

19.45 Acres Available | For Sale

# 750 Allanson Road

Mundelein, IL 60060

750 Allanson Road  
Mundelein, IL 60060

Land Available | M-1 Zoning | Heavy Trailer Parking Permitted | Build-To-Suit Opportunity



19.45 Acres Available for Sale  
750 Allanson Road | Mundelein, IL 60060

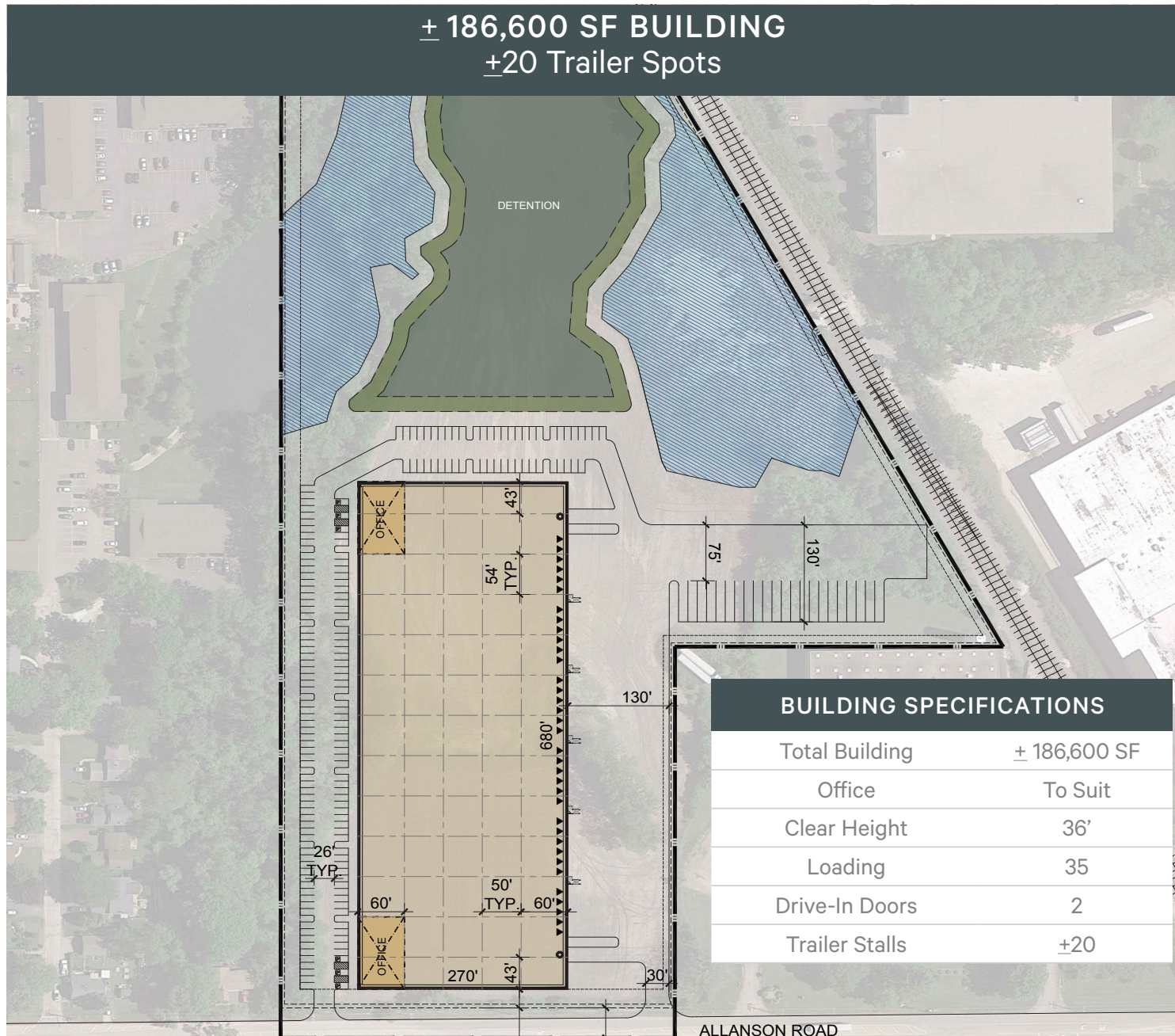
For Sale

## Property Highlights

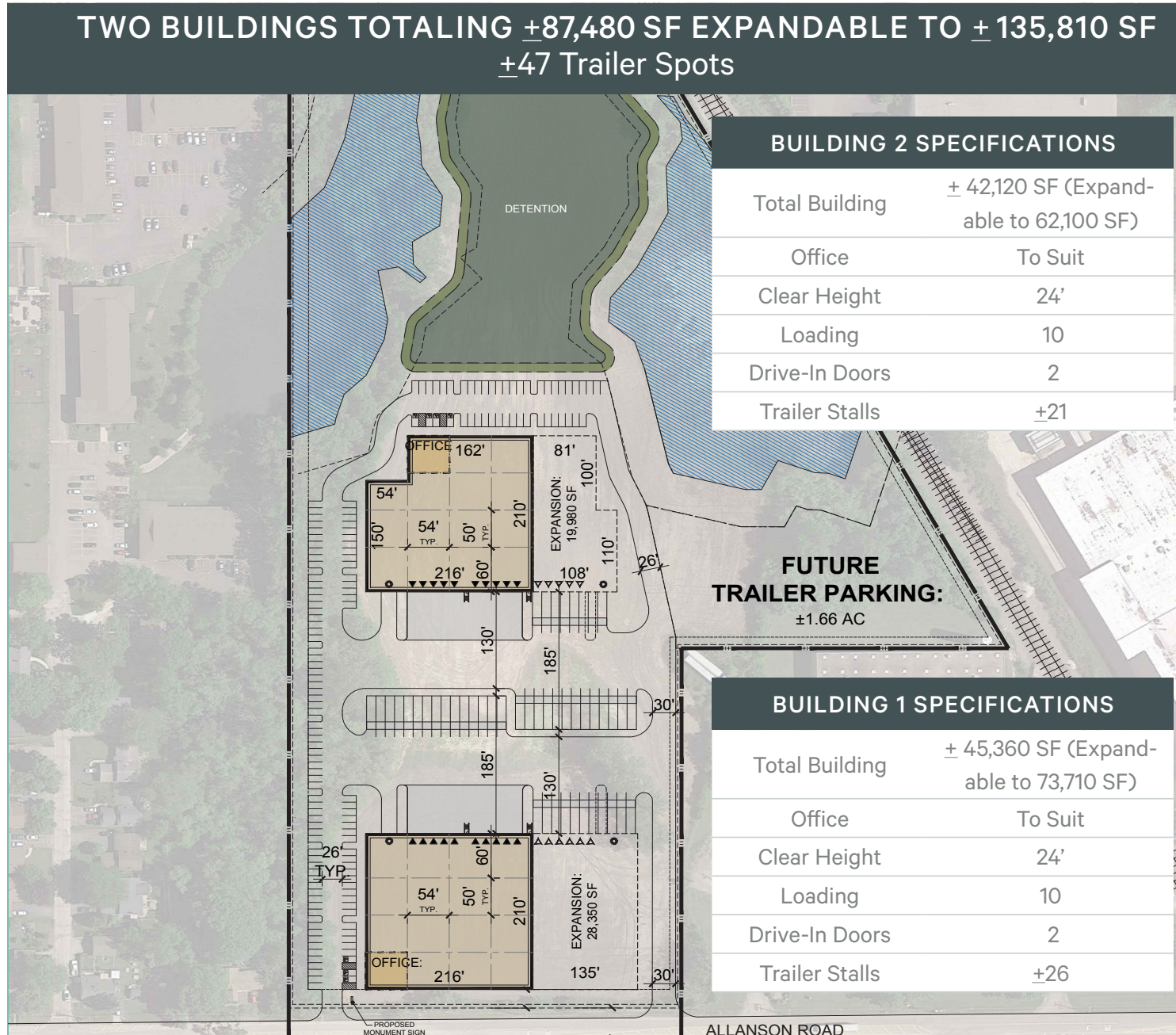
- + 19.45 acres
- + M-1 Zoning
- + Heavy Trailer Parking Permitted
- + Located within 5 miles to a full interchange to I-94
- + 25 Miles to O'Hare International Airport
- + 40 Miles to Chicago
- + Locally, this site is nearby a number of retail and dining amenities, making it an attractive option for a larger labor supply of the surrounding Lake County
- + Adjacent to CN Rail
- + Established ownership group with capabilities to deliver a build-to-suit
- + Sale Price: STO



