

4.09 Acres For Sale

Route 45 Retail Corridor

199TH S. La Grange Road | Mokena, IL

Coordinates: 41.525214, -87.850921

KEY HIGHLIGHTS

- Located at signalized intersection
- 4.09 acres of commercial land
- Affluent demographics; average household incomes over \$129,000 in a 3 Mile radius
- Located less than 2 Miles from Interstate-80
- Hickory Creek Metra Station is less than 2 Miles away
- Neighboring tenants include Gas 'N Wash (adjacent to subject), CVS, Aldi, The Home Depot, Staples, AutoZone, O'Reilly Auto Parts, Dollar Tree and many more
- Approximately 5.3 Miles from Hollywood Casino Amphitheater

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	5,817	51,572	133,655
Median Age:	40.3	41.3	41.8
Households:	1,876	17,559	46,861
Avg. HH Income	\$126,726	\$129,641	\$122,585



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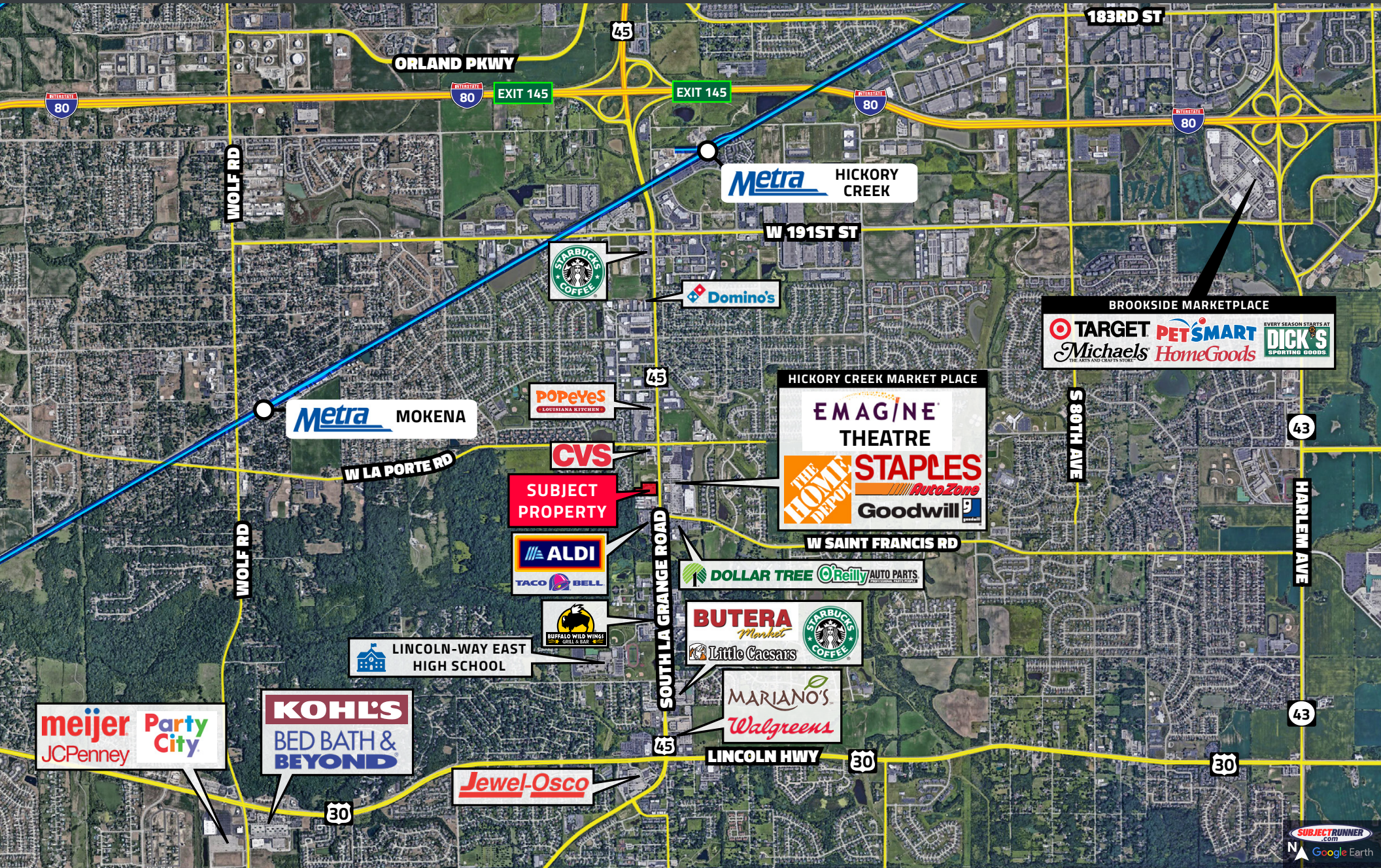
Designated Managing Broker
Subject Property is Agent Owned

