

Land For Sale

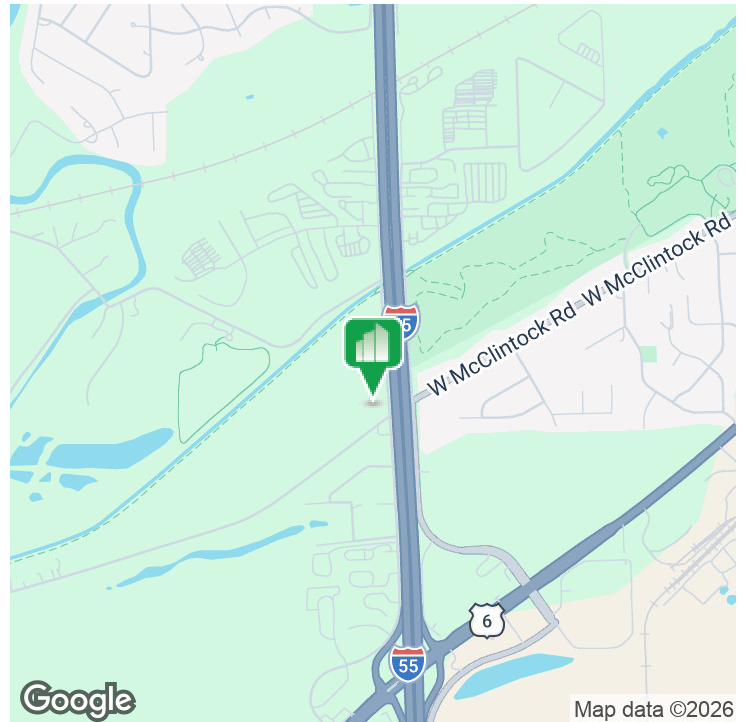


# 1.25 ACRE LAND FOR SALE

23116 SOUTH CANAL ROAD, CHANNAHON, IL 60410

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## OFFERING SUMMARY

Sale Price:	Contact Broker
Available SF:	54,450 SF
Lot Size:	1.25 Acres
Zoning:	C3
Taxes:	

## PROPERTY OVERVIEW

- Prime location in a growing industrial and commercial corridor just off I-55, with easy access to major transportation routes via Canal Rd and Frontage Rd
- Excellent visibility with 68,200 VPD on I-55
- Perfect for contractor yard, fleet storage, or equipment staging
- Suitable for automotive, repair, or service-based businesses
- Flexible use potential (subject to zoning)
- Electricity, Gas, Well, and Septic
- Clearing with a pre-graveled building pad

