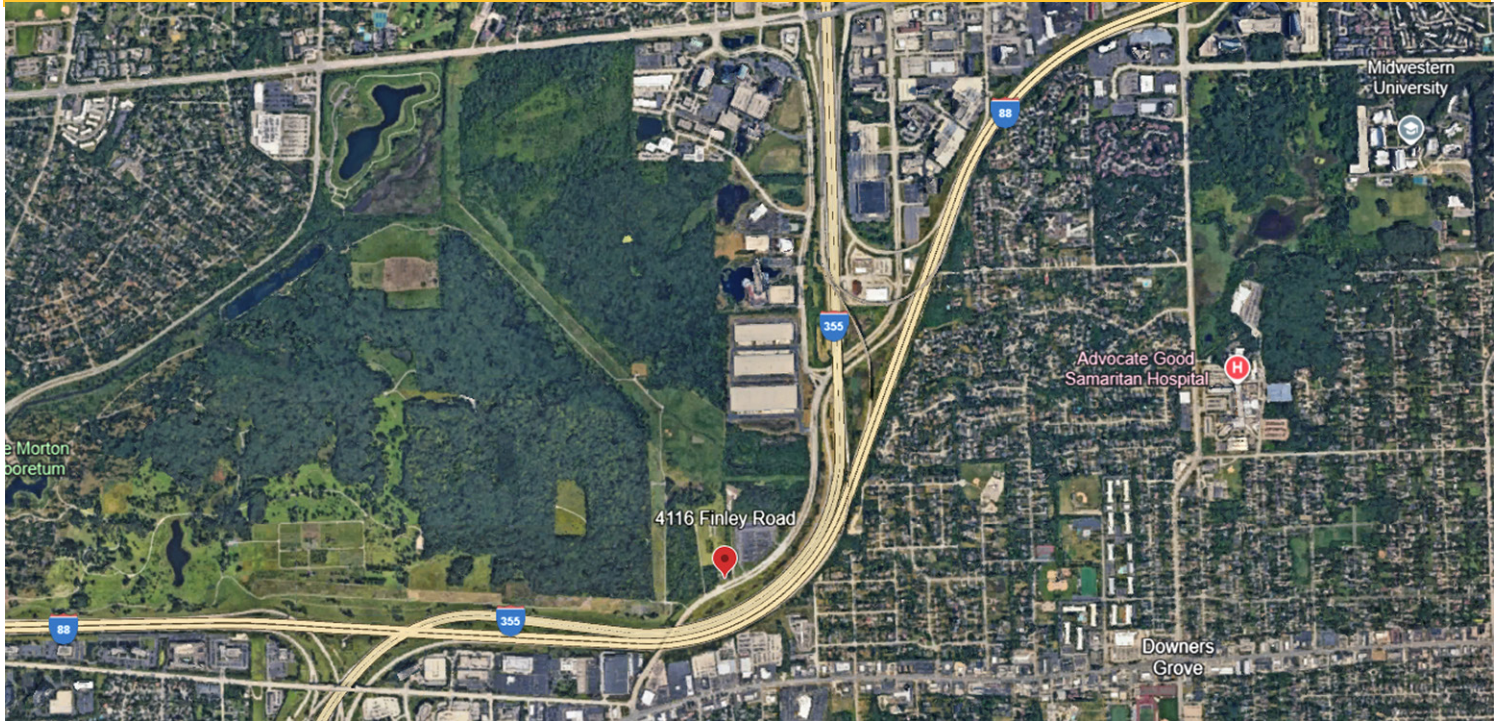




FOR SALE

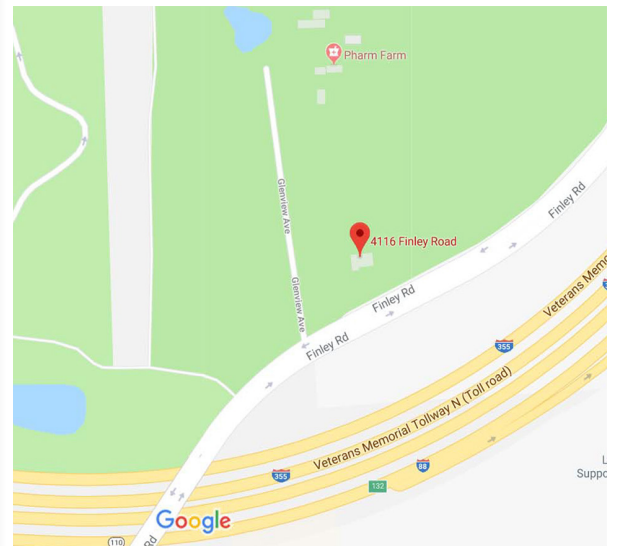
2.26 Acre Commercial Parcel
Downers Grove, IL

4116 Finley Road, Downers Grove, Illinois



- Rare 2.26 acre parcel located on the west side of Finley road between Ogden Avenue (Rt. 34), and Butterfield Road (Rt. 56).
- Zoned ORM (Office Research Manufacturing) in the village of Downers Grove
- Great demographics:

	<u>1 mile</u>	<u>3 miles</u>
Avg. HH income	\$112,700	\$101,590
Population	4,503	80,995
- Excellent exposure to I-355 and I-88 with over 300,000 vehicles daily.



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

1108 Woodview Road, Burr Ridge, Illinois 60527 | Phone 630.334.9500 | bbutler@thebutlergroup.net | www.thebutlergroup.net

The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

FOR SALE

2.26 Acre Commercial Parcel Downers Grove, Illinois

- Location:** 4116 Finley Road. The property is located on the west side of Finley Road, 1/4 mile north of Ogden Avenue and 1.5 miles south of Butterfield Road in Downers Grove, IL
- Plot:** Mostly rectangular parcel with 346.50 feet of frontage on Finley Road, 335 feet on the north boundary, and 315.74 feet on the south boundary. The total area is approximately 2.26 acres or 98,445 square feet.
- Zoning:** The property is zoned ORM (Office Research Manufacturing) in the village of Downers Grove.
- Traffic counts:** Finley Road (2023 counts) – 10,900 Average Daily Count
- Demographics:**
- | | <u>1 mi.</u> | <u>3 mi.</u> |
|-----------------------|--------------|--------------|
| Avg. household income | \$112,700 | \$101,590 |
| Population | 4,503 | 80,995 |
- Utilities:** Utilities are available to the site. See attached utility plan
- Access:** Finley Road access: Full curb cut with both northbound and southbound access
- Asking Price:** \$1,500,000.00 or \$15.23 per square foot.
- Comment:** This site is ideal for medical office, daycare, self-storage or flex warehouse.

