

FOR SALE, LEASE OR BUILD TO SUIT

3.96 ACRES

SEC Route 173 & Delany Road (41453 N. Delany Road)
Wadsworth, Illinois 60083



E D G E M A R K



LOT SIZE AVAILABLE

3.96 Acres

SALE PRICE

\$899,000

ZONING

Commercial

PIN#

0313300032

TAXES

\$9,043

TRAFFIC COUNTS

Route 173 - 11,840 VPD
Delany Rd - 6,650 VPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	520	19,812	66,892
AVG FAMILY INCOME	\$105,334	\$121,555	\$129,784
BUSINESSES	11	321	1,410
DAYTIME POPULATION	81	2,873	19,869

CONTACT INFORMATION

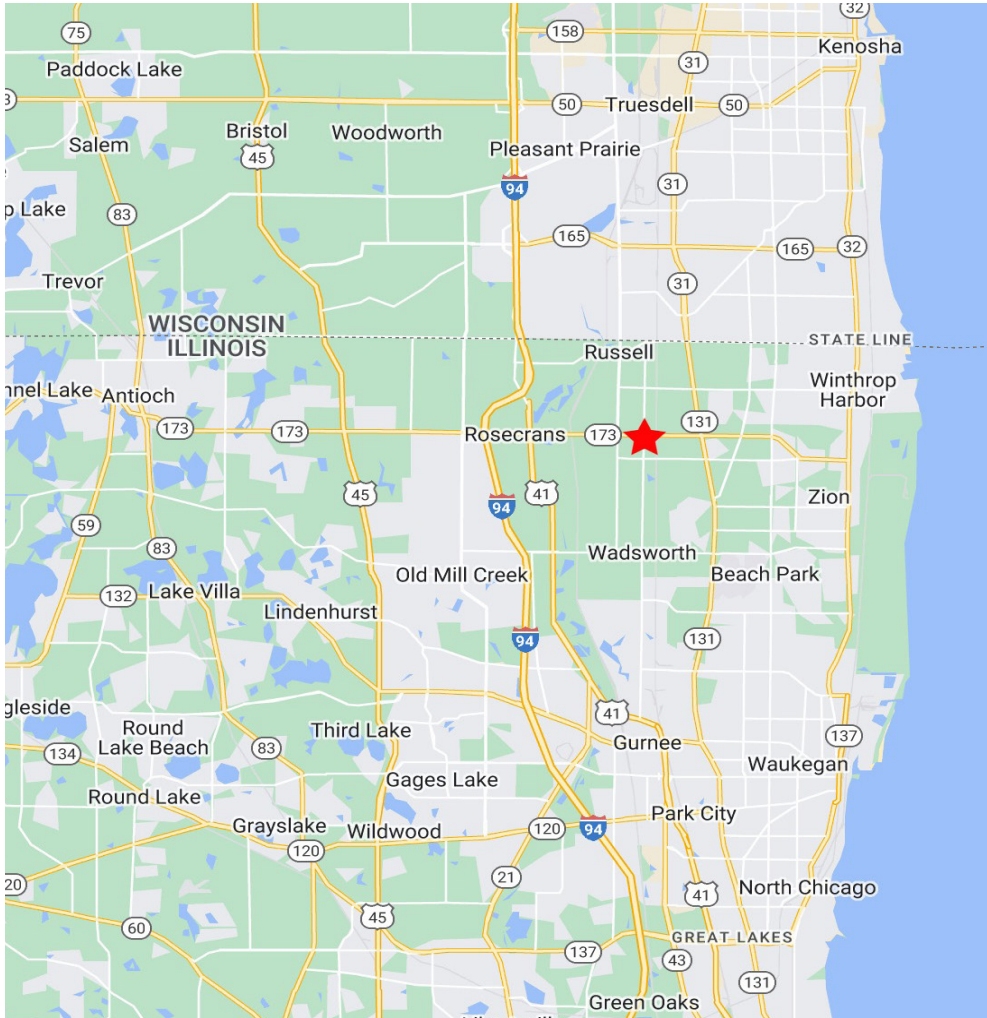
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SEC Route 173 & Delany Rd

