

# Glenview - Chicago North Shore LAND/DEVELOPMENT OPPORTUNITY WITH CURB CUT AND DRIVEWAY

3330 Milwaukee Ave. Glenview, IL 60062



## Glenview

Glenview is an affluent suburb ideally located on Chicago's North shore, approximately 14 miles from downtown Chicago and 13 miles from O'Hare International Airport. Glenview is adjacent to interstates I-94 and I-294 with major roadways carrying up to 42,000 cars daily. Glenview is home to a number of major U.S. corporations and their offices including Anixter, Aon, Avon, and Kraft Foods. Downtown Glenview offers various shopping and dining options as well as a convenient Metra commuter rail station. As of the 2013 census, the village population was 50,692.



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	3,200	49,062	143,751
2015 Female Population	3,391	51,823	152,842
2015 Total Population	6,591	100,885	296,593
2015 Total Households	2,563	38,016	112,256

## Income

2015 Median Household Income	\$64,200	\$69,535	\$70,218
2015 Per Capita Income	\$38,386	\$38,983	\$38,767
2015 Average Household Income	\$96,602	\$102,433	\$101,216

## Nearby Businesses

Liquid Fusion Cafe	H Mart
Manor Care Health Services	Frito-Lay
Arden Courts of Northbrook	Spin City
In Paris - Restaurant Banquet Hall	

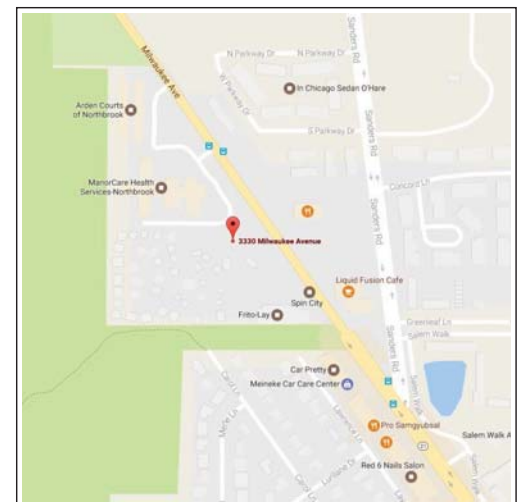
## Description

The subject site of approx. 32,131 SF (.73 acres) is located on Milwaukee Ave. in Glenview, IL. The parcel is zoned B-2 Commercial Use by the Village of Glenview, which allows for retail development, office, senior housing or other use (to be confirmed by village). Site has a curb cut, driveway and is environmentally clean and cleared. Owner will consider a build to suit.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. M703 3-7-17

## Map

Across from Arden Assisted Living on Milwaukee



**3330 Milwaukee Ave. Glenview, IL 60062**

Size (Approx.) 32,131 SF (Land)

.73 Acres (Lot)

Zoning B-2 (Commercial Development District)

Price \$574,000 (Vacant Land for Sale) **Price Reduced!**

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com

LISTING INFO

Listing Agents	Jarrett Fradin <a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>
Transaction Type	Real Estate Sale- Land- Development Opportunity
<b>Property Data</b>	
Area/ Neighborhood	Glenview, IL
Address	3330 Milwaukee Ave
City, Zip	Glenview, IL 60062
PIN#	04-30-200-012-0000
Real Estate Price	\$574,000 (Land for Sale) <b>Price Reduction!</b>
Property Tax	\$6,727(2015)
Land Size	+/- 32,131 SF
Lot Size	+/- .73 acres
Building Size	N/A
Zoning	B2- Commercial (Commercial Development district)
Set Back Requirements	None. A 25' alley is required in the rear per current zoning plan (please confirm with City of Glenview).
Potential Development	Full Use of Space
Dimensions	123 x 306 X 100 X 377
Showings	Land/Development Opportunity
Frontage	+/- 32,131
Property Description	The subject site of approx. 32,131 SF (.73 acres) is located on Milwaukee Ave in Glenview, Illinois. The parcel is zoned B-2 Commercial Use by the Village of Glenview which allows for retail development, office, senior housing or other use (to be confirmed by village). Site has a curb cut, driveway and is environmentally clean and cleared. Owner will consider a build to suit.
Utilities to Site	Electric, Gas, sanitary, Water-Municipal
Potential Uses	Development
Road Service	Asphalt/Concrete
Location Description	Glenview is an affluent suburb ideally located on Chicago's North shore, approximately 14 miles from downtown Chicago and 13 miles from O'Hare International Airport. Glenview is adjacent to interstates I-94 and I-294 with major roadways carrying up to 42,000 cars daily. Glenview is home to a number of major U.S. corporations and their offices including Anixter, Aon, Avon, and Kraft Foods. Downtown Glenview offers various shopping and dining options as well as a convenient Metra commuter rail station. As of the 2013 census, the village population was 50,692.
Cross Streets	Located Across from Arden Assisted Living on Milwaukee.



