



LOCATION FINDERS INTERNATIONAL, INC.

9440 Enterprise Drive | Mokena, IL 60448 | lfirealestate.com | 708.478.7666

Dolton, IL

Northeast Corner of Sibley Blvd. & Greenwood Rd.





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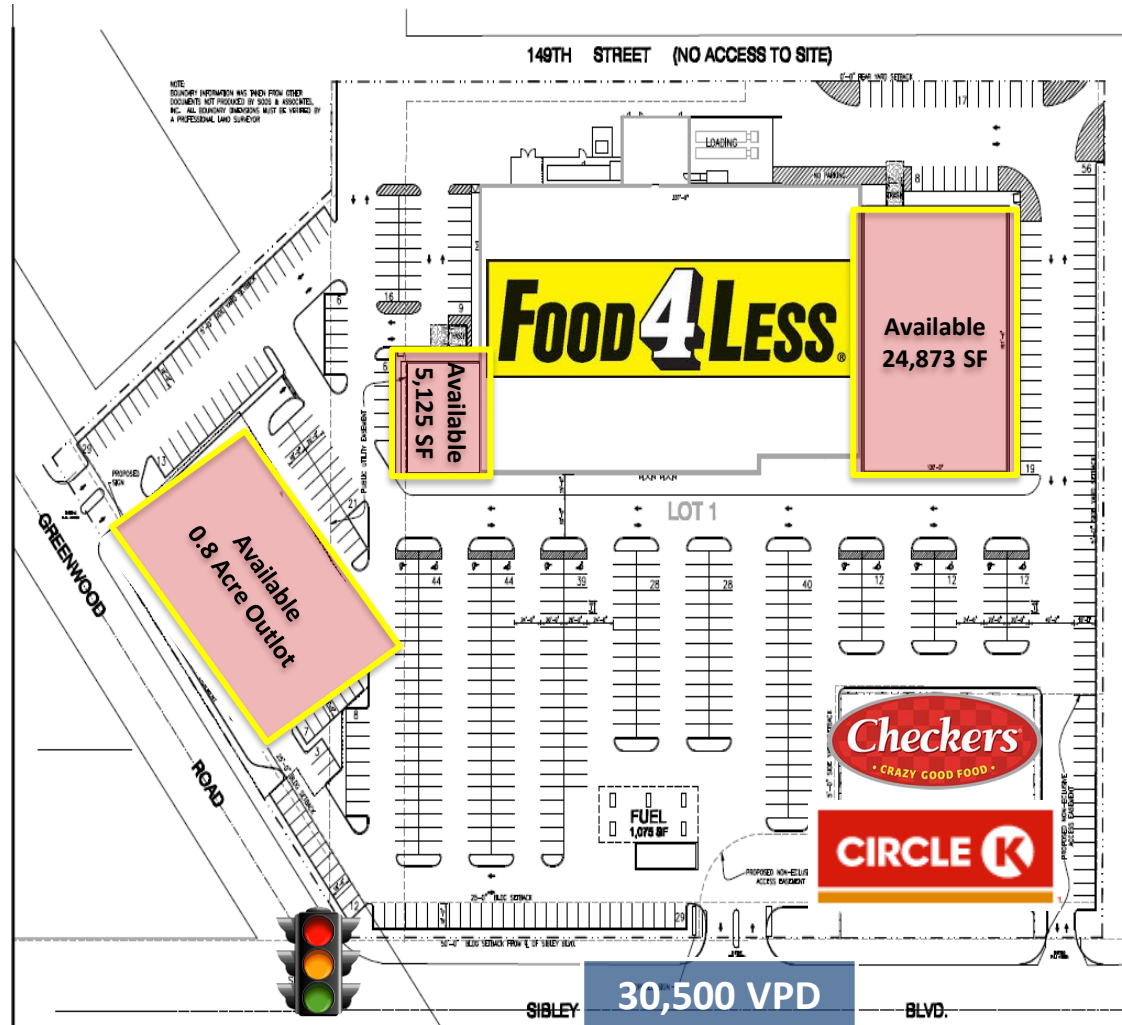




Northeast Corner of Sibley Blvd. & Greenwood Rd.

Site Plan Summary

- **Land Size:** 10.27 acres
- **Available:**
 - Pad for Up to 5,125 sf BTS west of Food 4 Less.
 - Pad for Up to 24,873 sf BTS east of Food 4 Less.
 - 0.80 acre outlot at the hard corner of Sibley and Greenwood.
- **Access:** Full access off Sibley and Greenwood.
- **Traffic:** 30,500 VPD on Sibley Blvd.; 7,600 ADT on Greenwood Ave.
- **Signage:** Pylon/Monument signage available





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Site Benefits

- Food For Less is the number one grocery store in the market
- Sibley & Greenwood is the highest traffic intersection in the market
- Crucial full I-94 Interchange less than one mile East
- Located inside a TIF district
- Additional area retailers include: Food for Less, Menards, RAC, Dollar General, Family Dollar, Advance Auto Parts, Walgreens & more

Contact Information

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Demographics	1-Mile	3-Mile	5-Mile
Population	20,761	102,599	263,200
Avg. HHI	\$63,040	\$58,447	\$55,160