

NWC OF ROUTE 59 & W BARTLETT RD
BARTLETT, IL 60103

COMMERCIAL LAND

DEVELOPMENT SITE

6.29 ACRES OF COMMERCIAL LAND
AVAILABLE FOR A VARIETY OF USES

WEST BARTLETT ROAD

ROUTE 59

 **Cornerstone**
COMMERCIAL REAL ESTATE

PETER L. KARLIS
Vice President
630.853.1313
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SPERO P. ADAMIS
Principal / Designated Managing Broker
312.348.1000
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OPPORTUNITY HIGHLIGHTS

- 346 Residential Units Under Development on Neighboring Site (192 Acres)
- 6.29 Acre Commercial Development Site Available
- Excellent Proposed Access Points on Route 59 and West Bartlett Road
- Annexed with B3 Commercial Zoning and Its Allocated Permitted Uses
- Sewer and Water to Site
- Perfect for Restaurant (Dine-in and Quick Service), Grocery, and a Wide Variety of General Commercial
- Village Incentives Available
- 1.4 Miles to Metra (MD-W Line) Bartlett Station (East on West Bartlett Road)
- 5.0 Miles to Interstate 90 (North on Route 59)
- 1.0 Mile to Brewster Creek Business Park - 5,200,000+ Square Feet of Industrial Space Housing 75 Businesses

This marketing package has been prepared to provide a summary of property information to prospective tenants and their brokers, and does not purport to present all material information regarding the subject property. The information contained herein has been obtained from sources we believe to be reliable, however, we have not conducted any investigation regarding these matters and Cornerstone Commercial Real Estate makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any property specifications, financial statements, projections, opinions, or estimates presented are for example only and do not necessarily represent the past or future performance of the property. Prospective tenants are solely responsible for their own due diligence investigations into the condition and operation of the property, and its suitability for their purpose.

Agency Disclosure: Cornerstone Commercial Real Estate (Broker), through Peter L. Karlis, is acting as solely as an agent of the property owner. Any information provided to Broker may be disclosed to the owner.



