

NWC of Route 126 and Wallin Drive

Plainfield, IL 60544

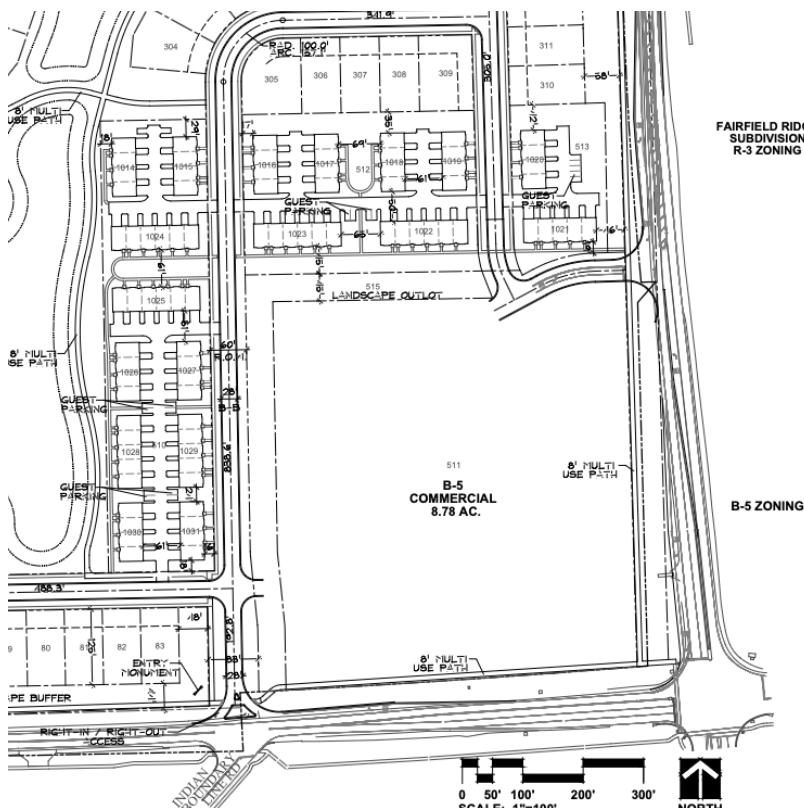
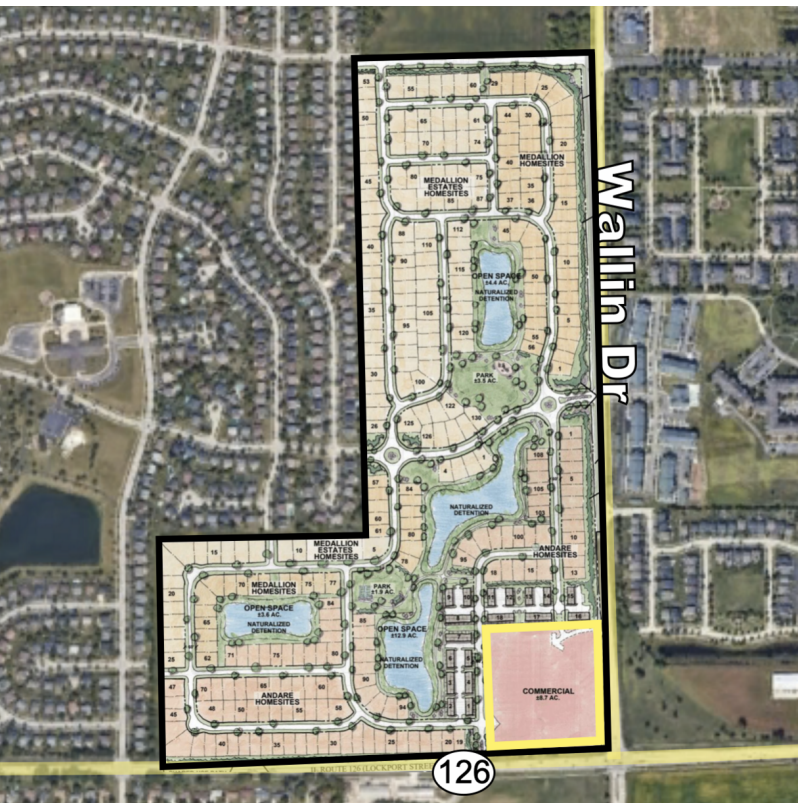
COMMERCIAL - RESIDENTIAL FOR SALE



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john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price: \$7.50 / SF

Lot Size: 8.7 Acres

Traffic Count: 18,400 VPD (Route 126)

PROPERTY OVERVIEW

8.7± AC commercial land at the northwest corner of Wallin Drive and Route 126, abutting the approved Keller Farm subdivision to be developed by Lennar Homes. The subdivision is approved for 322 single family detached homes and 83 townhomes. Approved plans include access to the commercial site via right in/right out access on Route 126 and full access intersection on Wallin Drive. Expected delivery 4th quarter 2024.

