

±1.17 AC Development Site in Unincorporated Will County

111 E ILLINOIS HWY

New Lenox, IL 60451

SALE

PRESENTED BY:

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Car Wash
& Gas Station

ROSATTI'S
PIZZA

RISING SUN
Fast Authentic Costa Food

Simply
music

Hope & Healing
Cancer Services

CZ FAMILY DENTISTRY
New Lenox

Nail Salon
United Liquor

Illinois Hwy

S Cedar Rd

SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Flexible Seller – Owner Financing / Seller Financing / Seller Carryback Available:** Seller is open to creative deal structures including owner financing, seller financing, and seller carryback terms. These options allow qualified buyers, builders, or investors to acquire the property with flexible financing while preserving capital for development. The Seller is highly experienced and active in seller-financed and “subject to” type transactions, which often accelerate opportunities and make deals happen faster.
- Development Potential & Concept Plans:** Preliminary concept drawings have been prepared showing a potential four-duplex (8-unit) configuration, taking advantage of the site’s dual frontage on Illinois Highway and Cedar Road. Zoning, setbacks, and utilities provide multiple options for residential or low-intensity commercial development.
- Collaborative Seller / JV or Build-to-Suit Opportunities:** Seller is an established construction and development group open to joint ventures, design-build collaborations, or build-to-suit partnerships. If desired, Seller can provide construction management or turnkey development capabilities to accelerate delivery and streamline project execution.
- Location Advantage:** Prominent corner visibility at Illinois Highway and Cedar Road with two street frontages. Excellent access for residential, office, or neighborhood commercial concepts, with nearby amenities and strong area growth supporting future value.

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±1.17 AC Development opportunity located at 111 Illinois Hwy and 934 S Cedar Rd in New Lenox, Illinois. The property is situated at the signalized corner of Illinois Hwy and Cedar Road in unincorporated Will County. This intersection also includes an active Speedway gas station and car wash, as well as the Cedar Shopping Center, which includes Rosati’s Pizza, a cancer center, nail salon, dentist, liquor store, and other businesses. Various development opportunities considered.

OFFERING SUMMARY

SALE PRICE:	\$515,000
LOT SIZE:	+/- 50,965 SF 1.17 AC
	15-08-22-304-009-0000
PIN NUMBERS:	15-08-22-304-010-0000
	15-08-22-304-011-0000

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RETAILER MAP



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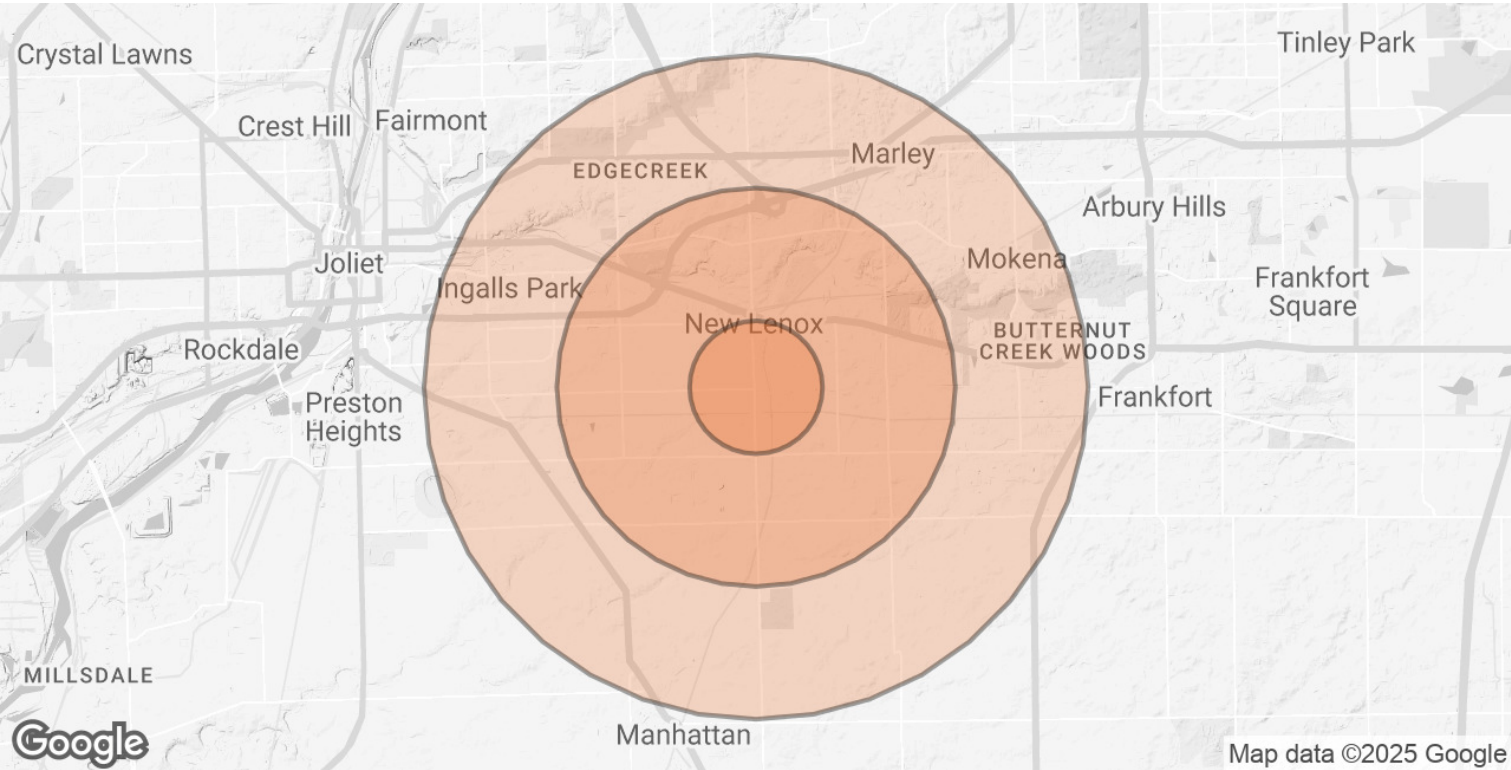
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,603	34,161	79,030
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,430	11,906	27,334
# OF PERSONS PER HH	2.7	2.9	2.9
AVERAGE HH INCOME	\$132,197	\$150,906	\$150,053
AVERAGE HOUSE VALUE	\$357,220	\$398,229	\$406,581

Demographics data derived from AlphaMap

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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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