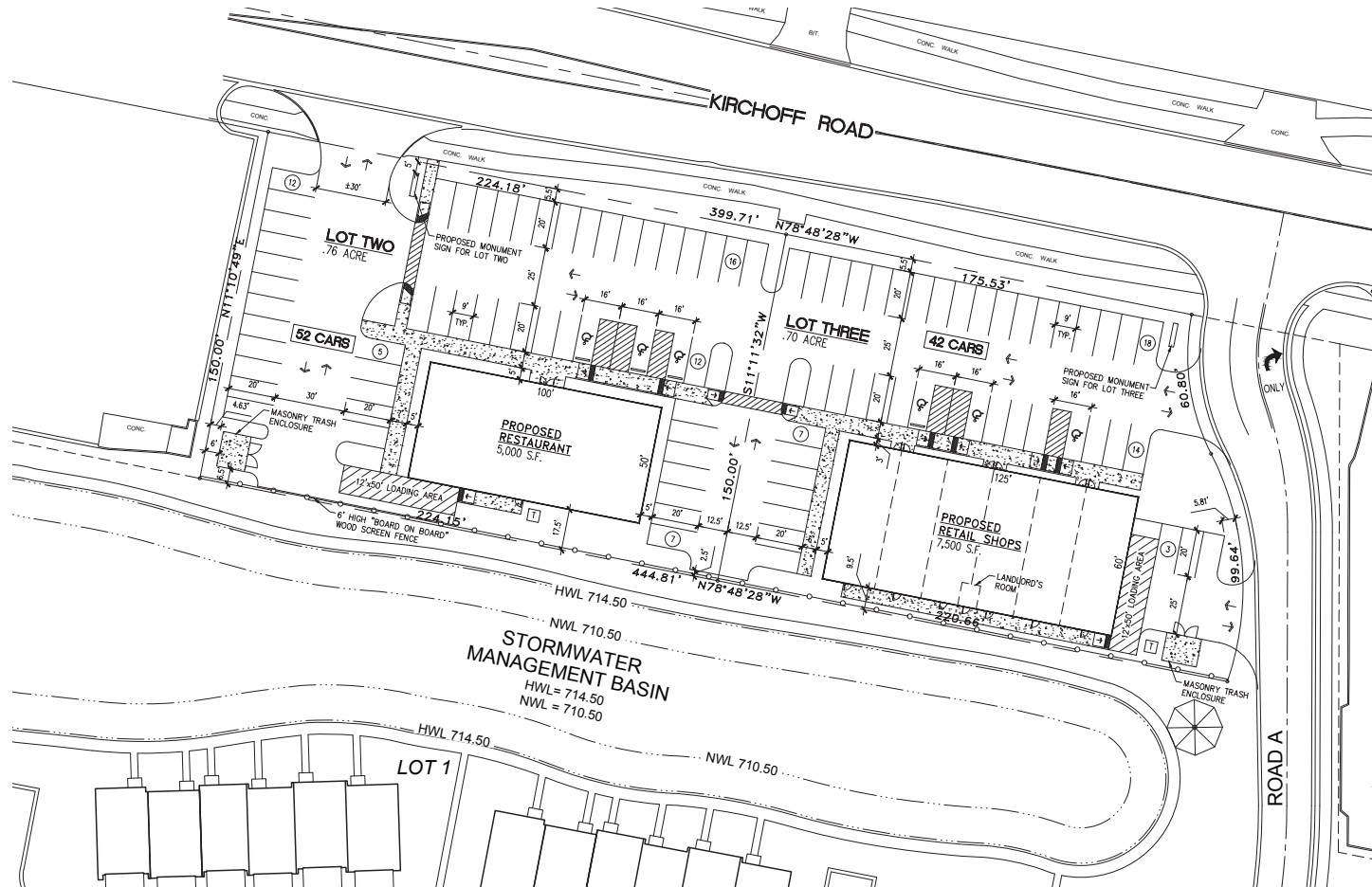
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RETAIL CONCEPT PLAN 1



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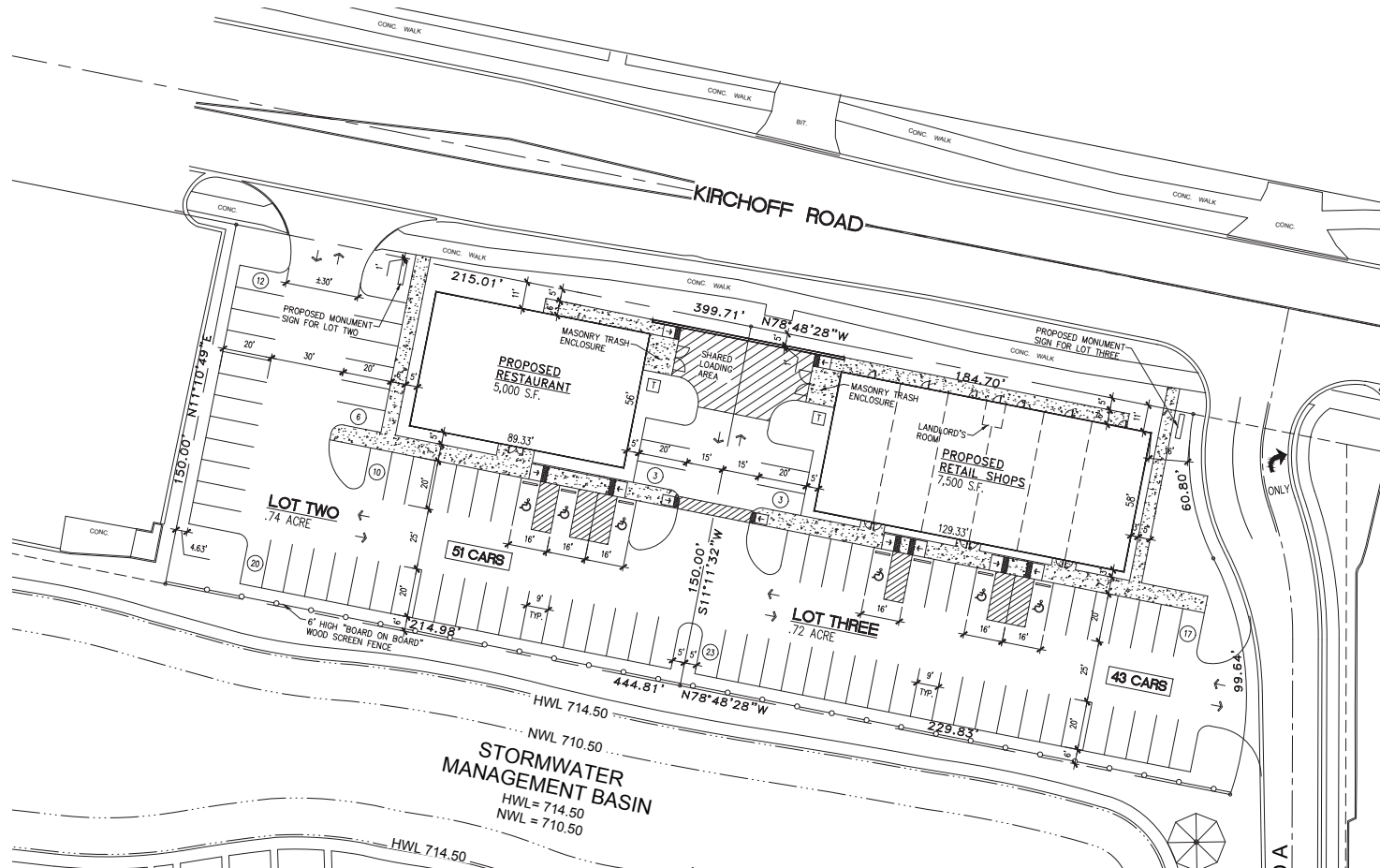
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RETAIL CONCEPT PLAN 2



