

# Prime Development Opportunity

2305 Pembroke Avenue  
Hoffman Estates, IL



## Property Highlights

2305 Pembroke Avenue  
Hoffman Estates, IL

For Sale ±10.91 Acres

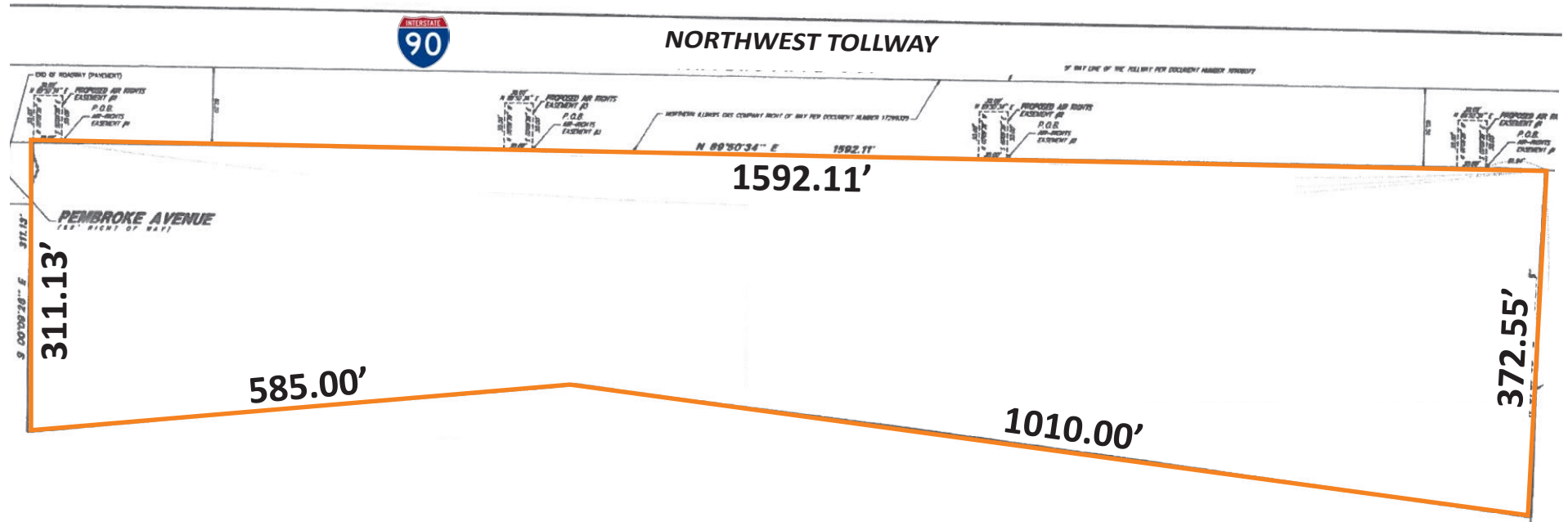
- + Zoned M1 - Manufacturing District
- + Taxes: \$63,305
- + Visibility from I-90 with access via nearby Barrington Rd
- + Asking Price: \$1,500,000
- + Established infill site approximately 32 miles northwest of downtown Chicago
- + Please call for additional information
- + Traffic Counts:
  - 149,500 vehicles per day on I-90
  - 32,200 vehicles per day on Barrington Rd
- + PIN Number: 07-06-200-013

