

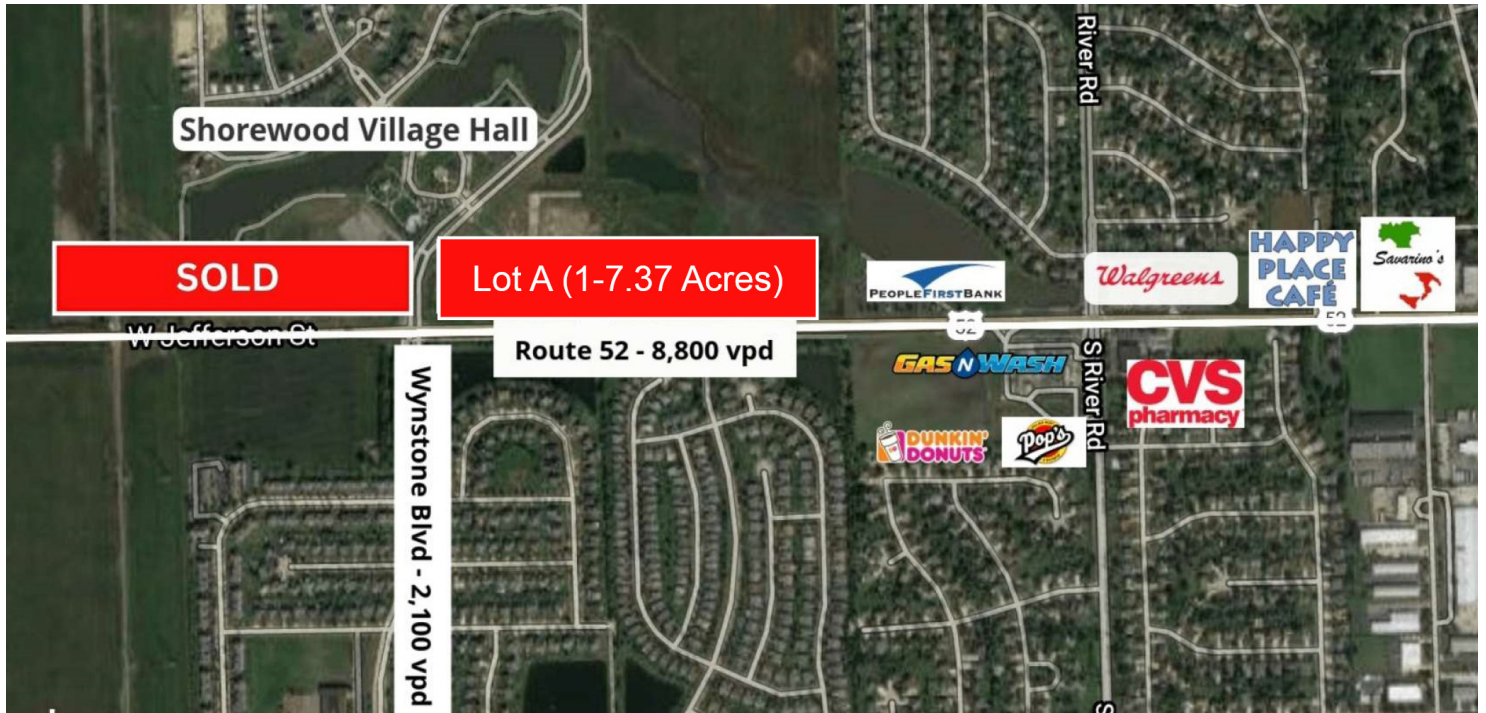
Land For Sale



# SHOREWOOD TOWNE CENTER DEVELOPMENT

WYNSTONE BLVD & JEFFERSON ST, SHOREWOOD, IL 60404

## SHOREWOOD TOWNE CENTER DEVELOPMENT



### OFFERING SUMMARY

Sale Price: See Following Page

Zoning: B-3

Area Traffic Count: Over 10,000 vpd

### PROPERTY HIGHLIGHTS

- Partially improved divisible lot
- Delivery to be detention offsite
- Signalize light at Rt. 52 & Wynstone Blvd. coming 2026
- Utilities stubbed to the lot
- Zoned B3 - with many possible uses: retail, office, multi-family
- Great access with frontage on Route 52 (Jefferson)
- Sewer & water are now being extended west of the tracks in 2026 to expand residential west
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### LOCATION OVERVIEW

Located next to Shorewood Village Hall, the future Library and Towne Center Park with a scenic lake and walking trail. Approximately 2 miles west of Route 59 and I-55 interchange. DR Horton homes is building single family homes adjacent to the property.