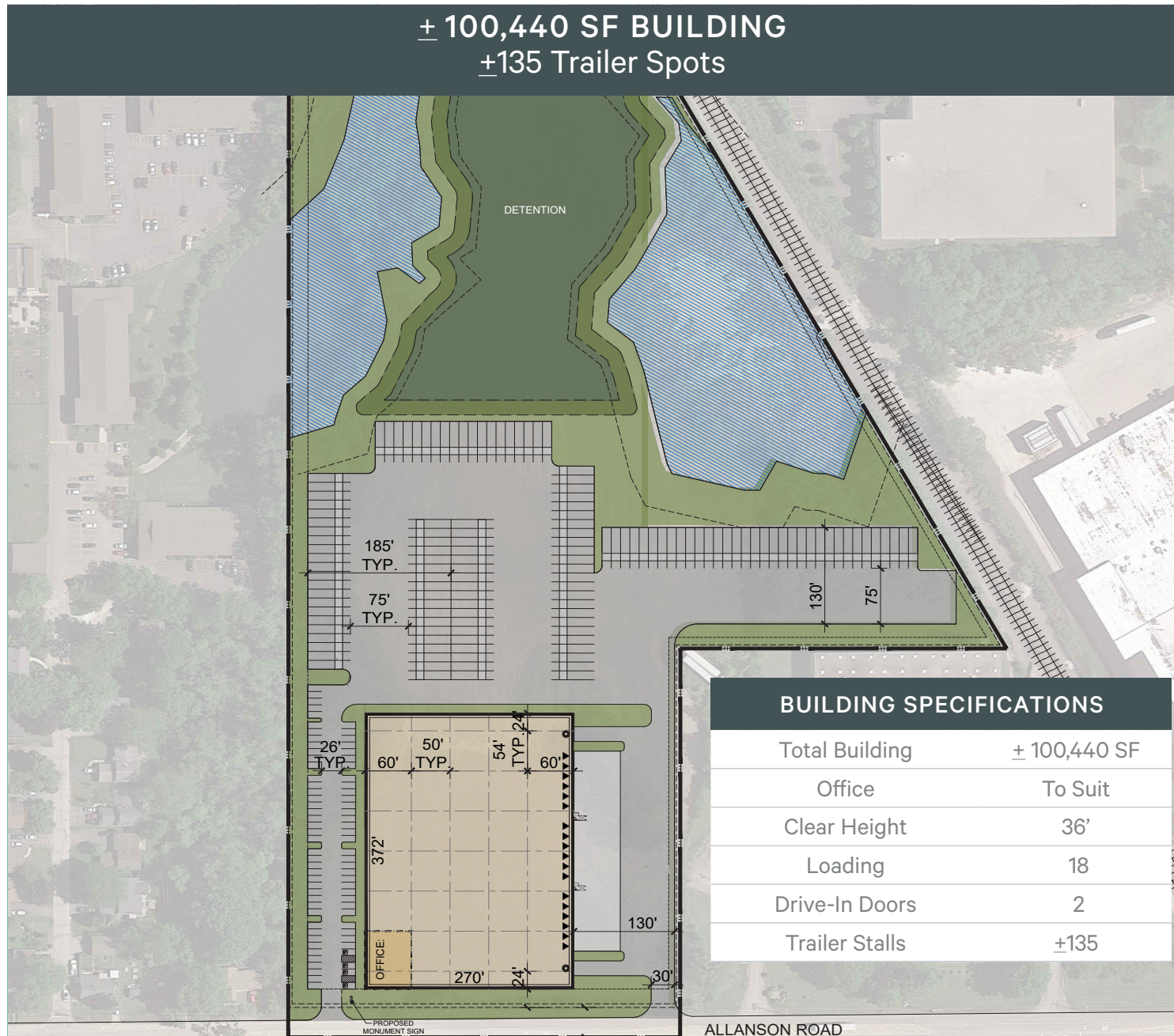
## Potential Site Plans



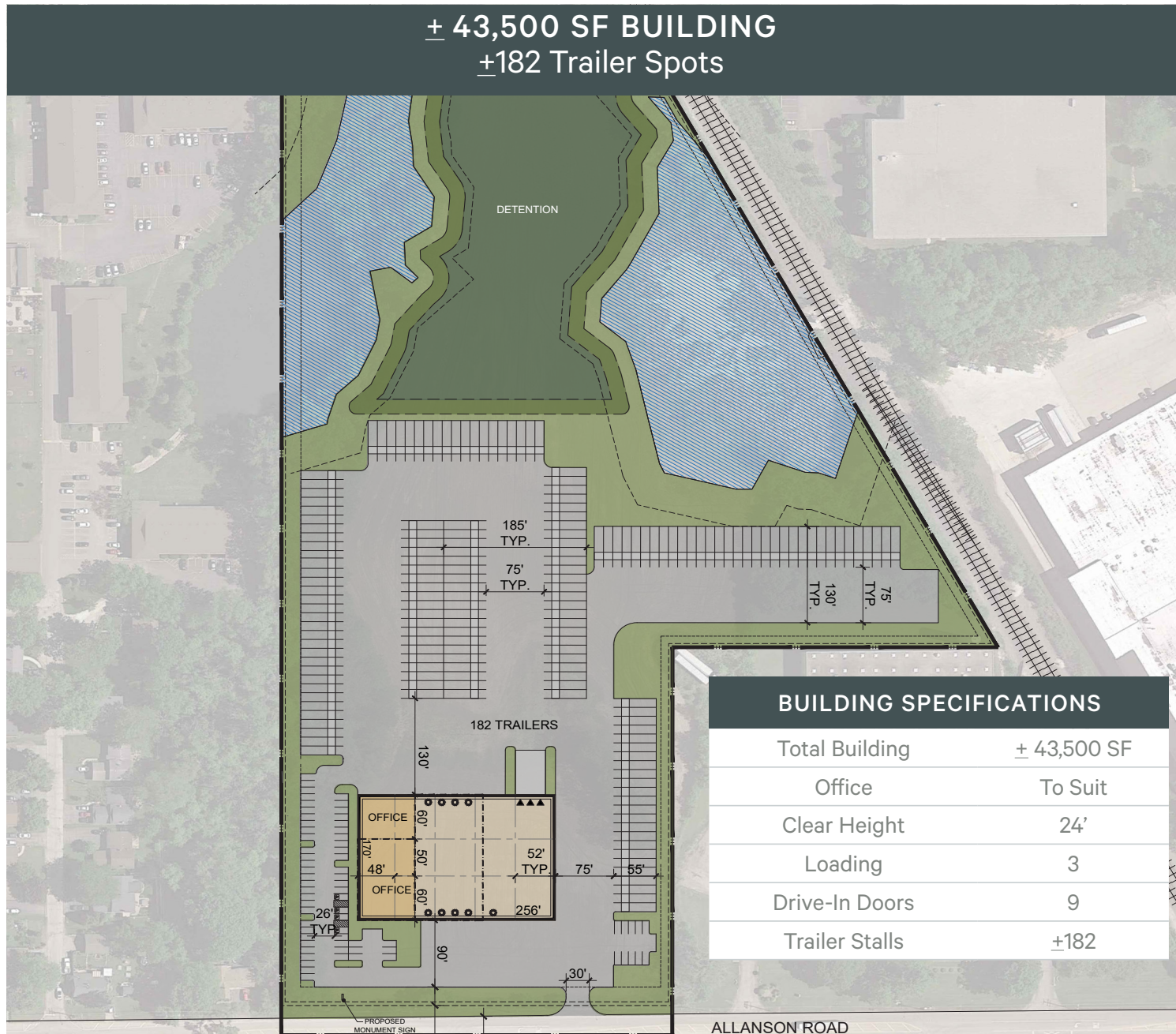
## Potential Site Plans



## Potential Site Plans



## Potential Site Plans



## 19.45 Acres Available for Sale

750 Allanson Road | Mundelein, IL 60060

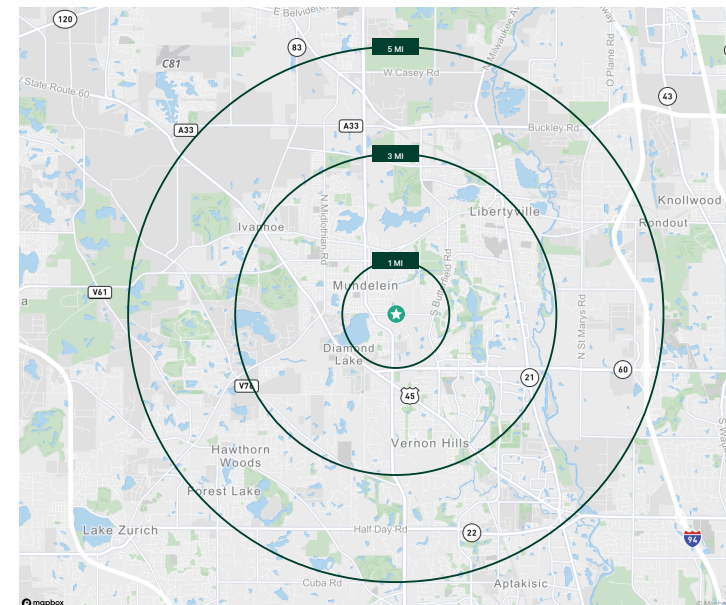
For Sale

	1 Mile	3 Miles	5 Miles
2023 Population	12,845	74,136	114,875
2023 Daytime Population	11,256	72,400	135,574
2023 Total Labor Force	7,527	40,018	60,759
Average Household Income	\$119,974	\$156,433	\$178,737
Average Household Expenditure (Budget)	\$103,210.30	\$131,940	\$149,878
Average Household Expenditure - Food	\$11,929	\$14,871	\$16,760
Average Household Expenditure - Housing	\$35,281	\$44,085	\$49,823
Average Household Expenditure - Entertainment	\$4,109	\$5,372.51	\$6,133
Median Age	34	39	41
White Collar Employees	3,451	28,770	47,164
Blue Collar Employees	1,845	5,907	7,274
Service Employees	1,554	5,053	6,560
Unemployment Rate	2.3%	2.9%	3.0%
Transportation & Warehousing Employees	7.4%	5.4%	4.3%
Retail Employees	7.4%	9.2%	9.4%
Healthcare Employees	4.5%	6.2%	6.4%
Professional, Scientific, and Technical Services	6.9%	12.4%	13.9%

## Lake County Demographics

With strong demand for new, Class-A industrial product throughout Chicagoland, Lake County's low vacancy rate indicates that it is a prime target for significant growth over the next several years. The vacancy rate is 4.1% with 80,286,595 SF of total industrial inventory. The success of this submarket stems from several major factors including a **world class labor pool, safe neighborhoods, top school districts, and low real estate taxes compared to neighboring counties.** Moreover, Lake County's location, 30 minutes north of the City of Chicago and O'Hare place it as an ideal transportation and logistics hub.

