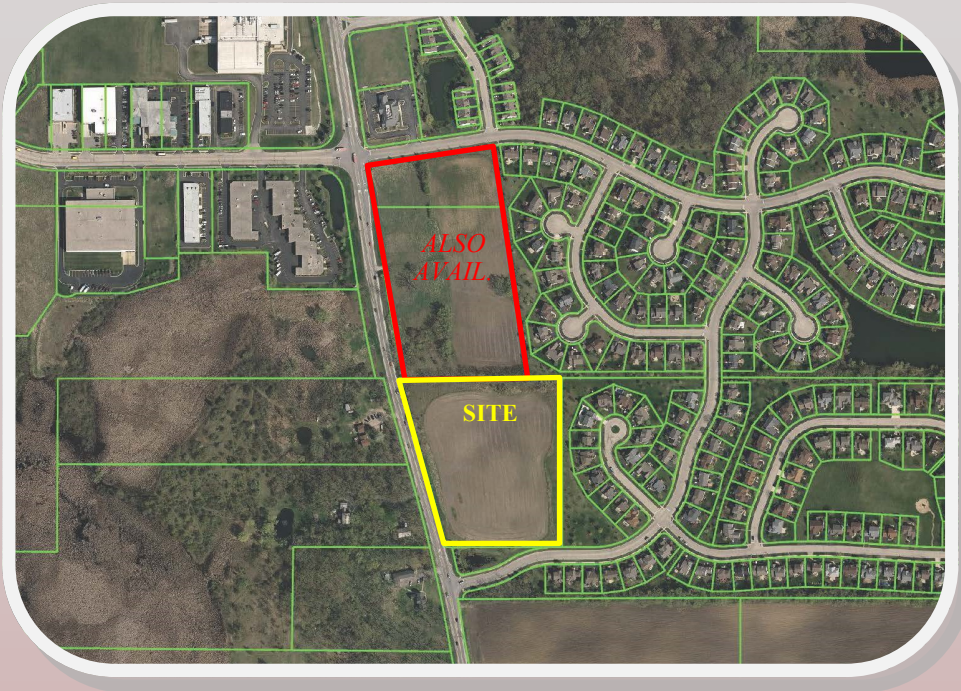


LAND FOR SALE

RT. 83 FRONTAGE

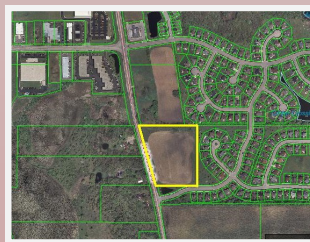


PROPERTY FEATURES:

- * 8.48 Acres
- * Commercial Zoning
- * Existing curb cut on Route 83
- * Sewer and water available
- * Many possibilities
- * Approx. 15,500 Vehicles Per Day (per IDOT)
- * 06-04-400-046
- * 671 x 622 x 651 x 448
- * 2012 Taxes: \$105.40

DIRECTIONS:

South of Route 132 on Route 83 at Cedar Crossings.



**37253 N. Hwy. 83
Lake Villa, IL 60046**

**Approx.
\$5.50 PSF (\$2,031,638 gross)**

8.48 gross acres of commercial property on Route 83. This is zoned for suburban business in the Village of Lake Villa. This site may be broken into 2 parcels. Adjoining 10+ acres also available!!



Robert E. Frank, GRI
Robert E. Frank Real Estate, Inc.
P.O. Box 1111, Lake Villa, IL 60046
OFFICE: (847) 356-5263
CELL: (847) 508-5263
FAX: (847) 356-3311
RobertEFrankRealEstate@gmail.com
www.Facebook.com/RobertEFrankRealEstate