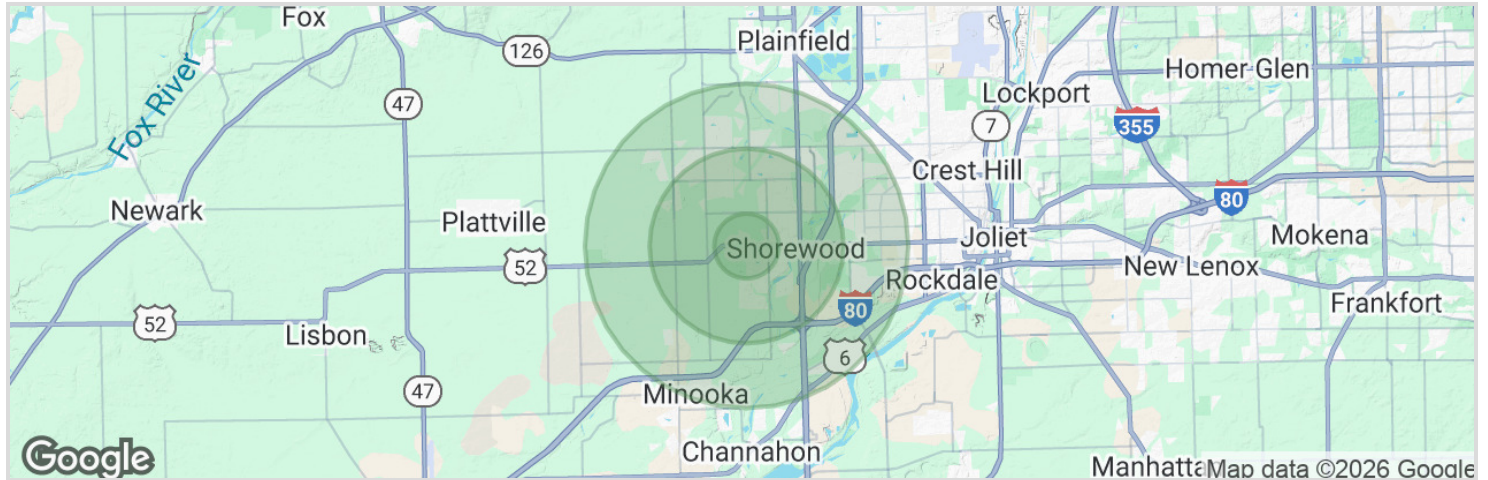
# SHOREWOOD TOWNE CENTER DEVELOPMENT



# OF LOTS 1 | TOTAL LOT SIZE 1.0 - 7.37 ACRES | TOTAL LOT PRICE \$348,480 - \$435,600 / ACRE | BEST USE RETAIL, OFFICE, MULTI-FAMILY

LOT #	SUB-TYPE	SIZE	PRICE
Lot A	Retail	7.37 Acres	\$348,480 / Acre
1 to 5 Acres	Retail	1 Acres	\$435,600 / Acre

# SHOREWOOD TOWNE CENTER DEVELOPMENT



## 1 mile



\$96,079

Median Household Income



5,395

Population



1,831

Households



36.6

Median Age



\$90,161

Median Disposable Income

## 3 miles



\$93,315

Median Household Income



42,950

Population



13,430

Households



34.1

Median Age



\$100,439

Median Disposable Income

## 5 miles



\$90,635

Median Household Income



94,031

Population



29,583

Households



34.4

Median Age



\$91,364

Median Disposable Income