\*SOURCE: ESRI DATA, 2023

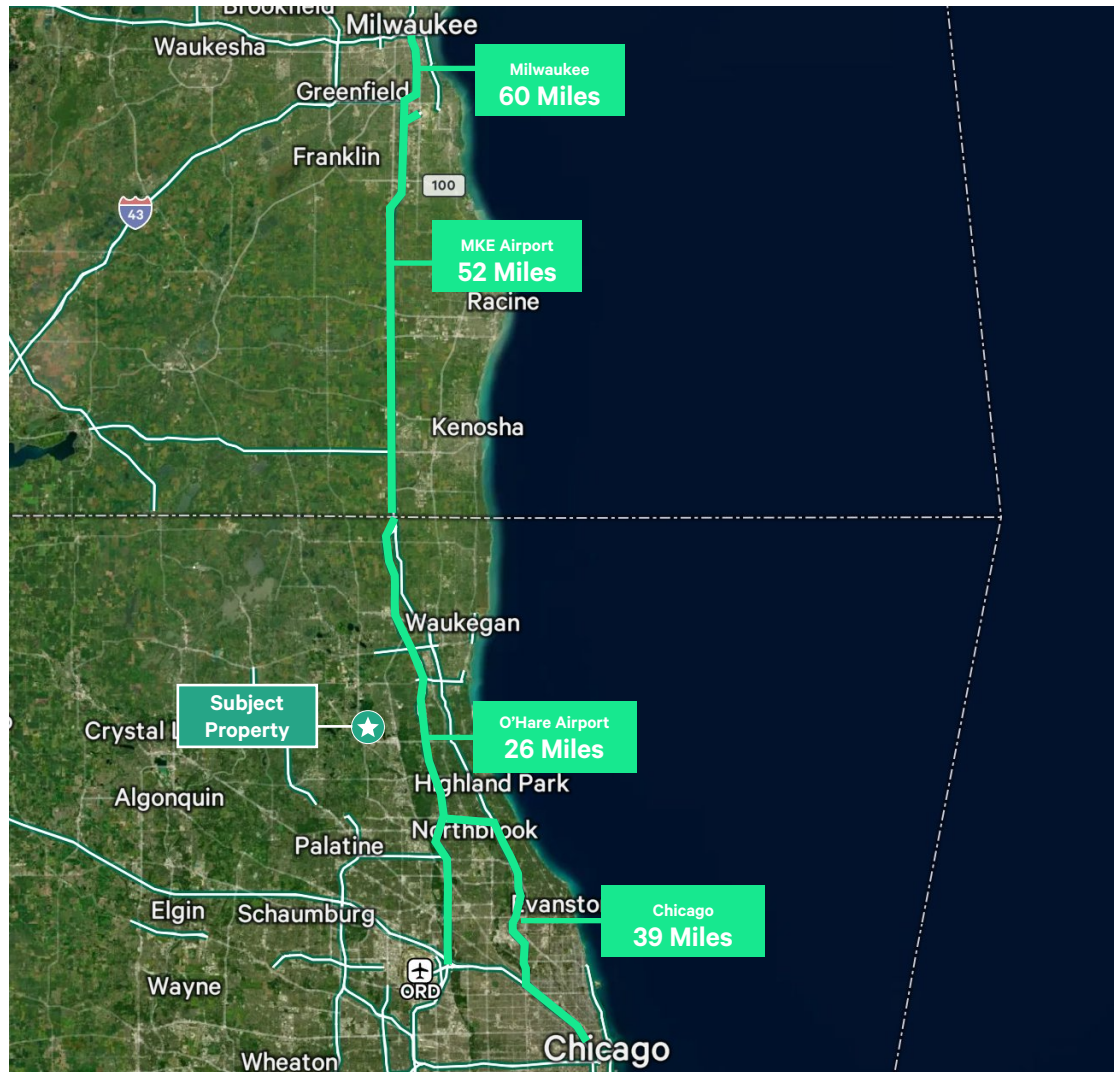


**19.45 Acres Available for Sale**  
750 Allanson Road | Mundelein, IL 60060

For Sale

## Location Advantages

- + Centrally located between Chicago and Milwaukee
- + Abundant labor supply
- + Numerous local retail and dining amenities
- + Low Lake County Taxes



## Contact Us

**Sam Badger, SIOR**  
Senior Vice President  
+1 847 310 2099  
sam.badger@cbre.com

**Whit Heitman**  
Senior Vice President  
+1 847 624 4947  
whit.heitman@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

