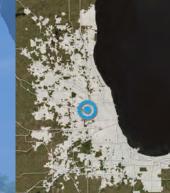
# GRAND & MANNHEIM PARK, IL





### SITE HIGHLIGHTS

#### PROMINENT COMMERCIAL CORRIDOR

 4.5 miles from O'Hare
 Close to Dense Residential Districts and National Tenants

#### **ACCESS**

Pace Bus: 330 Mannheim

#### VILLAGE OWNED PROPERTY

Efficient Permitting Process
 Eligible for Enterprise Zone Incentives
 Three Pad Ready Sites available:

 Parcel H - 2.76 Acres
 Area 1 - 0.86 Acres
 Area 2 - 1.15 Acres

#### HIGH TRAFFIC VOLUME

AVERAGE DAILY TRAFFIC COUNT (ADT) SOURCE: IDOT

Mannheim Rd (North of Grand Ave): 45,600 ADT

Mannheim Rd (South of Grand Ave): 41,600 ADT

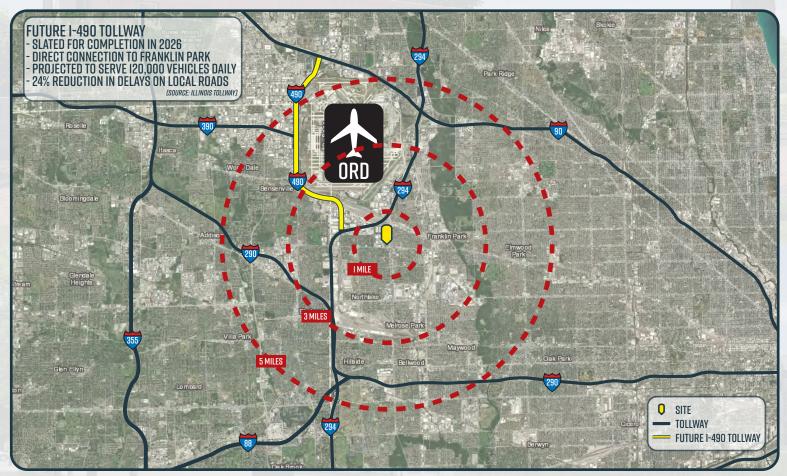
Grand Ave (East of Mannheim Rd): 25,700 ADT

Grand Ave (West of Mannheim Rd): 16,100 ADT

C-3 GENERAL COMMERCIAL ZONING

MAYOR BARRETT F. PEDERSEN

CONTACT JOHN P. SCHNEIDER DIRECTOR OF COMMUNITY DEVELOPMENT AND ZONING (847) 671-8300 JSCHNEIDER@VOFP.COM



## AREA DEMOGRAPHICS (DATA PROVIDED BY ESRI)

	WITHIN I MILE
POPULATION	18,727
HOUSEHOLDS	5,963
MEDIAN HOUSEHOLD INCOME	\$64,709
	1-3 MILE RADIUS
POPULATION	85,856
HOUSEHOLDS	29,033
MEDIAN HOUSEHOLD INCOME	\$58,034
	3-5 MILE RADIUS
POPULATION	252,463
HOUSEHOLDS	91,166
MEDIAN HOUSEHOLD INCOME	\$70,442

