

# Prairie Creek Development

S Route 59, Plainfield, IL 60544

LAND - RETAIL FOR SALE

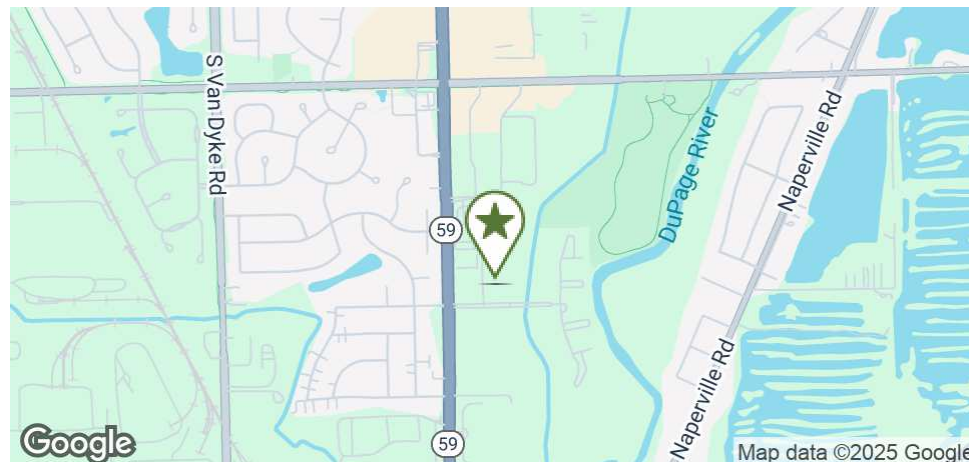




# Prairie Creek Development | S Route 59, Plainfield, IL 60544

LAND - RETAIL FOR SALE

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



## OFFERING SUMMARY

<b>Sale Price:</b>	Subject to Offer
<b>Lot Size:</b>	7.55± AC (divisible down to 1±AC)
<b>Zoning:</b>	B-3
<b>Traffic Count:</b>	29,800 (Route 59)
<b>2024 Taxes:</b>	\$50,095.00
<b>County:</b>	Will

## PROPERTY OVERVIEW

7.55± AC prime commercial property, zoned B-3, with excellent visibility on Route 59 in Plainfield. With numerous development opportunities, it's surrounded by notable businesses like Rod Baker Ford, Meijer, and Aldi.

## PROPERTY HIGHLIGHTS

- Lot is divisible (1-7.55± AC)
- 29,800 VPD exposure on Route 59
- Located in Will County
- Several commercial neighbors, including Rod Baker Ford, Meijer, Aldi
- Plainfield School District 202

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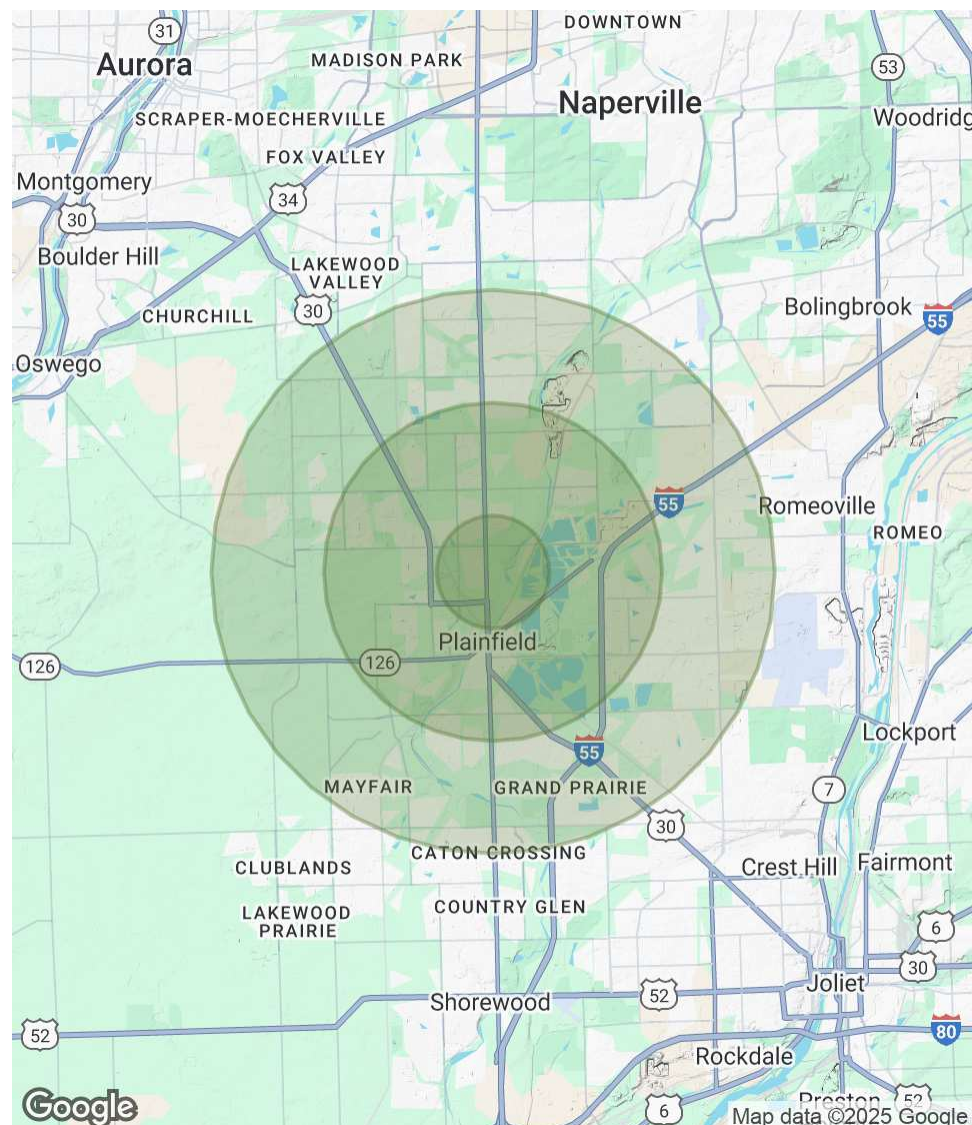
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,403	53,235	144,419
Average Age	39	37	39
Average Age (Male)	38	36	38
Average Age (Female)	40	38	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,429	16,465	47,168
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$170,049	\$168,431	\$168,963
Average House Value	\$427,451	\$408,811	\$405,971

\* Demographic data derived from 2020 ACS - US Census



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