www.RobertEFrankRealEstate.com

*All information is
Not Guaranteed*

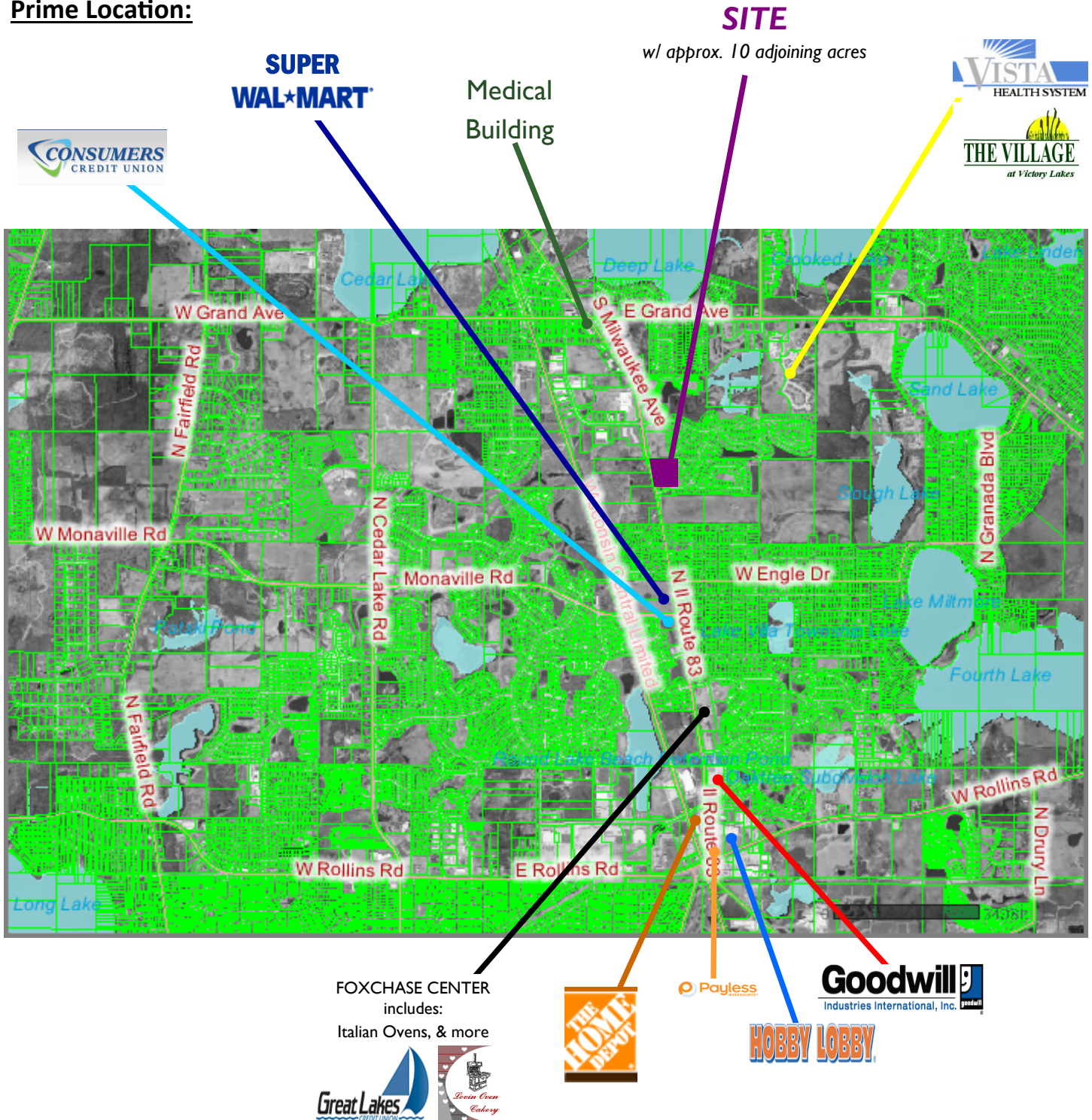
Vacant Land For Sale

ROBERT E. FRANK
REAL ESTATE
847-356-LAND
RobertEFrankRealEstate.com

8.4 Acres, Route 83, Lake Villa, IL 60046

Page 4

Prime Location:





Select a Property Type	216 w. madison, waukegan, il	Search
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Demographics for State Route 83, Lake Villa, IL 60046