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192 ACRE DEVELOPMENT SITE
346 RESIDENTIAL UNITS UNDER CONSTRUCTION

6.29 ACRE
DEVELOPMENT SITE

WEST BARTLETT ROAD
14,600 VPD

ROUTE 59

37,600 VPD

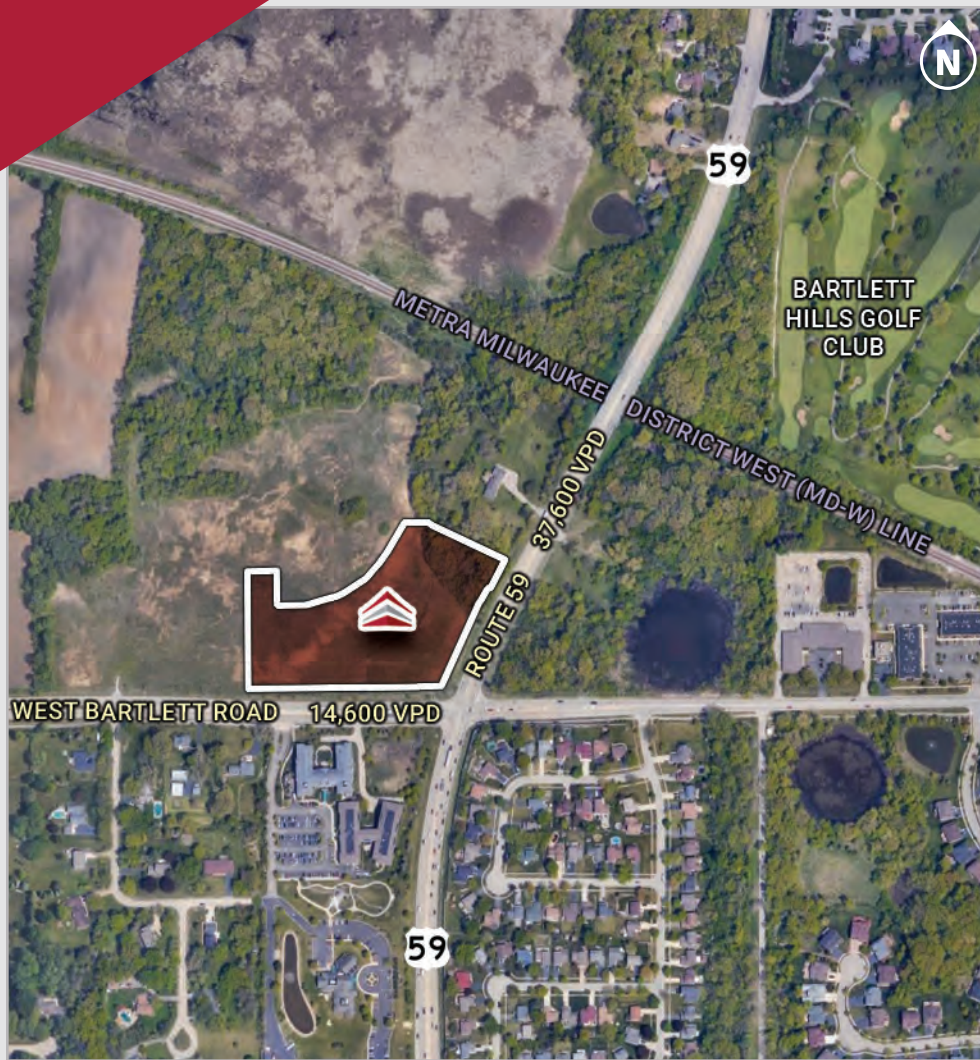
574' OF FRONTAGE

483' OF FRONTAGE

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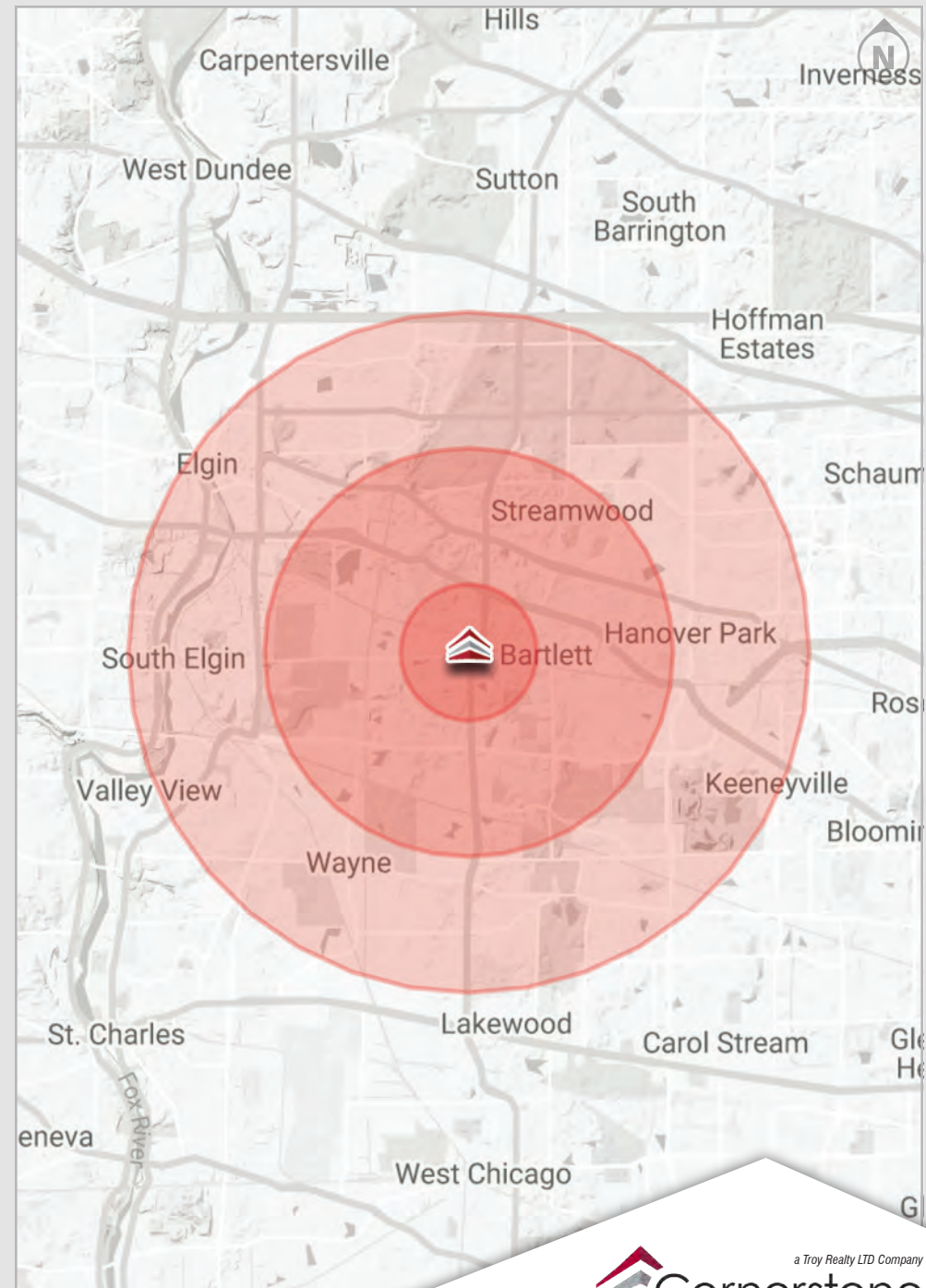


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	5,755	72,162	215,173
Households	1,836	22,727	68,357
Average Household Size	2.8	3.1	3
Median Home Value	\$290,376	\$248,477	\$234,476
Average Household Income	\$129,824	\$113,442	\$103,295

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