



**KWILL**  
REAL ESTATE

POWERED BY KWILL MERCHANT ADVISORS

## FOR SALE | REDEVELOPMENT SITE

444 N PARK BLVD, GLEN ELLYN, IL

**M** Northwestern  
Medicine®

### PROPERTY DETAILS

- 4,087 SF building
- .56 AC landsite (24,696 SF land)
- 33 parking spaces
- Walking distance to train station & downtown Glen Ellyn
- Curb cuts on Duane St and Park Blvd
- Zoned C5-B (Central Service Subdistrict)
- PIN 05-11-322-024
- Permitted uses include bank, club, religious uses, pharmacy, hardware store, office and professional use, restaurant, daycare, 6-unit multifamily, education, or animal hospital
- Redevelopment for apartments possible (55' max height)
- Located in TIF district



[www.kwilladvisors.com](http://www.kwilladvisors.com)

**JOHN COLEMAN**

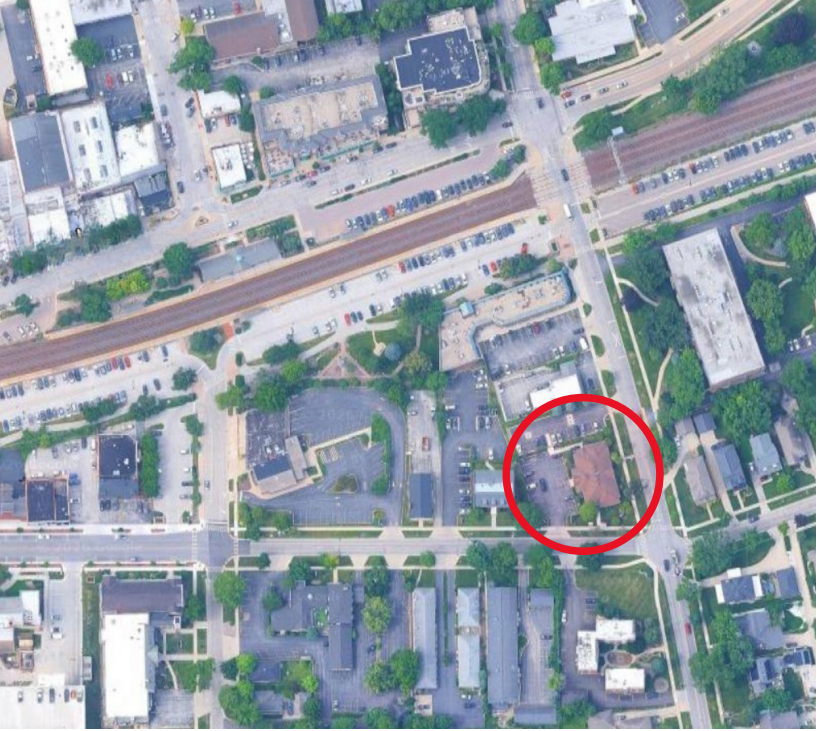
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	15,254	115,946	258, 510
Average HH Income	\$160,210	\$150,033	\$149,965
Median Age	39.4	39.5	39.8
Avg Household Consumer Spending	\$129,897	\$120,075	\$114,882

## Surrounding Area

Downtown Glen Ellyn offers a convenient suburban location with strong commuter access. The Glen Ellyn Metra station on the Union Pacific West Line is in the heart of downtown, with express trains reaching downtown Chicago in approximately 37 minutes.

The area features a walkable historic district with around 20 restaurants and numerous stores, including over a dozen boutiques, antique shops, thrift stores, and other specialty retailers.

This property provides easy access to both everyday amenities and the city.

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