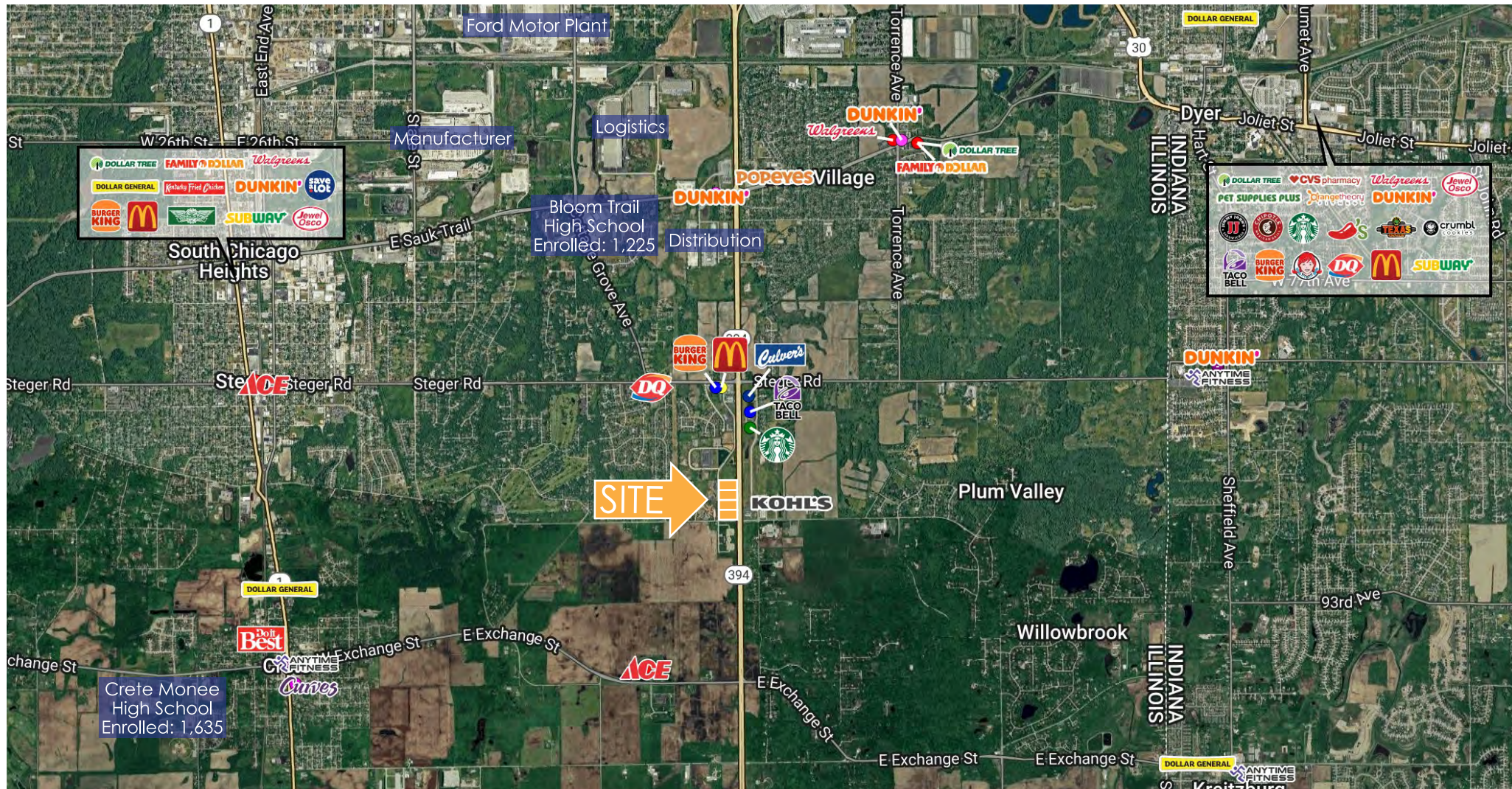


AVAILABLE - DEVELOPMENT SITE
CALUMET EXPY (IL-394) & E RICHTON RD, CRETE, IL



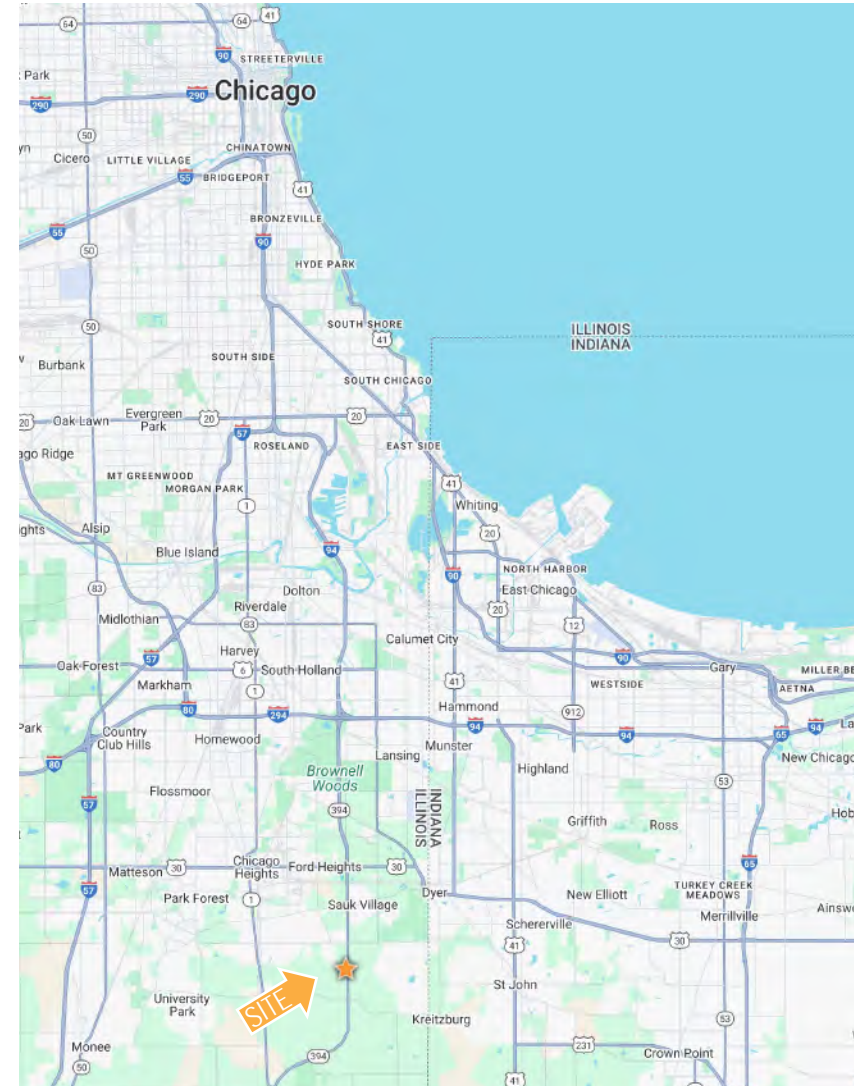
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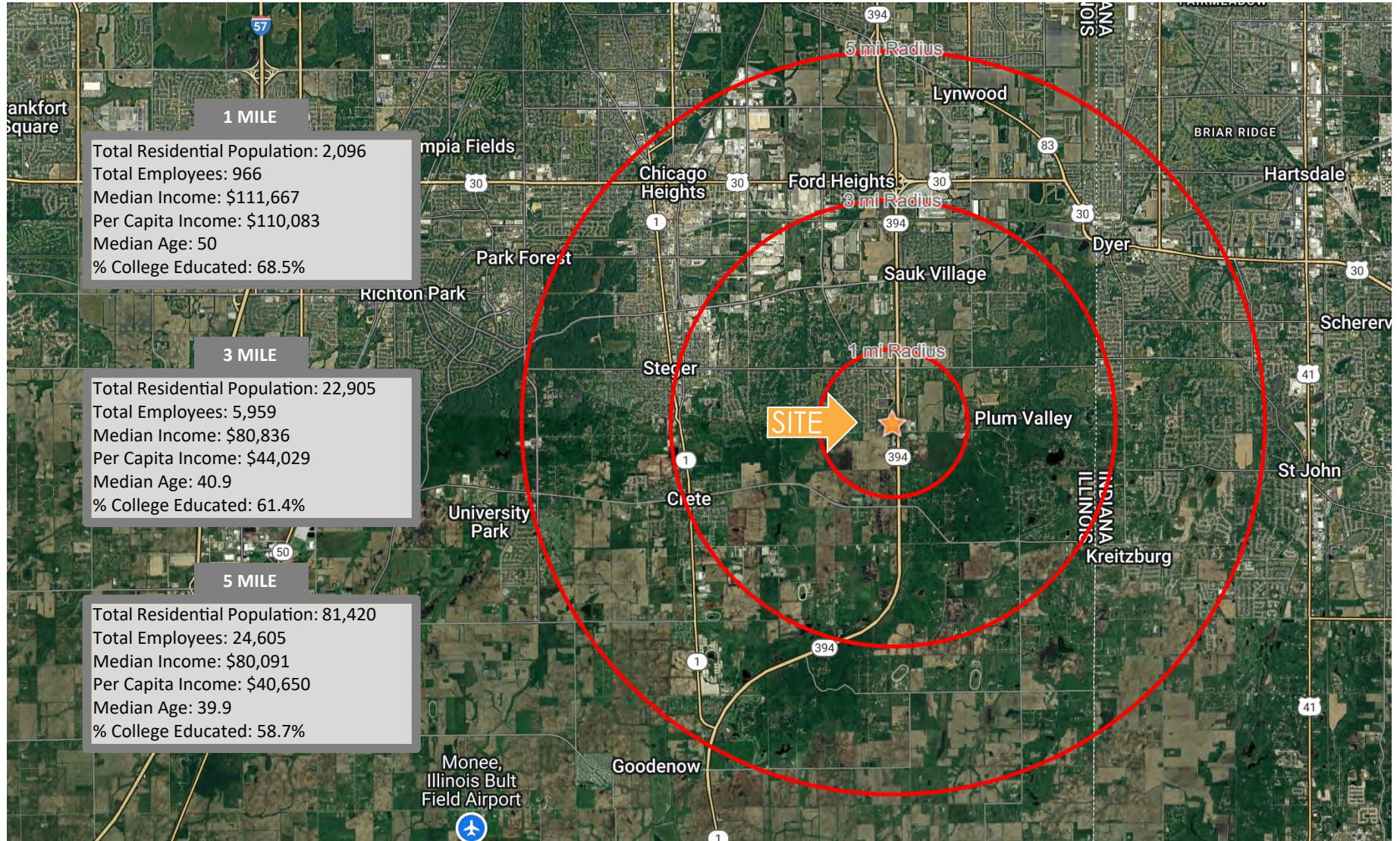
The site offers 16.7 acres that can be subdivided for sale or ground lease, making it an ideal location for various developments. Neighboring prominent tenants such as Kohl's, Taco Bell, Culver's, and Starbucks ensure strong QSR sales. The property boasts direct access to the heavily trafficked 394 and Richton Road intersection, enhancing its visibility and accessibility. Zoned B-2, the site is versatile and well-suited for uses like car washes, retail establishments, medical offices, or other service facilities. Conveniently located just 8 miles from Interstate 80/94 and 30 miles from downtown Chicago. Positioned in Will County, near Cook County demographics, it benefits from a diverse and dynamic customer base.



