

**1590 Bloomingdale Road
Glendale Heights, IL 60137**

\$599,000 ASKING PRICE

SITE # 1590

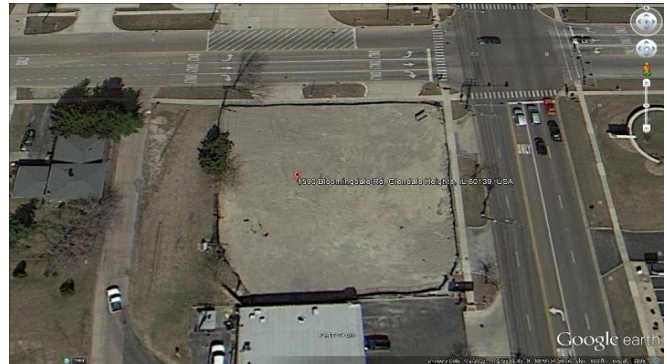
AVAILABLE SPACE:

- **LAND - 30,500 SF**

RE TAXES (2023) - \$8,797.14

PROPERTY HIGHLIGHTS:

- Lighted intersection
- Access to both Bloomingdale Road and Fullerton Ave
- Next door to local school
- Across the street from Fire Department



LOCATION:

- South West Corner of Bloomingdale Road and Fullerton Ave.
- North of North Ave., South of Army Trail Road



Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	19,142	100,780	281,807
Avg. Income:	\$92,954	\$105,964	\$117,461

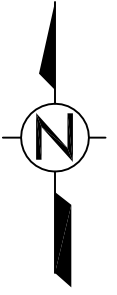
TRAFFIC:

- 27,100 vehicles per day
Bloomingdale Road and Fullerton Ave

CIMA DEVELOPERS, LP.
30 W 180 Butterfield Rd., Warrenville, IL 60555
O: 630.653.1700 F: 630.791.8283

Dan Soltis
dsoltis@CIMADevelopers.org
www.CIMADevelopers.org

PLAT OF SURVEY



PARCEL 1:
OF LOT 1 IN LANI'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

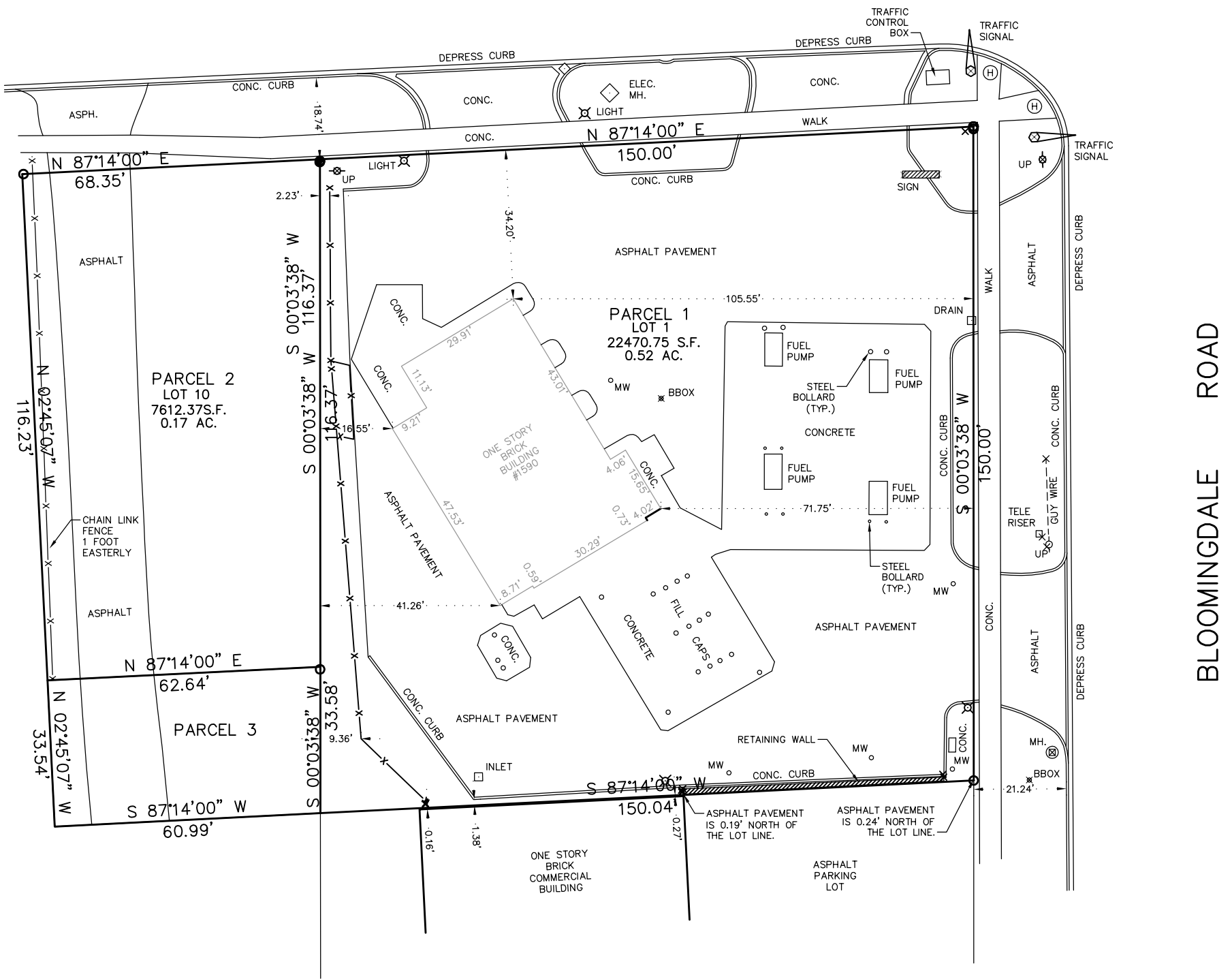
PARCEL 2:
OF LOT 10 IN RESKIN'S FULLERTON AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21ST, 1974 AS DOCUMENT R74-12548 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 29, 1974 AS DOCUMENT R74-55321, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
PART OF LOT 1, QUEEN BEE JR. HIGH SCHOOL ASSESSMENT PLAT RECORDED AS DOCUMENT R1968-000809, IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 1 THENCE S 00°03'38"W ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 33.58 FEET, THENCE S 87°14'00"W A DISTANCE OF 60.99 FEET; THENCE N 02°45'07"W A DISTANCE OF 33.54 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE N 87°14'00"E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 62.64 FEET TO THE POINT OF BEGINNING, CONTAINING 2,073.28 S.F.

SCALE: 1 IN. = 30 FT.

ADDRESS: 1590 BLOOMINGDALE RD., GLENDALE HEIGHTS, IL

FULLERTON AVENUE



BLOOMINGDALE ROAD



STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT WHEATON, IL. THIS 21ST. DAY OF JUNE, A.D. 2008.

Warren D. Johnson
ILLINOIS REGISTERED LAND SURVEYOR NO. 2971

ORDER NO.: 2403

DJA CIVIL ENGINEERS & SURVEYORS

Dave Johnson and Associates, Ltd.
312 S. Hale Street
Wheaton, Illinois 60187
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

SURVEYORS NOTE:
CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

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