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	3,767	37,147	74,432
2012 Female Population	3,713	36,878	74,926
% 2012 Male Population	50.36%	50.18%	49.83%
% 2012 Female Population	49.64%	49.82%	50.17%
2012 Total Population: Adult	4,950	51,025	104,834
2012 Total Daytime Population	4,184	51,477	114,790
2012 Total Employees	534	13,054	38,534
2012 Total Population: Median Age	32	33	35
2012 Total Population: Adult Median Age	42	44	44
2012 Total population: Under 5 years	585	5,769	11,193
2012 Total population: 5 to 9 years	682	6,546	12,563
2012 Total population: 10 to 14 years	829	6,795	13,075
2012 Total population: 15 to 19 years	631	5,909	11,444
2012 Total population: 20 to 24 years	354	4,049	7,457
2012 Total population: 25 to 29 years	423	4,646	9,100
2012 Total population: 30 to 34 years	528	5,302	10,518
2012 Total population: 35 to 39 years	706	6,066	12,041
2012 Total population: 40 to 44 years	732	6,253	12,744
2012 Total population: 45 to 49 years	704	6,042	13,053
2012 Total population: 50 to 54 years	519	5,063	11,049
2012 Total population: 55 to 59 years	309	3,757	8,216
2012 Total population: 60 to 64 years	206	2,685	5,994
2012 Total population: 65 to 69 years	114	1,860	4,107
2012 Total population: 70 to 74 years	71	1,222	2,597
2012 Total population: 75 to 79 years	43	826	1,751
2012 Total population: 80 to 84 years	26	638	1,320
2012 Total population: 85 years and over	18	597	1,136
% 2012 Total population: Under 5 years	7.82%	7.79%	7.49%
% 2012 Total population: 5 to 9 years	9.12%	8.84%	8.41%
% 2012 Total population: 10 to 14 years	11.08%	9.18%	8.75%
% 2012 Total population: 15 to 19 years	8.44%	7.98%	7.66%
% 2012 Total population: 20 to 24 years	4.73%	5.47%	4.99%
% 2012 Total population: 25 to 29 years	5.66%	6.28%	6.09%
% 2012 Total population: 30 to 34 years	7.06%	7.16%	7.04%
% 2012 Total population: 35 to 39 years	9.44%	8.19%	8.06%
% 2012 Total population: 40 to 44 years	9.79%	8.45%	8.53%
% 2012 Total population: 45 to 49 years	9.41%	8.16%	8.74%
% 2012 Total population: 50 to 54 years	6.94%	6.84%	7.40%
% 2012 Total population: 55 to 59 years	4.13%	5.08%	5.50%
% 2012 Total population: 60 to 64 years	2.75%	3.63%	4.01%
% 2012 Total population: 65 to 69 years	1.52%	2.51%	2.75%
% 2012 Total population: 70 to 74 years	0.95%	1.65%	1.74%
% 2012 Total population: 75 to 79 years	0.57%	1.12%	1.17%
% 2012 Total population: 80 to 84 years	0.35%	0.86%	0.88%
% 2012 Total population: 85 years and over	0.24%	0.81%	0.76%
2012 White alone	5,716	56,788	117,862
2012 Black or African American alone	325	2,599	5,491
2012 American Indian and Alaska Native alone	37	658	882
2012 Asian alone	490	2,826	8,858
2012 Native Hawaiian and OPI alone	n/a	20	54
2012 Some Other Race alone	621	9,060	12,234
2012 Two or More Races alone	291	2,074	3,977
2012 Hispanic	1,710	22,231	30,994
2012 Not Hispanic	5,770	51,794	118,364
% 2012 White alone	76.42%	76.71%	78.91%
% 2012 Black or African American alone	4.34%	3.51%	3.68%
% 2012 American Indian and Alaska Native alone	0.49%	0.89%	0.59%
% 2012 Asian alone	6.55%	3.82%	5.93%
% 2012 Native Hawaiian and OPI alone	0.00%	0.03%	0.04%
% 2012 Some Other Race alone	8.30%	12.24%	8.19%
% 2012 Two or More Races alone	3.89%	2.80%	2.66%
% 2012 Hispanic	22.86%	30.03%	20.75%
% 2012 Not Hispanic	77.14%	69.97%	79.25%
2000 Not Hispanic: White alone	5,442	48,204	97,538
2000 Not Hispanic: Black or African American alone	220	1,296	2,481
2000 Not Hispanic: American Indian and Alaska Native alone	16	126	225
2000 Not Hispanic: Asian alone	302	1,346	3,630
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	16	21
2000 Not Hispanic: Some Other Race alone	7	79	140
2000 Not Hispanic: Two or More Races	118	831	1,468
% 2000 Not Hispanic: White alone	81.07%	75.37%	80.90%
% 2000 Not Hispanic: Black or African American alone	3.28%	2.03%	2.06%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.24%	0.20%	0.19%
% 2000 Not Hispanic: Asian alone	4.50%	2.10%	3.01%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.03%	0.02%
% 2000 Not Hispanic: Some Other Race alone	0.10%	0.12%	0.12%
% 2000 Not Hispanic: Two or More Races	1.76%	1.30%	1.22%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	7,480	74,025	149,358
2012 Households	2,240	23,401	50,011
Population Change 2010-2012	181	822	1,748
Household Change 2010-2012	47	178	354

