

# For Sale Spring Grove, Illinois

## PROPERTY SPECIFICS:

- Location: Lot 9 Mayo Court  
Spring Grove, IL 60081
- Land Size: 1.84 Acres (80,150 sf)
- Sewer & Water: Sewer close to site, Well
- Zoning: B-2
- Topography: Flat
- PIN #: 05-30-301-009
- Real Estate Taxes: \$3831.70 (2006)
- Sale Price: \$820,000 (\$10.23 psf)



## Vacant Land Available

### DESCRIPTION OF PROPERTY:

Excellent commercial lot, nearly 2 acres with 440 feet of Route 12 frontage, high visibility, ideal for restaurant/retail operation.

### DIRECTIONS:

Route 12 to south on Meyer east on Holian Dr. north on Mayo to property.



### STRONG DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	1,486	14,852	35,923
Average HH Income	\$94,786	\$71,694	\$85,369

### TRAFFIC COUNTS:

13,500 vehicles per day (Route 12 Traffic)

**Sherry Wagner - (312)-637-9887**  
**sw@wagnercommercial.com**

**Jenny Lewis - (847) 346-6644**  
**jenny@wagnercommercial.com**



All information herein is from sources deemed reliable but not guaranteed accurate.  
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May 09 05 01:24p

P. 1

FROM : NORTHEASTERN IL LAND M.

C FAX NO. : 815678473

Jun. 06 2001 05:22PM P1/1

atten: Tom

12.

ROUTE

L=441.22' R=2192.12'

UTILITY AND

SEPTIC

LANDSCAPE

RESTRICTION

LOT 9  
S.F. 80,179

202.93' S. 21°-19'-37" E.

LINE

BUILDING

OUTLOT "A"

L=14.03' R=15.00'

COURT

L=124.26'

7303

70.00'

MATD

I, Vincent J. Masse, an Illinois Registered Land Surveyor, heretby certifies that this plat is a true and correct copy of the original as shown to me.

For description and site monuments with this plat and AT ONCE discrepancies which you may find.

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