### Site Aerial



±10.91  
Acres

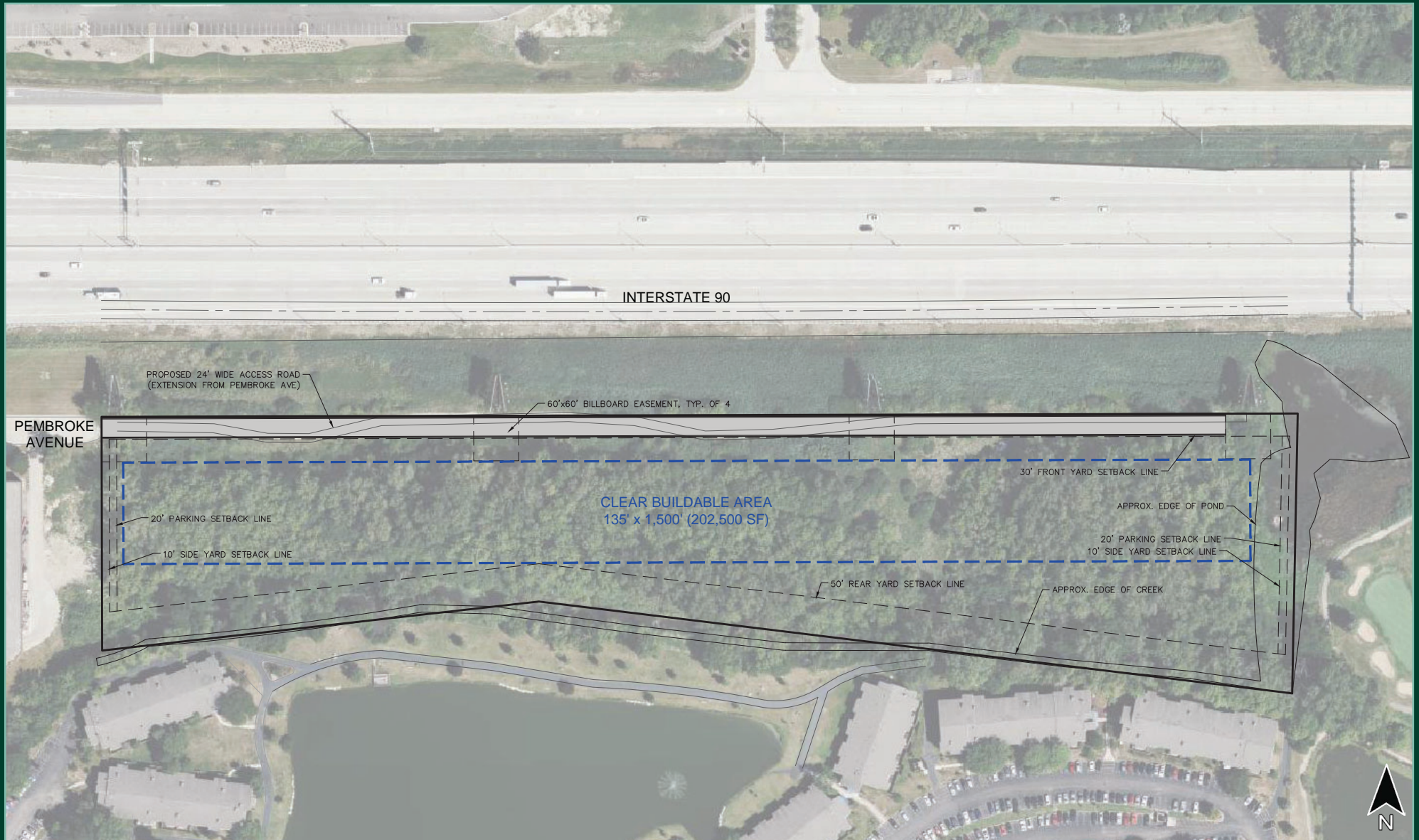
\$1,500,000  
Asking Price





# Site Plan

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## Area Amenities and Transportation Corridors

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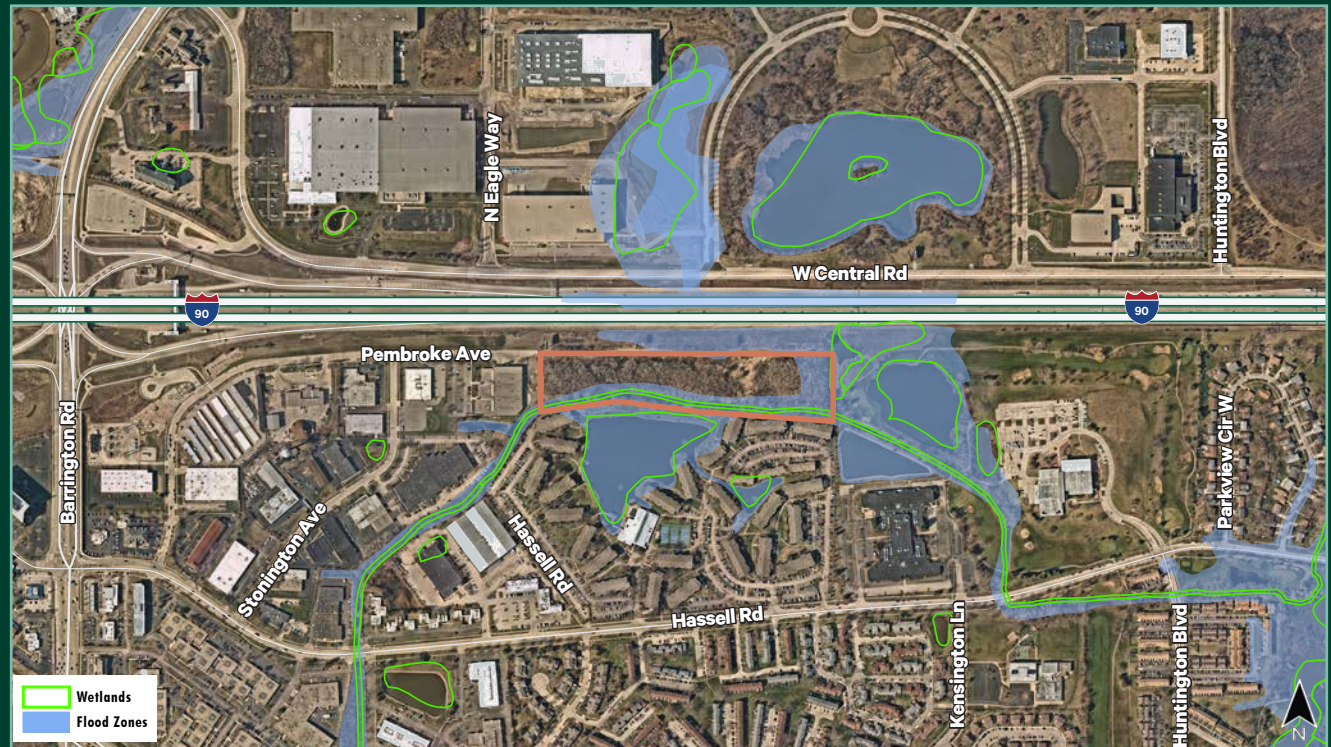


## Demographic Snapshot

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	1 MILE	3 MILES	5 MILES
<b>Population</b>	8,801	73,676	203,588
<b>Households</b>	3,341	27,242	73,373
<b>Average Household Income</b>	\$97,921	\$126,818	\$135,983
<b>Average Housing Value</b>	\$257,222	\$347,748	\$369,490

## Floodplains / Wetlands







## Contact Us

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