FOR ADDITIONAL INFORMATION

Brian Butler

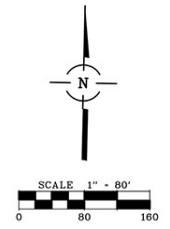
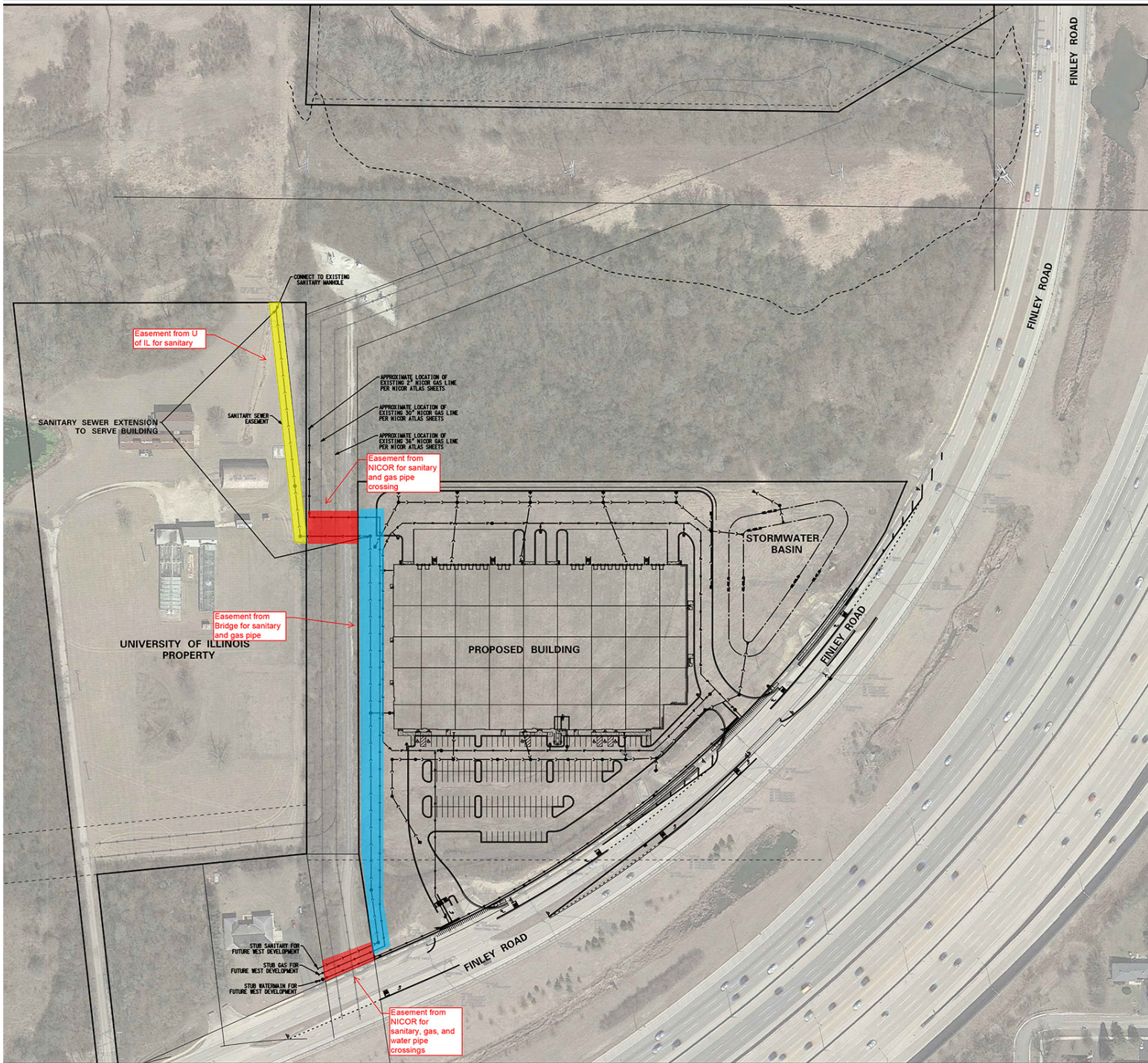
Phone

630.334.9500

Email

bbutler@thebutlergroup.net

The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.