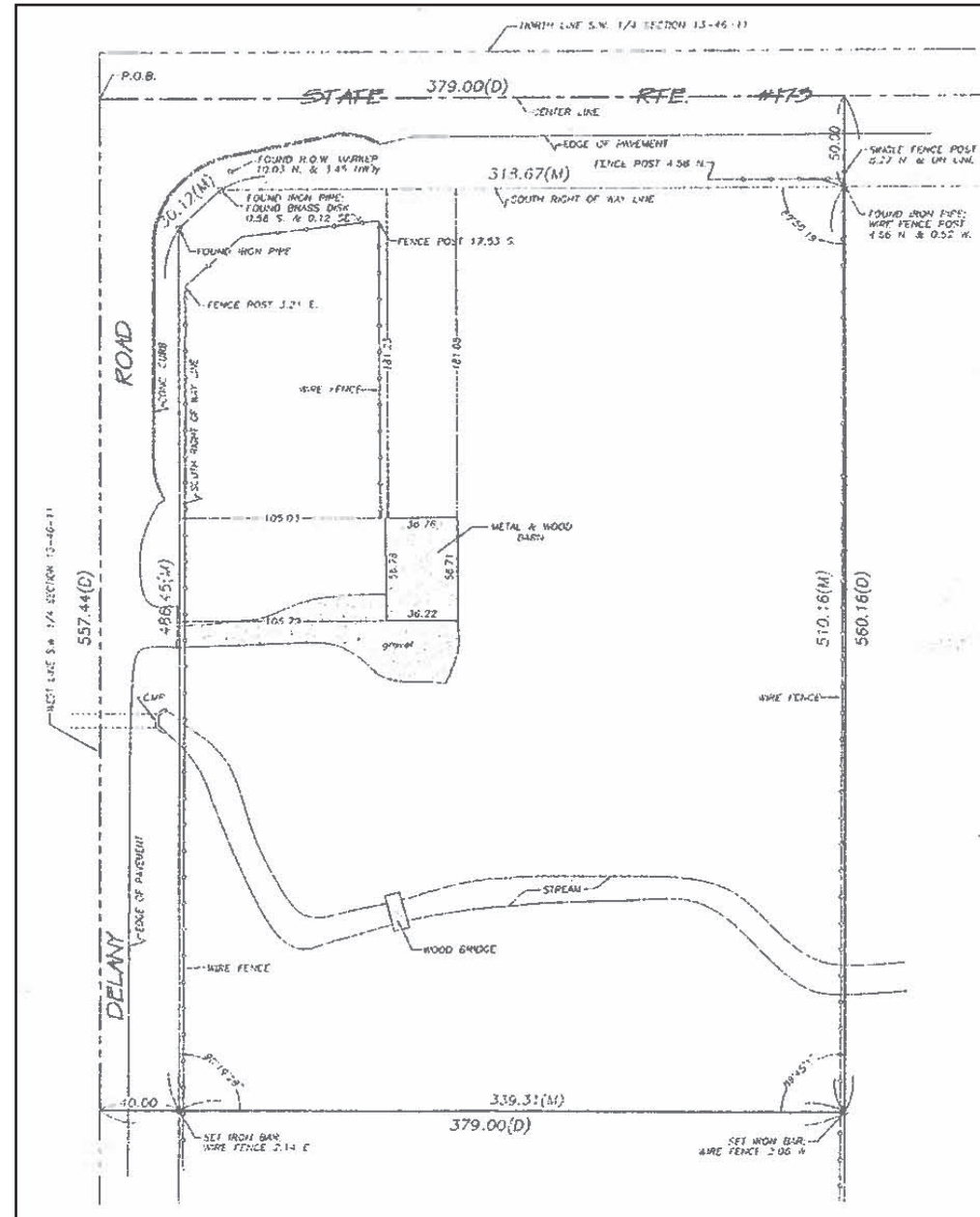
Wadsworth, Illinois

SITE PLAN



A great parcel of commercial land at the signaled intersection of Route 173 & Delany Road

IDEAL FOR RETAIL OR OFFICE.



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