Residential  
Commercial  
ALTA

# PLAT OF SURVEY

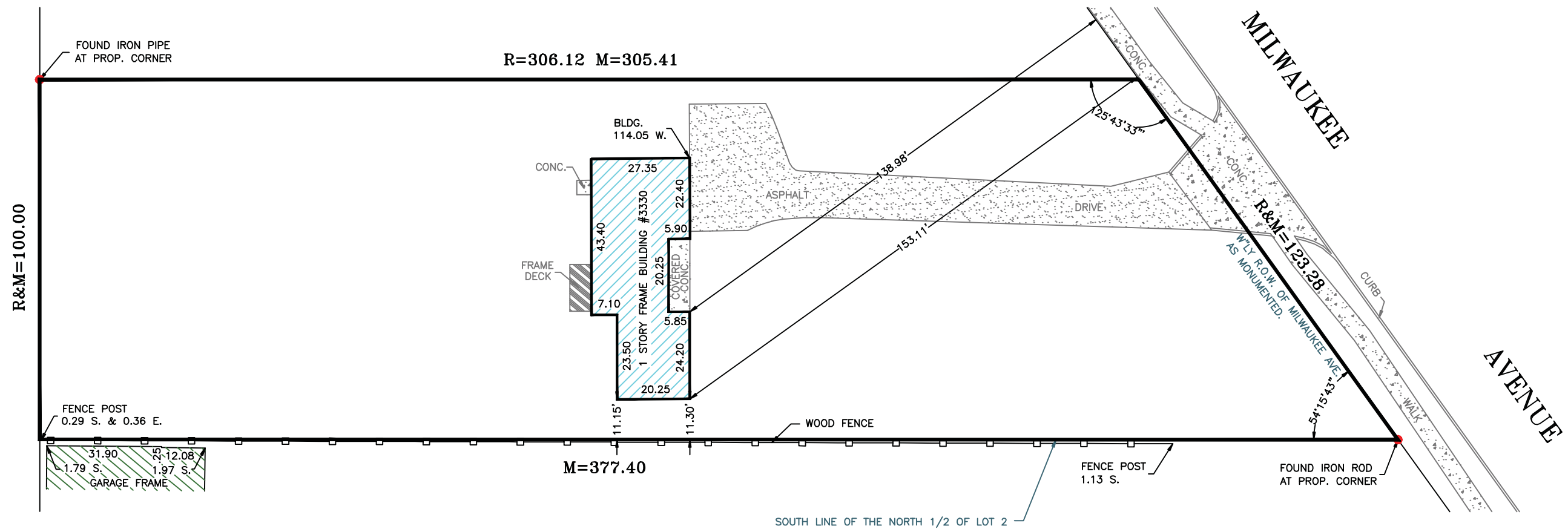
Studnicka and Associates, Ltd.

Topographical  
Condominium  
Site Plans

Tel. 815 485-0445  
Fax 815 485-0528

17901 Haas Road  
Mokena, Illinois 60448

THE NORTH 1/2 OF LOT 2



Scale: 1" = 30 feet

Distances are marked in feet and decimals.

Ordered by: Shai Wolkowicki

Order No.: 12-6-128

Compare all points before building by same and at once report any difference.  
For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 7/2/12

Drawn by: S. K.

Proofed by: T.S.

Design Firm Registration # 184-002791

L O T 2

STATE OF ILLINOIS }  
COUNTY OF WILL } ss

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL, July 3, A.D. 2012

by \_\_\_\_\_

License No. 3304 Expires 11/30/12