

20,213 VPD

N McLean Blvd

Subject
Property



Larkin High School

Larkin Ave



1460 Larkin Ave, Elgin, IL 60123

FOR SALE

Existing Drive-Thru

Contact

Zach Ofner

Associate

+1 847 922 2357

zach.ofner@colliers.com

Peter Block

Executive Vice President

+1 847 384 2840

peter.block@colliers.com

Colliers

1460 Larkin Ave, Elgin, IL 60123



Property Highlights

- Asking Sale Price - **\$1,000,000.**
- 1.21 acre corner site at Larkin Avenue and North McLean Boulevard.
- Drive through permitted by right under Elgin AB zoning, with an existing drive through lane and canopy on site. **No special use approval required.**
- Directly across from **Larkin High School** and adjacent to **McDonald's**, with **Jewel-Osco**, **Walgreens**, **Chase** and **Bank of America** along the same corridor.

Demographics Snapshot

Space Available

Total - 1.21 Acres
Building - 7,176 SF
Two parcels

Traffic Counts

20,213 VPD - Larkin & McLean

	1 Mile	3 Miles	5 Miles
Population	14,387	92,880	174,348
Average HHI	\$101,087	\$114,265	\$135,936
Households	4,968	33,520	62,904



1460 Larkin Ave, Elgin, IL 60123



Contact

Zach Ofner

Associate

+1 847 922 2357

zach.ofner@colliers.com

Peter Block

Executive Vice President

+1 847 384 2840

peter.block@colliers.com

Colliers