

Romeoville Crossing Outlots

404 Weber Road, Romeoville, IL 60446

LAND - RETAIL FOR SALE



john
greene
COMMERCIAL

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



PROPERTY OVERVIEW

Parcels located at the southwest corner of Weber Road and Airport Road, in a Wal-Mart anchored shopping center. Join Auto Zone, Panda Express, Provena Health and Firestone. Outlots located immediately across from soon to be completed 240 unit class A multi-family development and proposed Mercedes Benz dealership.

LOT DETAILS

LOT	ACREAGE	PIN	PRICE (PER AC)	STATUS
Outlot 2A	1.93±	11-04-18-202-020	\$500,000/AC	Available
Outlot 2B	1.32±	11-04-18-202-021	\$500,000/AC	SOLD
Outlot 3	1.85±	11-04-18-202-010	\$700,000/AC	SOLD
Development Lot	5.58±	11-04-18-202-029	Subject to Offer	Under Contract

PROPERTY HIGHLIGHTS

- 33,595 VPD Exposure on Weber Road
- 12,945 VPD Exposure on Airport Road
- Neighboring national retailers
- Several nearby development projects underway

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SHOPPING CENTER NEIGHBORS

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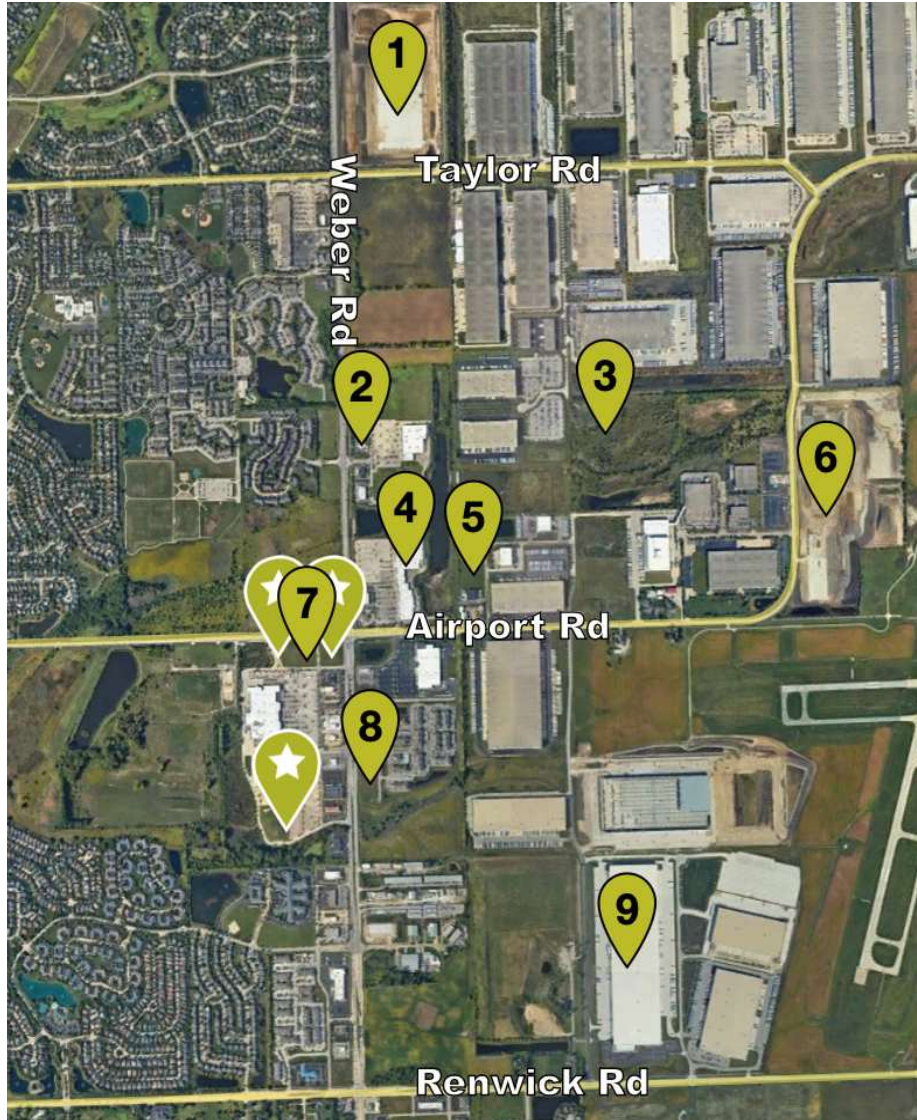
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NEARBY DEVELOPMENT PROJECTS