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
Total Households	133	538	2,177
Total Population	458	1,834	7,069
Average HH Income	\$137,763	\$136,357	\$129,272

Shamus Conneely

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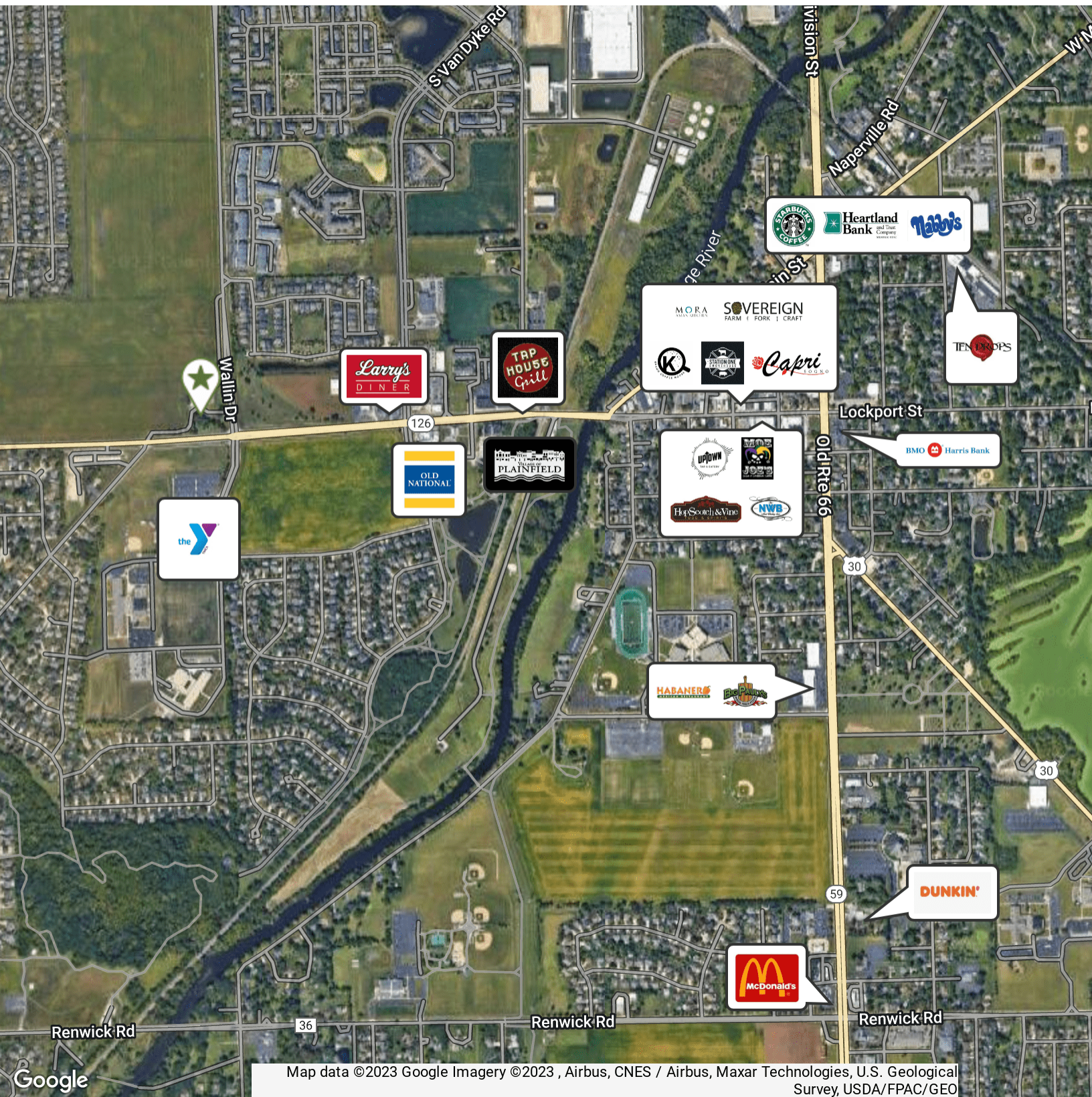
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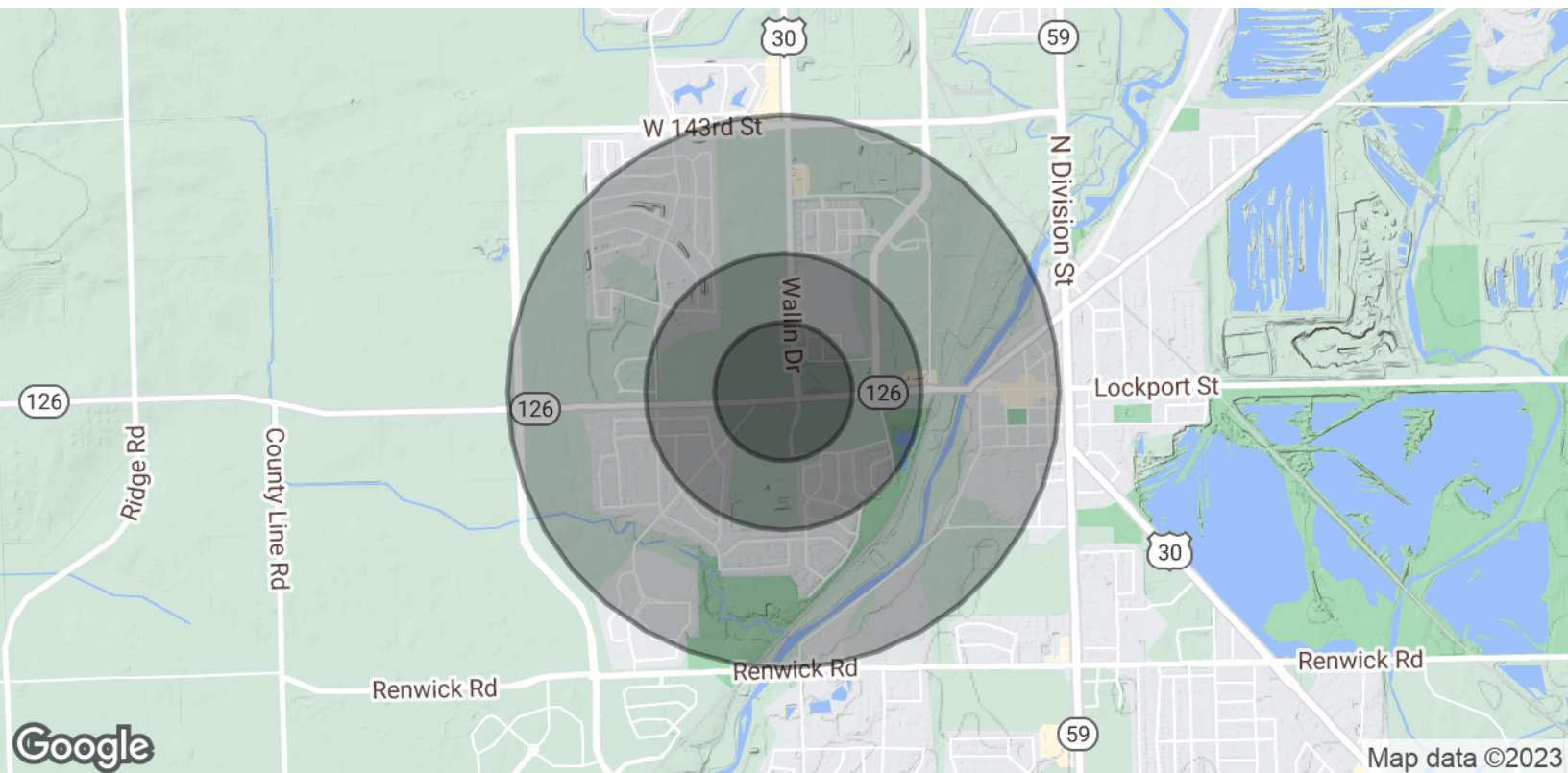
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	458	1,834	7,069
Average Age	33.8	33.8	35.1
Average Age (Male)	37.5	37.5	37.6
Average Age (Female)	27.7	27.6	30.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	133	538	2,177
# of Persons per HH	3.4	3.4	3.2
Average HH Income	\$137,763	\$136,357	\$129,272
Average House Value	\$310,254	\$308,541	\$306,676

* Demographic data derived from 2020 ACS - US Census

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