% Population Change 2010-2012	2.48%	1.12%	1.18%
% Household Change 2010-2012	2.14%	0.77%	0.71%
Population Change 2000-2012	767	10,069	28,793
Household Change 2000-2012	163	3,296	9,926
% Population Change 2000 to 2012	11.43%	15.74%	23.88%
% Household Change 2000 to 2012	7.85%	16.39%	24.76%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	2,131	20,838	41,691
2000 Occupied Housing Units	2,077	20,105	40,085
2000 Owner Occupied Housing Units	2,004	17,176	33,847
2000 Renter Occupied Housing Units	73	2,929	6,238
2000 Vacant Housing Units	54	733	1,606
% 2000 Occupied Housing Units	97.47%	96.48%	96.15%
% 2000 Owner occupied housing units	96.49%	85.43%	84.44%
% 2000 Renter occupied housing units	3.51%	14.57%	15.56%
% 2000 Vacant housing units	2.53%	3.52%	3.85%
Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$96,461	\$74,854	\$81,613
2012 Household Income: Average	\$100,179	\$88,967	\$98,166
2012 Per Capita Income	\$30,000	\$28,228	\$32,979
2012 Household income: Less than \$10,000	2	736	1,419
2012 Household income: \$10,000 to \$14,999	n/a	658	1,196
2012 Household income: \$15,000 to \$19,999	1	575	1,294
2012 Household income: \$20,000 to \$24,999	47	900	1,719
2012 Household income: \$25,000 to \$29,999	70	736	1,288
2012 Household income: \$30,000 to \$34,999	36	825	1,914
2012 Household income: \$35,000 to \$39,999	46	816	1,778
2012 Household income: \$40,000 to \$44,999	34	872	1,694
2012 Household income: \$45,000 to \$49,999	32	1,108	1,792
2012 Household income: \$50,000 to \$59,999	167	1,866	3,647
2012 Household income: \$60,000 to \$74,999	224	2,634	5,087
2012 Household income: \$75,000 to \$99,999	537	3,922	8,231
2012 Household income: \$100,000 to \$124,999	592	3,130	7,136
2012 Household income: \$125,000 to \$149,999	291	1,794	4,282
2012 Household income: \$150,000 to \$199,999	107	1,944	4,503
2012 Household income: \$200,000 or more	54	885	3,031
% 2012 Household income: Less than \$10,000	0.09%	3.15%	2.84%
% 2012 Household income: \$10,000 to \$14,999	0.00%	2.81%	2.39%
% 2012 Household income: \$15,000 to \$19,999	0.04%	2.46%	2.59%
% 2012 Household income: \$20,000 to \$24,999	2.10%	3.85%	3.44%
% 2012 Household income: \$25,000 to \$29,999	3.13%	3.15%	2.58%
% 2012 Household income: \$30,000 to \$34,999	1.61%	3.53%	3.83%
% 2012 Household income: \$35,000 to \$39,999	2.05%	3.49%	3.56%
% 2012 Household income: \$40,000 to \$44,999	1.52%	3.73%	3.39%
% 2012 Household income: \$45,000 to \$49,999	1.43%	4.73%	3.58%
% 2012 Household income: \$50,000 to \$59,999	7.46%	7.97%	7.29%
% 2012 Household income: \$60,000 to \$74,999	10.00%	11.26%	10.17%
% 2012 Household income: \$75,000 to \$99,999	23.97%	16.76%	16.46%
% 2012 Household income: \$100,000 to \$124,999	26.43%	13.38%	14.27%