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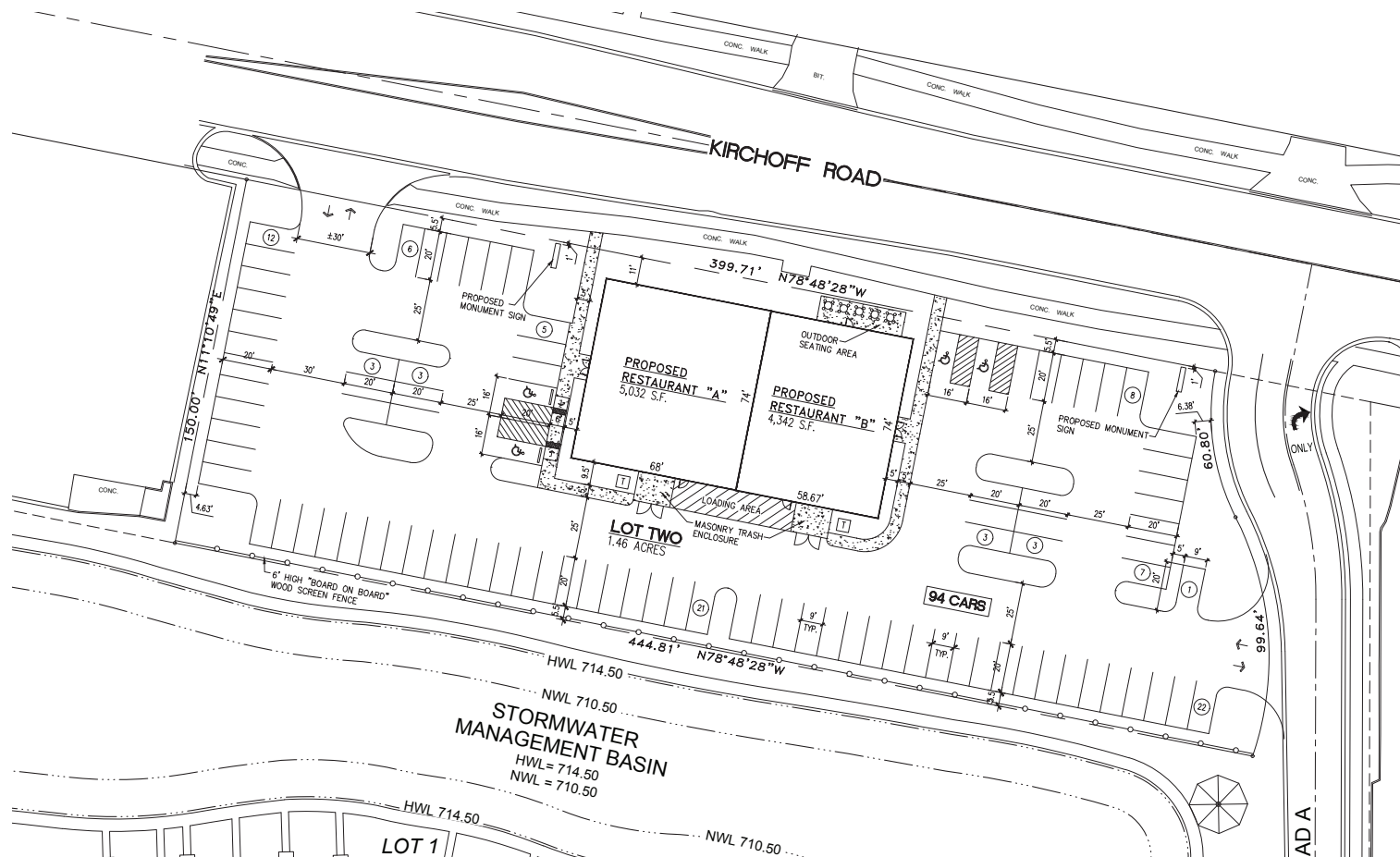
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RETAIL CONCEPT PLAN 3



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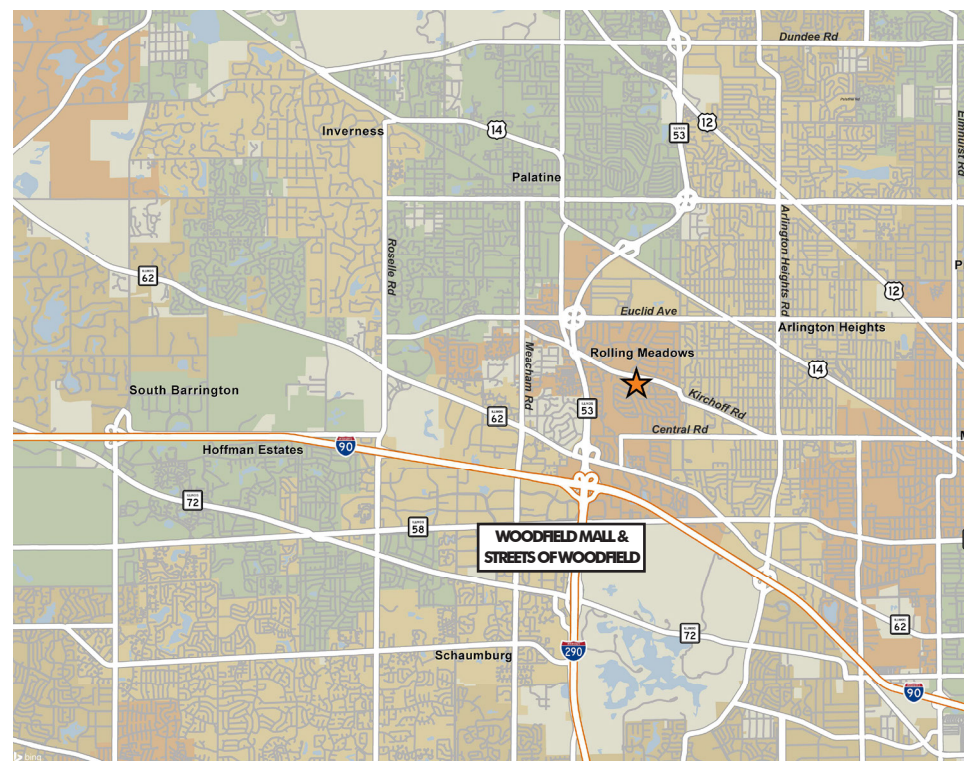
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DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	13,293	101,551	291,024
Average Household Income	\$99,163	\$108,637	\$103,949
Average Housing Value	\$296,071	\$365,316	\$343,193



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