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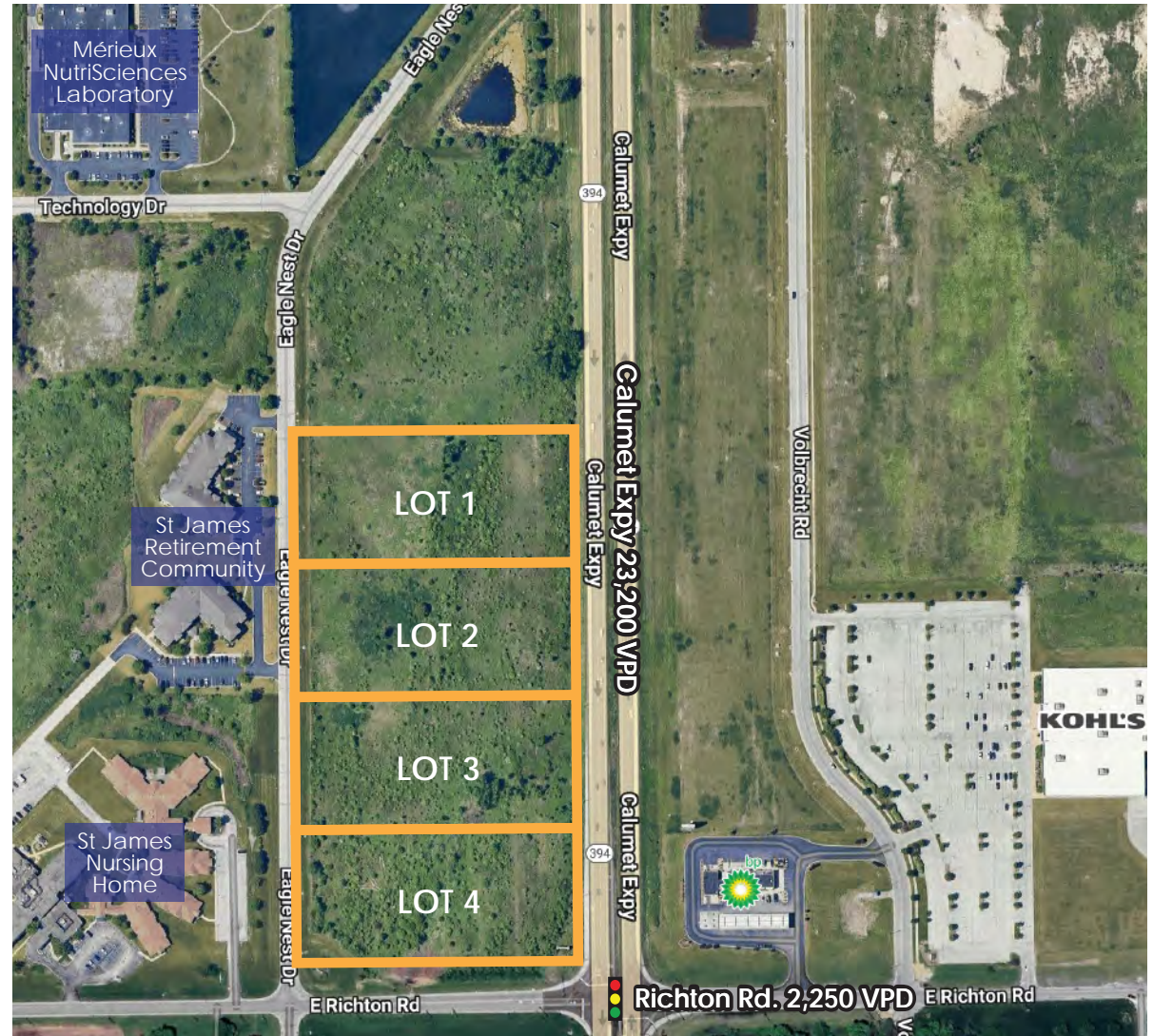
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AVAILABLE - DEVELOPMENT SITE CALUMET EXPY (IL-394) & E RICHTON RD, CRETE, IL

HIGHLIGHTS

- 16.7 acres can be demised for sale or ground lease
- Neighboring tenants include Kohls, Taco Bell, Culver's, McDonald's and Starbucks
- Strong QSR sales
- Direct access to heavily trafficked 394 & Richton Rd
- Zoned B-2
- Great site for car wash, retail, medical or service facilities



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