

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,100,000.00
LOT SIZE:	6.29 Acres
ZONING:	PUD - B3`
TRAFFIC COUNT:	36,000 VPD
SIGNALIZED CORNER:	Yes
ACCESS:	Bartlett RD and Rt 59



PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer for Sale this 6.29 acre retail development site located at the Northwest Corner of Route 59 and West Bartlett Rd in the Village of Bartlett Illinois. This exceptional signalized corner boasts over 480 feet of frontage on Route 59 and 574 feet of frontage on West Bartlett Rd with multiple convenient access points. The generous B3 Zoning could accommodate multiple Quick Service Restaurants, A Single or Multi tenant retail center, Grocery, and Fuel uses are just some of many possibilities. The site is located on a major commuter corridor just 5 miles South of US 90. It is only 1 mile East of Brewster Creek Business park and 1.4 Miles from Downtown Bartlett and the Metra Station. This site is adjacent to the NEW 200 Acre DR Horton development that has over 340 Residential units including single family homes and active adult duplexes. Sewer and Water is onsite and village incentives may be available.

DAVID COUPE

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MERCHANT AERIAL



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SITE PLAN





9/24/2021



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BARTLETT RD. ELEVATION



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EAST ELEVATION



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ADDITIONAL PHOTOS

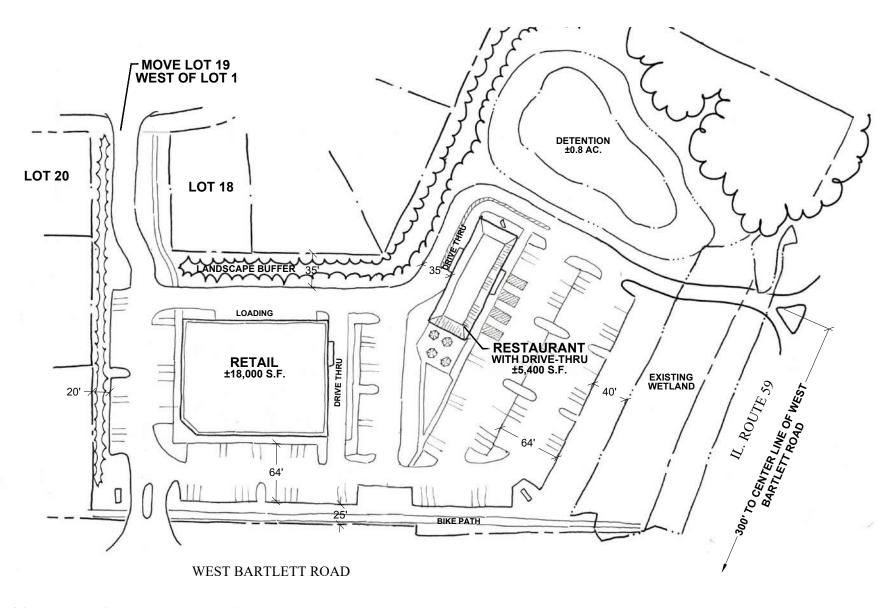


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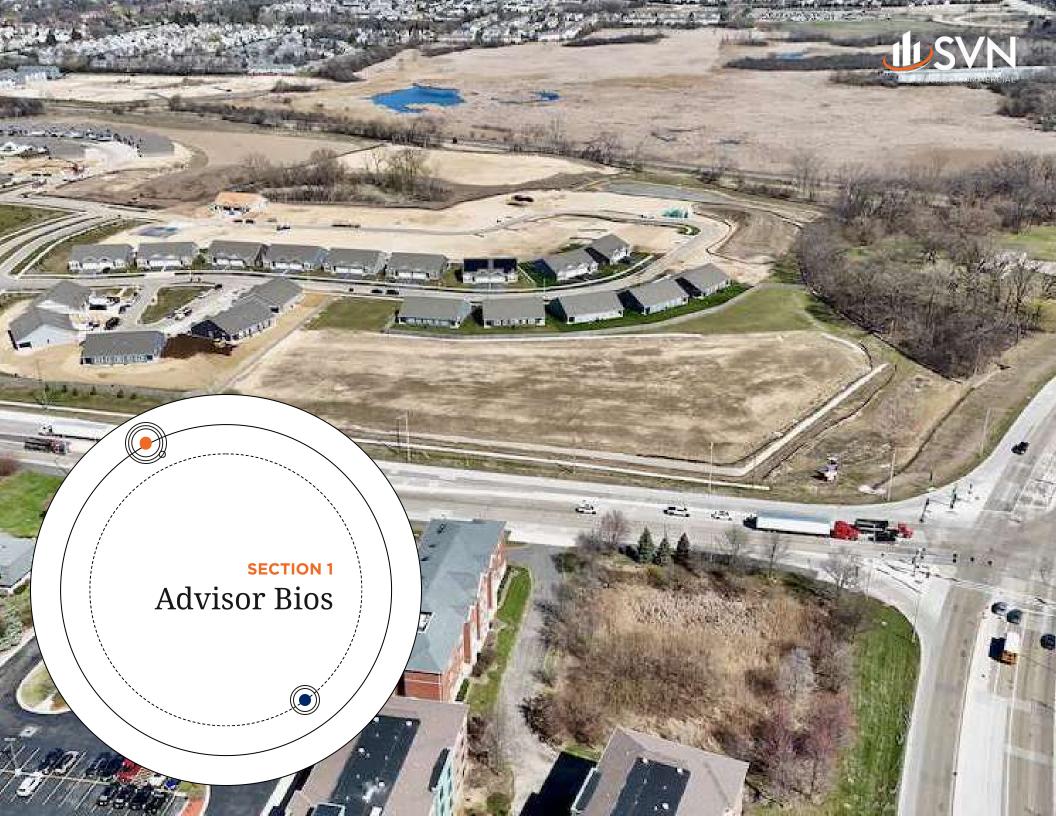
SAMPLE SITE PLAN



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PROFESSIONAL BACKGROUND

David Coupe serves as a Senior Advisor at SVN specializing in Industrial, Self Storage, Investment Sales, and Office properties. Coupe joined SVN as an experienced Entrepreneur who has spent the past two decades focused on investments of two kinds - Equity Derivatives and Real Estate.

After a successful trading career on the Chicago Board Options Exchange, Coupe Started a series of companies that specialized in Real Estate Investment, Development, Condominium Conversion, Brokerage, and Property Management. His creativity, tenacity, and expertise with creative financing strategies is the fuel that propels him to deliver deals to the closing table.