(312) 264-6027

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MARKET AERIAL

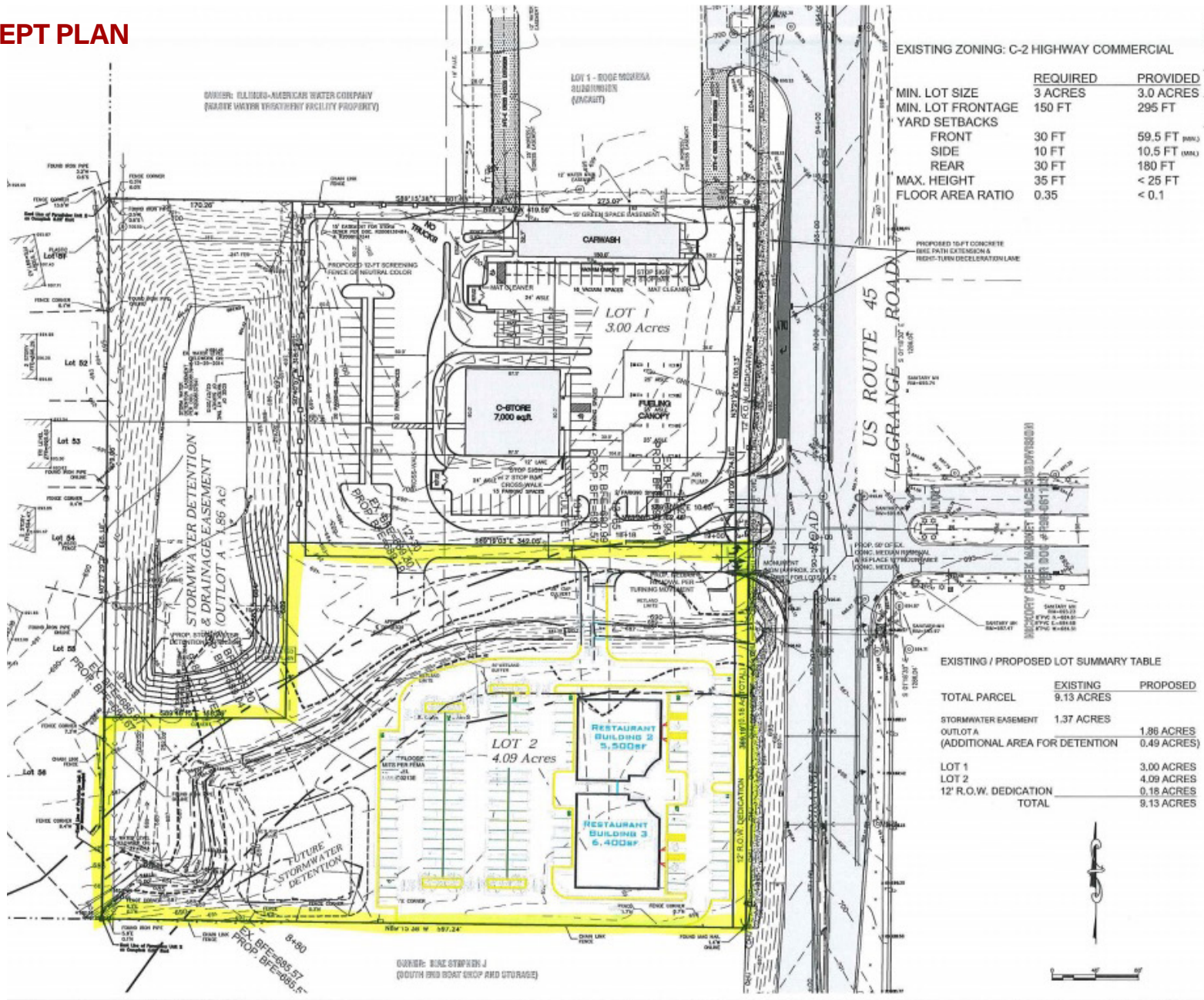


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CONCEPT PLAN



MANHATTAN SURVEYING

M. GINGERICH, CERRAUX & ASSOCIATES

ENGINEERING * PLANNING * SURVEYING

340 N. VANDERLINDEN
MOKENA, ILLINOIS 60449
PH: 815-338-9883
FAX: 815-338-4887
WWW.MGASURV.COM

DESIGN: ASB
CHECKED: JMS
APPROVED:

PROFESSIONAL DESIGN
RMS #194-003000

GAS N WASH - LaGRANGE Rd.
MOKENA, ILLINOIS

PRELIMINARY SITE PLAN

SHEET NO. 1 OF 1

JOB NO. 14-731

8/15/2014

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