

# 6950 E Riverside Blvd Loves Park, IL

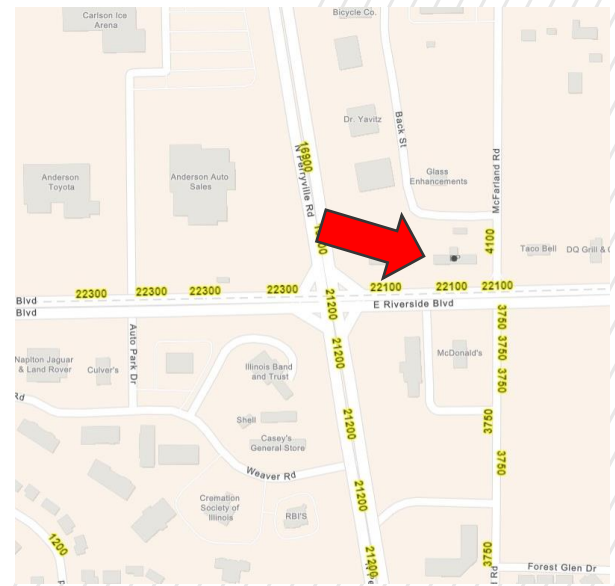


## PROPERTY HIGHLIGHTS

Rare opportunity to redevelop a 1-acre former gas station site strategically positioned on a bustling thoroughfare! Located at the signalized intersection of Riverside Blvd and McFarland Rd less than 1 mile to I-90 interchange and 1 block from the busy Perryville Road intersection.

<b>BUILDING SF</b>	1,375
<b>LAND SF</b>	43,513
<b>YEAR BUILT</b>	~1990
<b>PARKING</b>	+10 Spaces
<b>TRAFFIC COUNTS</b>	26,200 VPD

<b>SIGNAGE TYPE</b>	Pylon
<b>1-MILE (POP.)</b>	5,352
<b>3-MILE (POP.)</b>	36,203
<b>MED. INCOME</b>	\$80,984
<b>SPACE USE</b>	Gas & Convenience



**JEFF SCHEIDEGGER**  
Account Manager  
+1 314-384-8662  
[Jeff.scheidegger@cushwake.com](mailto:Jeff.scheidegger@cushwake.com)

**JAMES LEWIS**  
Transaction Manager  
+1 314-391-2757  
[James.lewis@cushwake.com](mailto:James.lewis@cushwake.com)

**DAN FLANAGAN**  
FLANAGAN REALTY, LLC  
+1 630 388 8522  
[dan@flanaganland.com](mailto:dan@flanaganland.com)

6950 E Riverside Blvd  
Loves Park, IL

## EXCEPTIONAL RETAIL LOCATION

Excellent location on busy thoroughfare with over 22,400 vehicles per day close to I-90 and Perryville Road. CG Zoning allows for numerous uses. Ideal location for fast food, drive through, or other retail uses. Seller will provide environmental indemnity.



## LEGAL INFORMATION

<b>TAX PARCEL ID</b>	12-03-278-006
<b>2022 RE TAXES</b>	\$16,826
<b>ZONING</b>	CG General Commercial



## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

**JEFF SCHEIDEGGER**  
Account Manager  
+1 314-384-8662  
[Jeff.scheidegger@cushwake.com](mailto:Jeff.scheidegger@cushwake.com)

**JAMES LEWIS**  
Transaction Manager  
+1 314-391-2757  
[James.lewis@cushwake.com](mailto:James.lewis@cushwake.com)

**DAN FLANAGAN**  
FLANAGAN REALTY, LLC  
+1 630 388 8522  
[dan@flanaganland.com](mailto:dan@flanaganland.com)