1. Molto Properties: Two modern business buildings up to 897,840 sf have been built and a two acre outlot for retail is under construction.
2. Burger King: a 3,500 sf Burger King with 30 parking spaces has been proposed, with construction beginning in spring 2024.
3. Palencia: Proposed 460,000 sf building on the last remaining vacant lot in the Southcreek Business Park. The last remaining section of Pinnacle Drive will be completed with this project. Construction should begin in spring 2024.
4. Ovation Center: the 127,306 former Target building has been renovated to become a one of a kind senior services center. The Ovation Center has opened, with the first businesses moved in and open for business. New businesses will continue to open throughout the year. The center will include offices, a programming area, space for on-site retail and services, and eventually an event center.
5. Viga Designs Studio Expansion: The existing business at 368 O'Hare Drive will be expanding and adding an additional 7,275 sf to their existing building.
6. Bridge Point Romeoville: Two new, Class A industrial buildings that have recently been completed. Building A is a 497,480 sf facility featuring 40' clear height, 136 exterior docks, 4 drive in doors, and build to suit office space. Building B is a 162,800 sf facility featuring 36' clear height, 47 exterior docks, 2 drive in doors and build to suit office space.
7. Kiddie Academy: Lot 2B, marketed and sold by john greene Real Estate. Proposed 10,030 sf childcare center located on the south side of Airport Road. Construction is expected to be completed in time for a summer 2024 opening.
8. Mercedes-Benz of Romeoville: A new Mercedes-Benz dealership had their groundbreaking in July, and construction began in October. The facility will include a 40,000 sf, two story building that includes a showroom, sales area, service area, lounge and office space. Anticipated opening fourth quarter of 2024.
9. 1040 W. Renwick: 1,200,420 sf Class A distribution building, built in 2022. The building is fully leased by Wayfair as their fulfillment center.