NO.	DATE	REMARKS

NO.	DATE	REMARKS

OFFSITE UTILITY PLAN
DOWNERS GROVE PHASE II
 DOWNERS GROVE, ILLINOIS

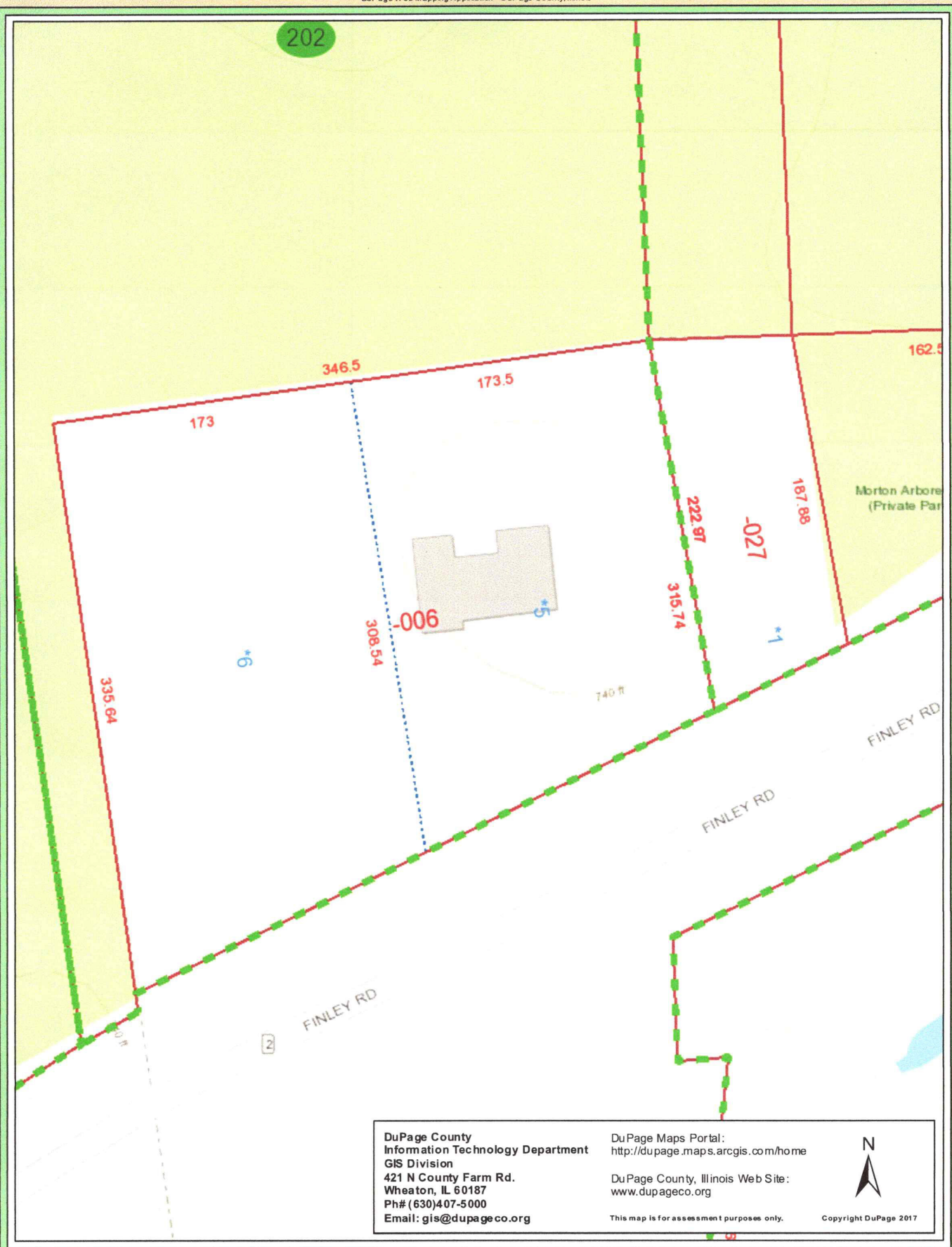
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

933 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 694-4000 Fax: (847) 694-4065



FILENAME:	2529_04OFF-SITE-UT
DATE:	07/10/19
JOB NO.:	2529_04
SHEET:	EXHIBIT
	1 OF 1

202



DuPage County
Information Technology Department
GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
Ph# (630)407-5000
Email: gis@dupageco.org

DuPage Maps Portal:
<http://dupage.maps.arcgis.com/home>

DuPage County, Illinois Web Site:
www.dupageco.org



This map is for assessment purposes only. Copyright DuPage 2017



DuPage County
Information Technology Department
GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
Ph# (630)407-5000
Email: gis@dupageco.org

DuPage Maps Portal:
<http://dupage.maps.arcgis.com/home>

DuPage County, Illinois Web Site:
www.dupageco.org

This map is for assessment purposes only.



Copyright DuPage 2017