Coupe has developed a strong reputation as an expert strategist and analyst. His background in Multifamily Investment Properties, Condo Conversion, Brokerage, Property Management and Entrepreneurship is a perfect foundation to expand SVN Chicago Commercial Investment Sales, Industrial, Self Storage and Office presence in the Midwest.

Coupe cherishes spending time with his Wife and four Children as well as Travel, Boating, Sailing, Golf, Motorcycling, and Mountain Biking. He has a strong eleemosynary mission and enjoys donating his time to several charitable organizations including Special Olympics Illinois, Cure Autism Now, Autism Speaks, and GiGi's Playhouse.

EDUCATION

David Coupe holds a Bachelors Degree from Marquette University in Business Administration with a Specialization in Finance.

MEMBERSHIPS

David Coupe holds a Real Estate Managing Broker's license in Illinois and Wisconsin.

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AL LINDEMAN



ALBERT M. LINDEMAN

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PROFESSIONAL BACKGROUND

Albert M. Lindeman is Senior Vice President at SVN | Chicago Commercial. During his 50 years of real estate experience, He is a licensed broker in Colorado and Illinois. With an emphasis on building long-term values for clients, Al has built an array of valuable business, real estate, banking, and community relationships that benefit his clients. He also previously served as Office Product Council Co-Chair and a member of the Retail Industrial, Medical, and Capital Markets Product Councils.

Lindeman earned a Master of Business Administration from Lake Forest Graduate School of Management and holds a Bachelor of Science in Management from DePaul University. He resides in The Village of Castle Pines with his wife Dolly and has three children and five grandchildren. He enjoys playing golf, family events, traveling, and participating in community events.

Real Estate Specialities: Office, Medical Office, Investment Sales, Land, Corporate Lease Back, Retail, Tenant Representation and Corporate Real Estate.

EDUCATION

BSM Management DePaul University MBA Lake Forest Graduate School of Business

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