

Land For Sale

CATON
COMMERCIAL
REAL ESTATE GROUP

Metcalf Ln

Moran Dr

Shorewood
Village Hall

Detention

SOLD

Lot C - PENDING
1 - 9.08 Acre (divisible)

Lot A - AVAILABLE
1 - 14.92 Acres (divisible)

W Jefferson St

52

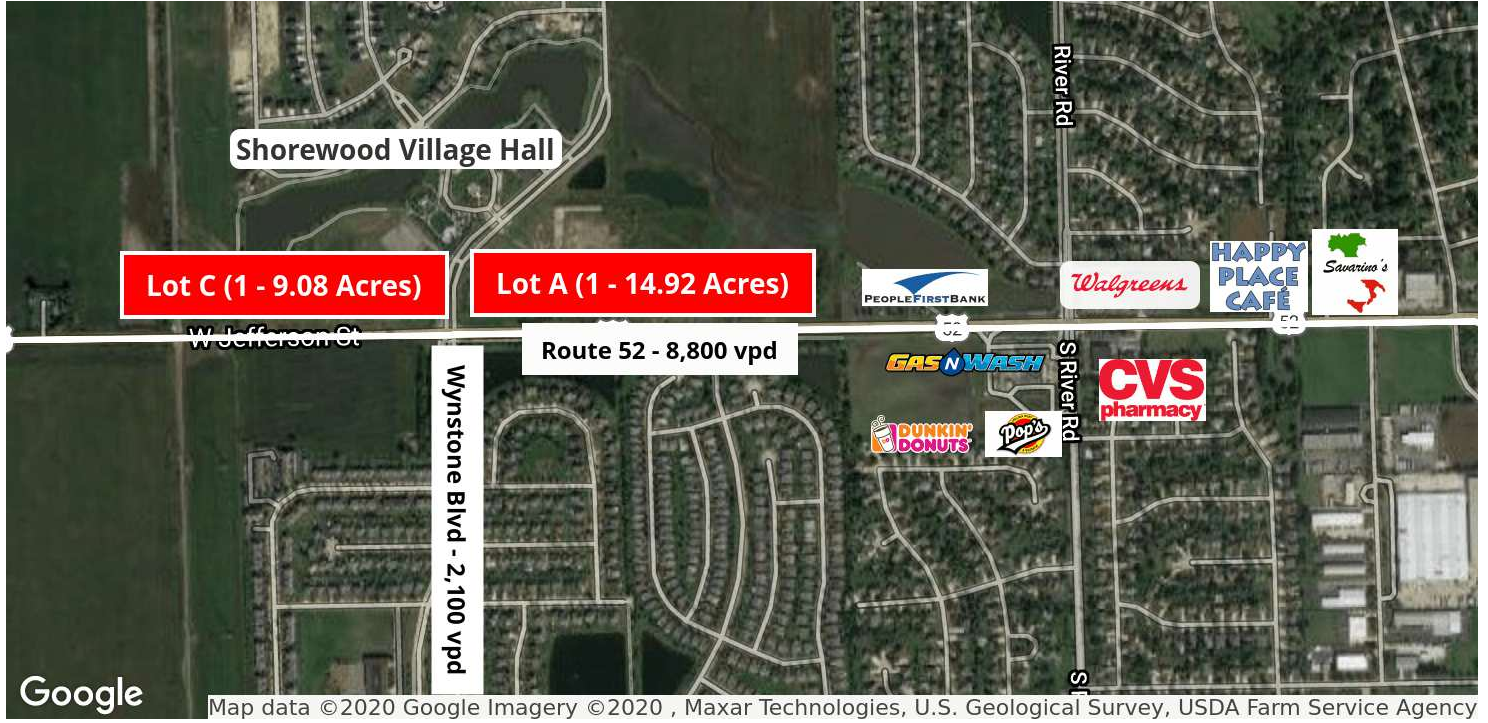
Route 52 - 8,800 vpd

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 lots
- Utilities to site and detention off site
- Zoned B3 - with many possible uses: retail, office, multi-family
- Great access with frontage on Route 52 (Jefferson)

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.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,831	13,430	29,583
Total Population	5,395	42,950	94,031
Average HH Income	\$96,079	\$93,315	\$90,635

SHOREWOOD TOWNE CENTER DEVELOPMENT



OF LOTS 3 | TOTAL LOT SIZE 5.0 - 14.92 ACRES | TOTAL LOT PRICE \$3.0 - \$4.25 / SF | BEST USE RETAIL, OFFICE, MULTI-FAMILY

LOT #	SUB-TYPE	SIZE	PRICE
Lot A	Retail	14.92 Acres	\$3.00 / SF
Lot C	Retail	9.08 Acres	\$3.75 / SF
1 to 5 Acres	Retail	5 Acres	\$4.25 / SF