

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

\$499,000 ASKING PRICE

SITE # 1590

AVAILABLE SPACE:

- LAND - 30,500 SF

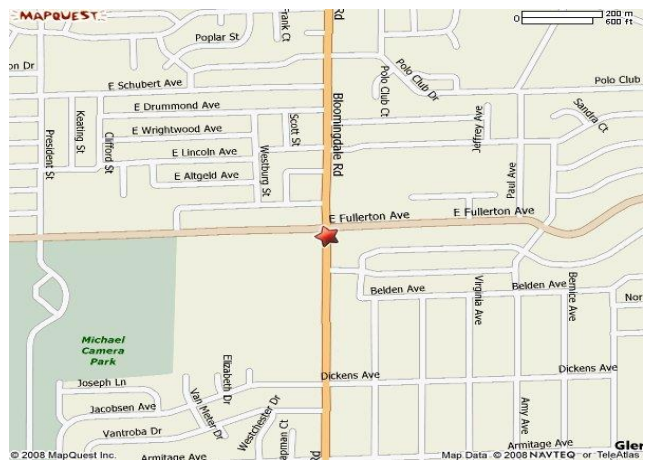
RE TAXES (2024) - \$9,039.14

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



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|---------------------|----------------------|----------------------|----------------------|
| 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

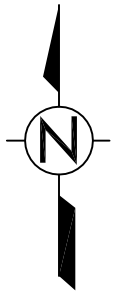
PLAT OF SURVEY

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.

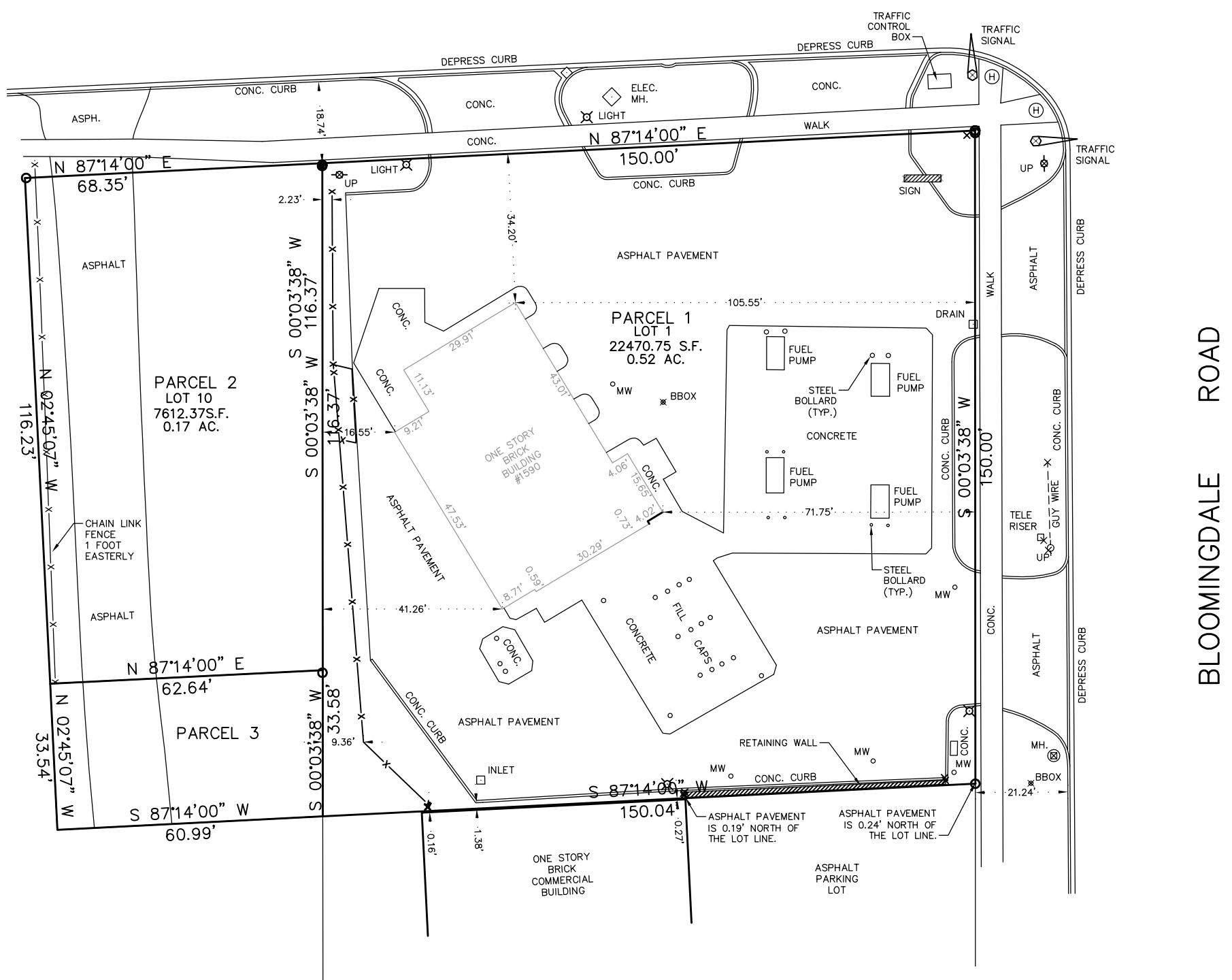
PARCEL 3:
PART OF LOT 1, QUEEN BEE JR. HIGH SCHOOL ASSESSMENT PLAT RECORDED AS DOCUMENT R1968-000809, IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 1 THENCE S 00°03'38"W ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 33.58 FEET, THENCE S 87°14'00"W A DISTANCE 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.

ADDRESS: 1590 BLOOMINGDALE RD., GLENDALE HEIGHTS, IL



SCALE: 1 IN.= 30 FT.

FULLERTON AVENUE



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.

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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