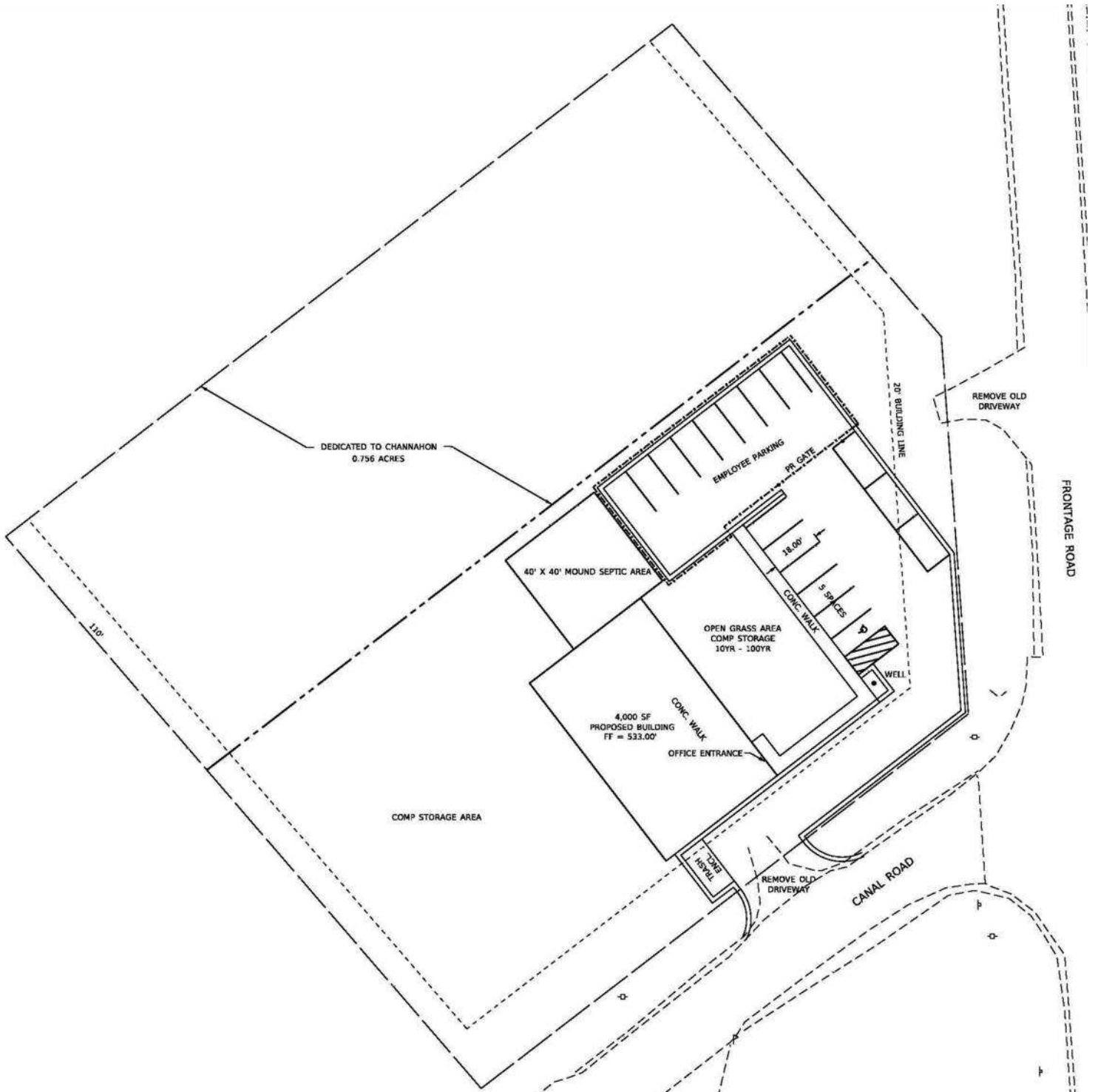
## LOCATION OVERVIEW

Positioned in Channahon, this property benefits from excellent access to major transportation corridors including Interstate 55 and Interstate 80, supporting strong regional connectivity. The area is a well established industrial hub with nearby logistics users, access to the Des Plaines River, and proximity to the Chicago metropolitan area



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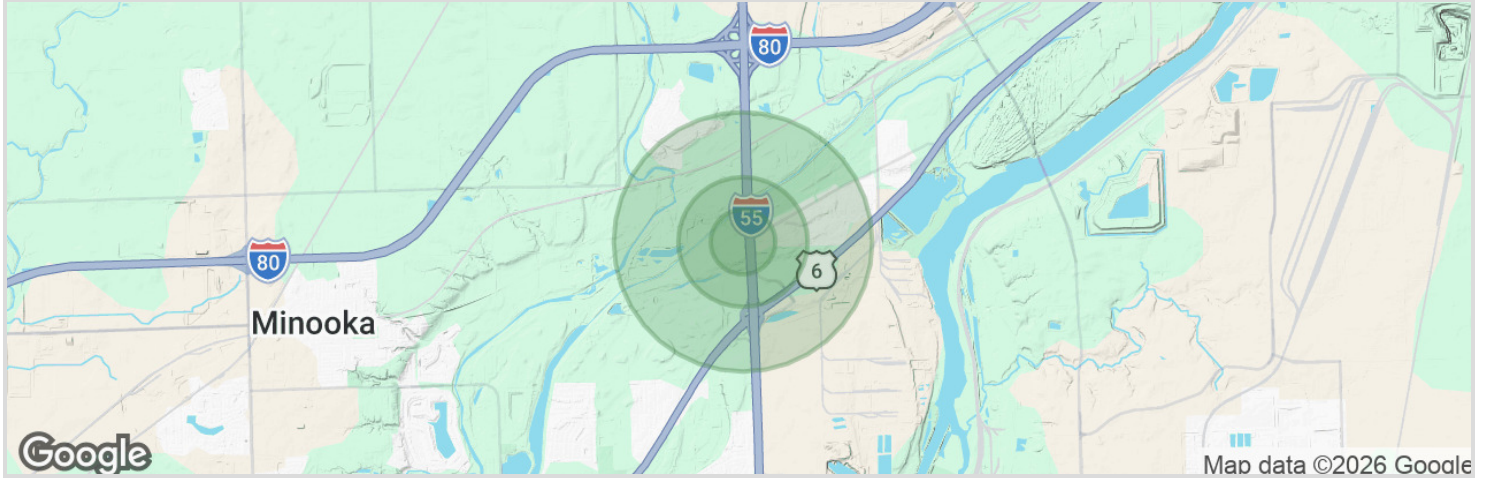
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## 1 mile



\$160,377

Median Household Income



75

Population



23

Households



43.1

Median Age



\$68,658

Median Disposable Income

## 3 miles



\$150,482

Median Household Income



304

Population



98

Households



42.2

Median Age



\$103,105

Median Disposable Income

## 5 miles



\$147,653

Median Household Income



1,212

Population



392

Households



42.1

Median Age



\$89,460

Median Disposable Income