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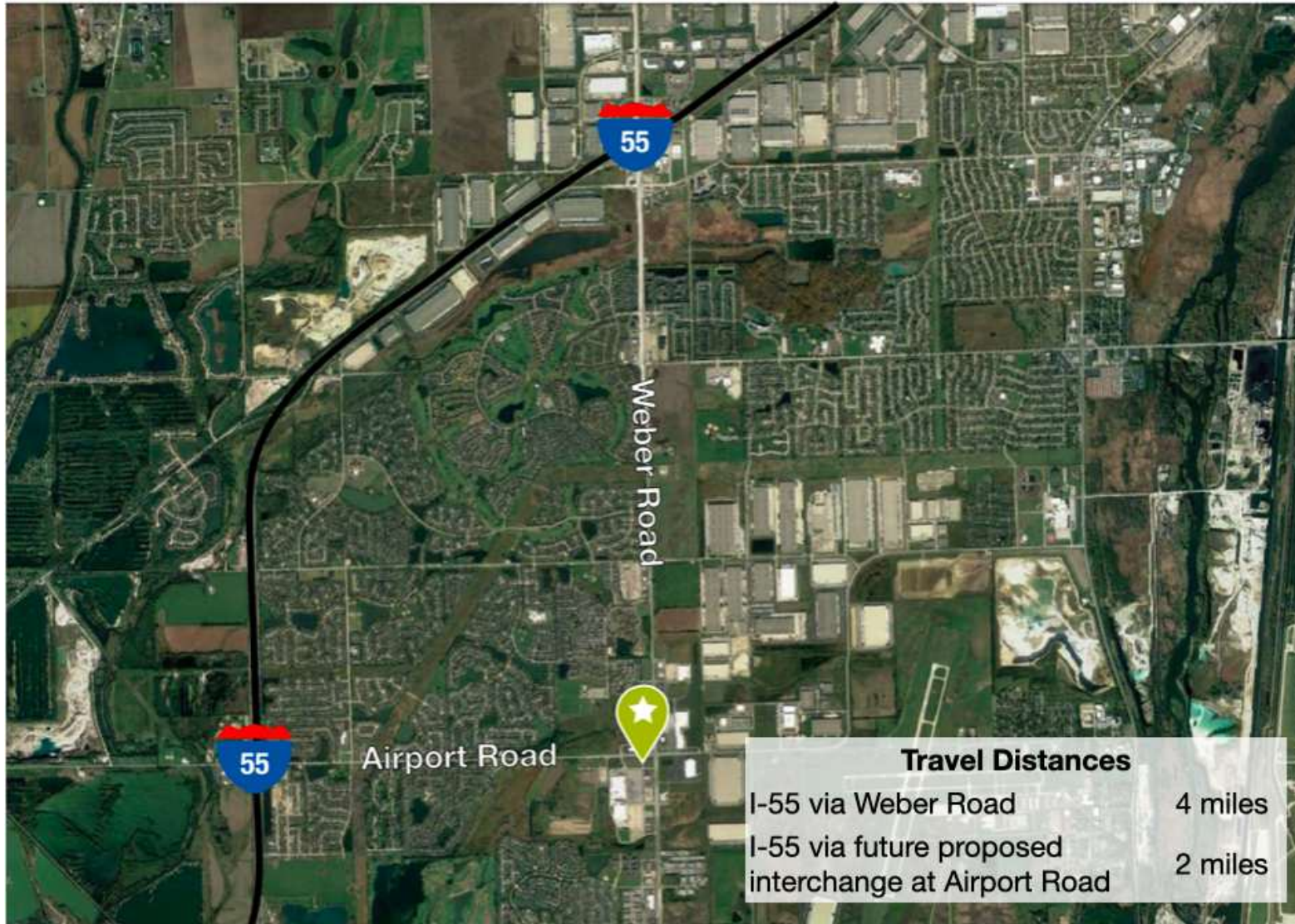
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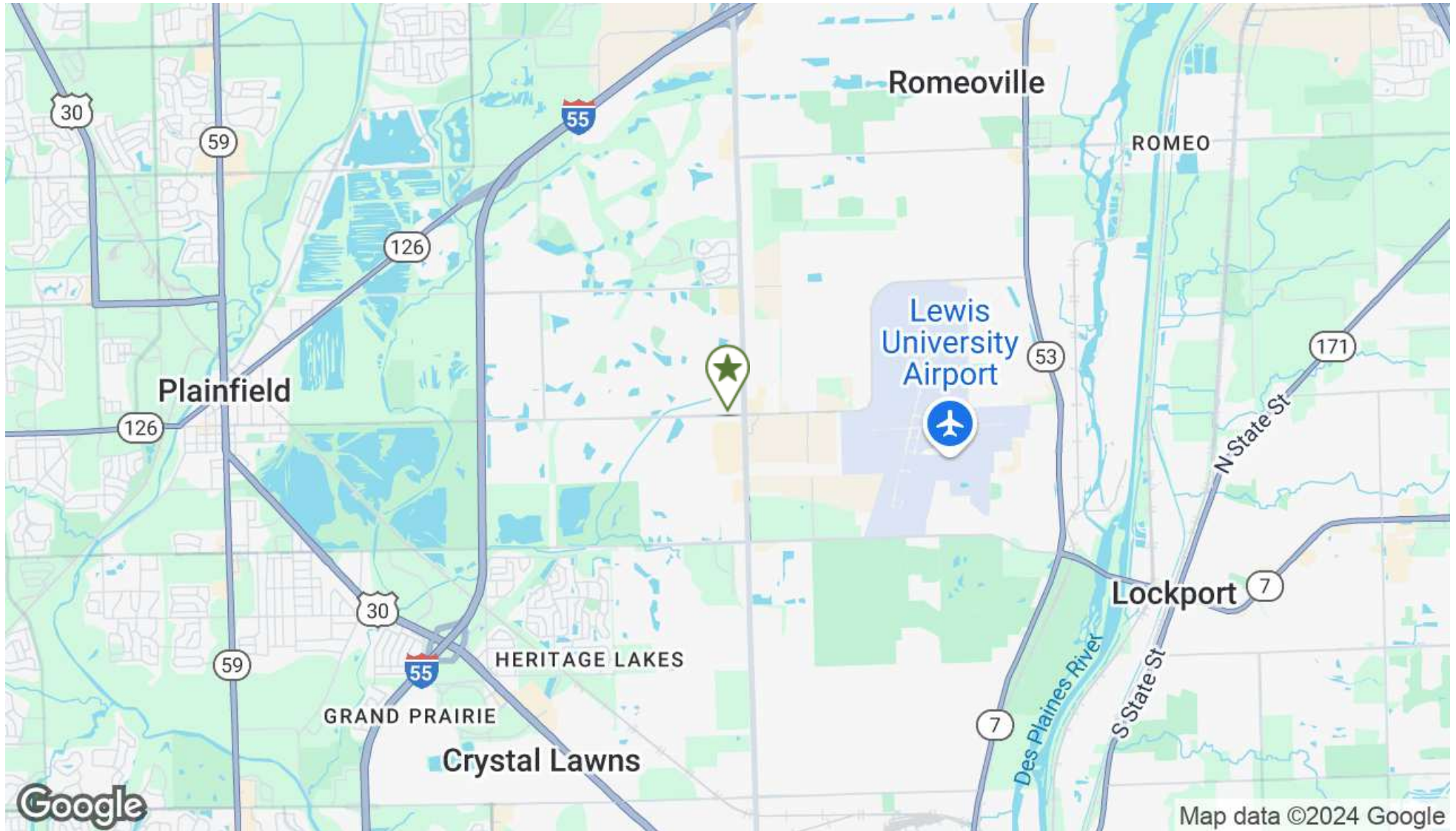
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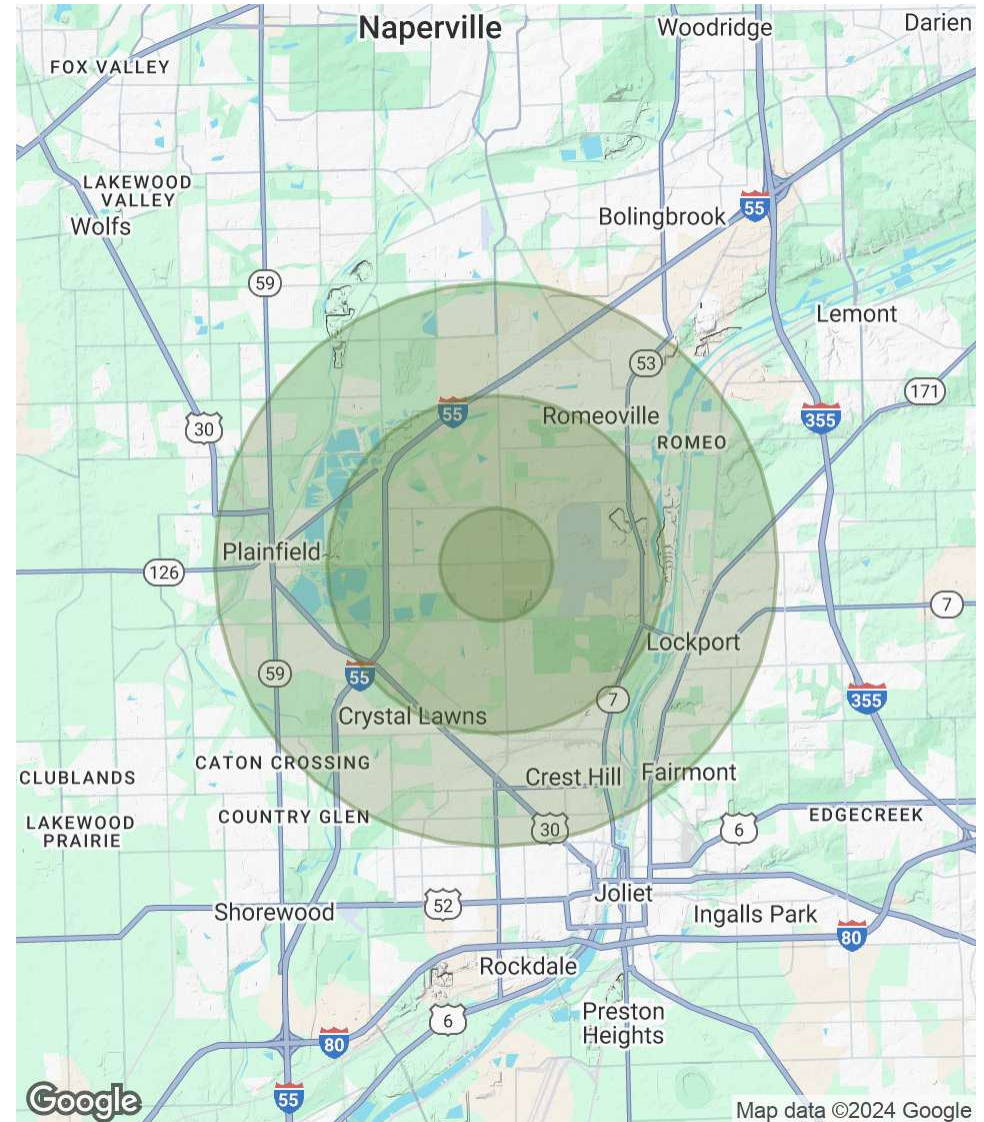
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,147	65,025	147,509
Average age	38.9	33.3	34.0
Average age (Male)	37.0	31.9	33.0
Average age (Female)	41.2	34.9	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,691	20,394	45,538
# of persons per HH	2.7	3.2	3.2
Average HH income	\$68,247	\$79,657	\$88,307
Average house value	\$207,703	\$246,824	\$272,981

* Demographic data derived from 2020 ACS - US Census



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