

PRIME CORNER FOR SALE!

**PROMINENT CORNER LANDSITE/TRAFFIC LIGHT INTERSECTION
LOCATED AT THE NEC OF YORK ROAD AND CRESTVIEW AVENUE IN ELMHURST, IL
DIRECTLY AT THE I-290/YORK ROAD INTERCHANGE EXIT**



**NORTHEAST CORNER OF YORK ROAD AND CRESTVIEW
619 N. YORK STREET ELMHURST, ILLINOIS**

An exceptional development opportunity is now available at this prominent signalized intersection site in the western Chicago suburban community of Elmhurst, Illinois. The highly visible parcel is located at a signalized intersection of the Interstate-290/York Road interchange exit and offers tremendous visibility and exposure. The quadrant also features a Mariano's Fresh Market, LA Fitness, and Starbucks.

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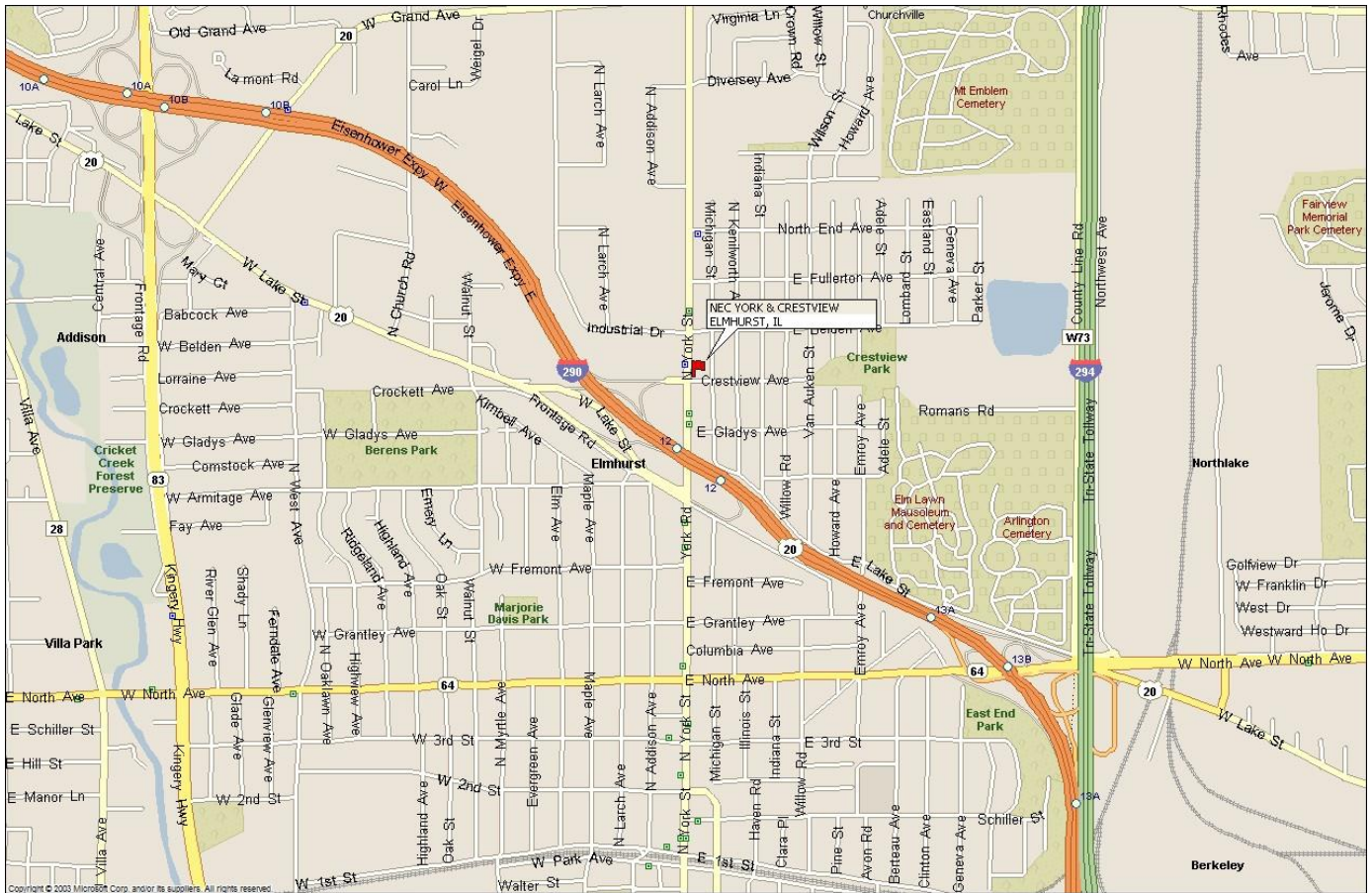
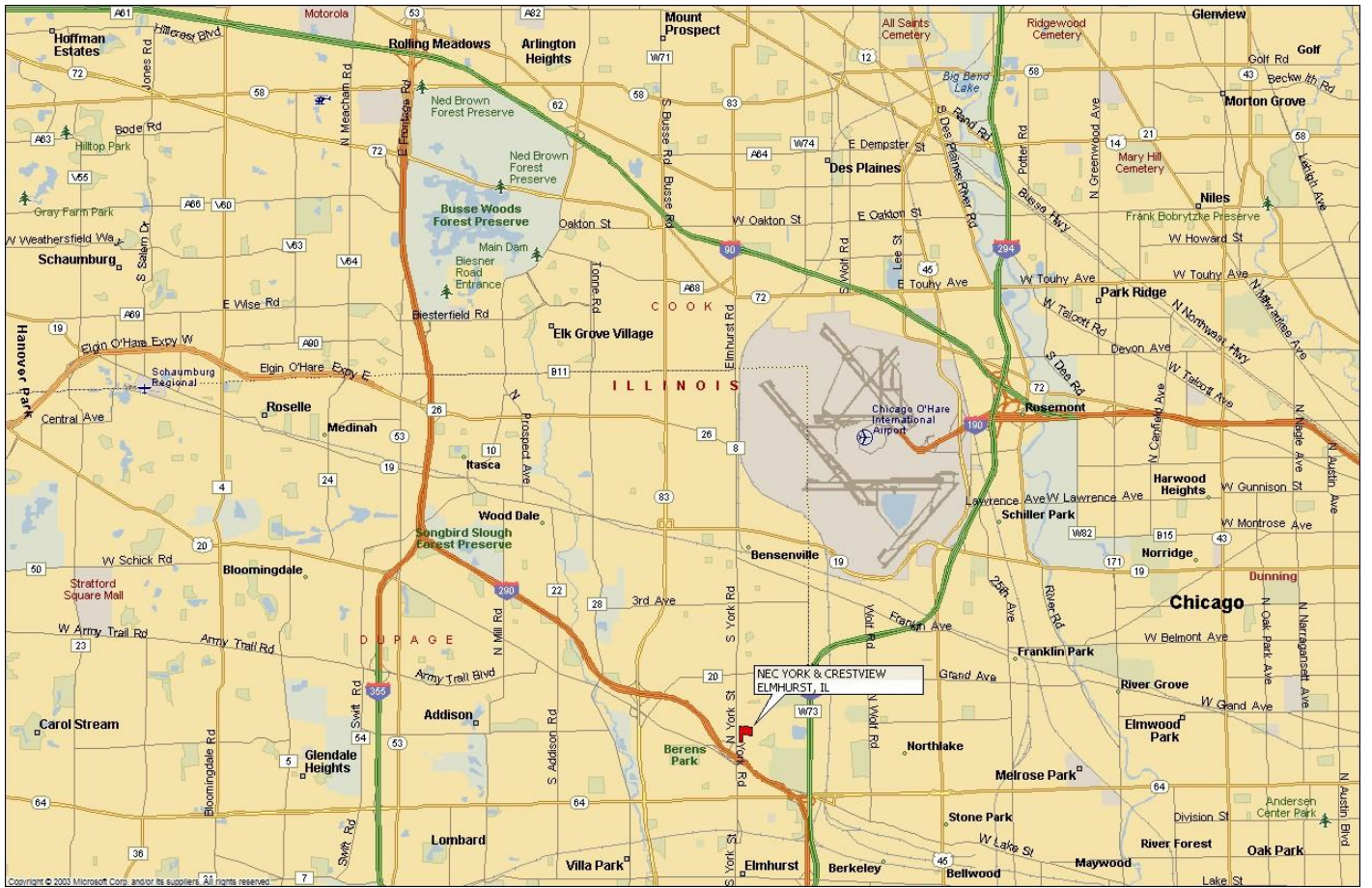
- ◆ Approximate 16,000 Square Foot Landsite (120 foot frontage on York Road)
- ◆ Prominent Traffic Light Intersection at exit ramp of the York Road/I-290 interchange
- ◆ Excellent Exposure and Visibility to York Road and to the Eisenhower (I-290) Expressway/165,00 Vehicles Daily Average
- ◆ Affluent DuPage County Community
- ◆ Ideally suited for retailers, restaurants, financial institutions, and other commercial uses
- ◆ Average Daily Traffic Counts of 23,100 Vehicles on York Road/ 150,600 Vehicles on I-290 Expressway (IDOT)
- ◆ Shadowed anchored by Mariano's Fresh Market and LA Fitness and Starbucks. Numerous national and regional retailers, restaurants, and entertainment venues along York Road
- ◆ Zoned C-2 Community Shopping and Service
- ◆ Demographics

	<u>. 1 mile radius</u>	<u>2 mile radius</u>	<u>3 mile radius</u>
2019 Total Population Estimate	10,918	42,408	110,362
2019 Average Household Income	\$99,507	\$89,208	\$76,972

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MARIANO'S
Fresh Market™
Shop well. Eat well. Live well.™

LA FITNESS. 



SITE



THORNTONS



BRIDGESTONE
FIRESTONE



CVS