% 2012 Household income: \$125,000 to \$149,999	12.99%	7.67%	8.56%
% 2012 Household income: \$150,000 to \$199,999	4.78%	8.31%	9.00%
% 2012 Household income: \$200,000 or more	2.41%	3.78%	6.06%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	\$609,581	\$6,597,980	\$14,930,731
2012 Jewelry stores	\$446,974	\$3,550,993	\$8,227,136
2012 Mens clothing stores	\$498,722	\$5,739,501	\$12,740,896
2012 Shoe stores	\$511,224	\$6,326,473	\$14,573,394
2012 Womens clothing stores	\$1,097,094	\$11,379,910	\$25,325,157
2012 Automobile dealers	\$7,062,788	\$83,343,753	\$188,403,879
2012 Automotive parts and accessories stores	\$1,553,124	\$17,460,491	\$37,855,477
2012 Other motor vehicle dealers	\$740,683	\$5,155,347	\$9,894,563
2012 Tire dealers	\$749,259	\$8,471,634	\$18,121,172
2012 Hardware stores	\$6,961	\$104,993	\$240,110
2012 Home centers	\$113,096	\$1,779,341	\$3,775,465
2012 Nursery and garden centers	\$187,962	\$2,271,167	\$4,763,160
2012 Outdoor power equipment stores	\$139,388	\$1,348,673	\$3,700,386
2012 Paint and wallpaper stores	\$12,799	\$168,402	\$358,185
2012 Appliance, television, and other electronics stores	\$1,001,735	\$13,360,922	\$28,380,689
2012 Camera and photographic supplies stores	\$172,057	\$1,368,524	\$2,858,785
2012 Computer and software stores	\$2,978,782	\$32,164,265	\$67,943,474
2012 Beer, wine, and liquor stores	\$395,518	\$5,206,412	\$11,291,494
2012 Convenience stores	\$2,046,034	\$23,807,836	\$51,960,376
2012 Restaurant Expenditures	\$2,185,010	\$25,908,511	\$55,505,532
2012 Supermarkets and other grocery (except convenience) stores	\$8,392,699	\$87,267,955	\$188,008,935
2012 Furniture stores	\$930,054	\$8,549,717	\$18,390,981
2012 Home furnishings stores	\$1,758,783	\$22,383,901	\$48,085,816
2012 General merchandise stores	\$12,777,071	\$135,676,293	\$299,124,911
2012 Gasoline stations with convenience stores	\$7,024,724	\$74,304,672	\$160,674,003
2012 Other gasoline stations	\$5,197,264	\$53,286,298	\$114,552,819
2012 Department stores (excl leased depts)	\$10,107,675	\$109,070,692	\$240,045,194
2012 General merchandise stores	\$12,777,071	\$135,676,293	\$299,124,911
2012 Other health and personal care stores	\$820,585	\$8,124,401	\$17,714,387
2012 Pharmacies and drug stores	\$2,570,585	\$24,870,603	\$54,118,261
2012 Pet and pet supplies stores	\$800,071	\$7,246,167	\$15,393,794
2012 Book, periodical, and music stores	\$211,141	\$2,240,775	\$4,667,254
2012 Hobby, toy, and game stores	\$209,424	\$2,001,705	\$4,599,467
2012 Musical instrument and supplies stores	\$35,330	\$510,897	\$1,149,193
2012 Sewing, needlework, and piece goods stores	\$79,289	\$1,078,707	\$2,268,623
2012 Sporting goods stores	\$145,566	\$1,906,928	\$4,333,639