

2.06±AC W Jefferson Street

Shorewood, IL 60404

LAND - RETAIL FOR SALE



john
greene
COMMERCIAL

2.06±AC W Jefferson Street | Shorewood, IL 60404

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



OFFERING SUMMARY

Sale Price:	\$774,900
Lot Size:	2.06± Acres
Traffic Count:	16,700 (Jefferson St.)
Zoning:	B-1
Taxes:	\$15,868

PROPERTY OVERVIEW

2.06±AC commercial lot in Shorewood, Illinois. Property has been annexed to the Village of Shorewood and zoned B-1. Neighborhood Convenience Shopping Center District. Includes excellent visibility on Jefferson Street (U.S. 52) which sees average daily traffic of 16,700 vehicles per day, near the signalized intersection with River Road. Utilities available on-site. Property has been mass-graded and seeded and is ready for development.

PROPERTY HIGHLIGHTS

- Site offers excellent visibility
- Utilities available on-site
- Prime development site near CVS and Walgreens

Chris Condon

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815.693.3005

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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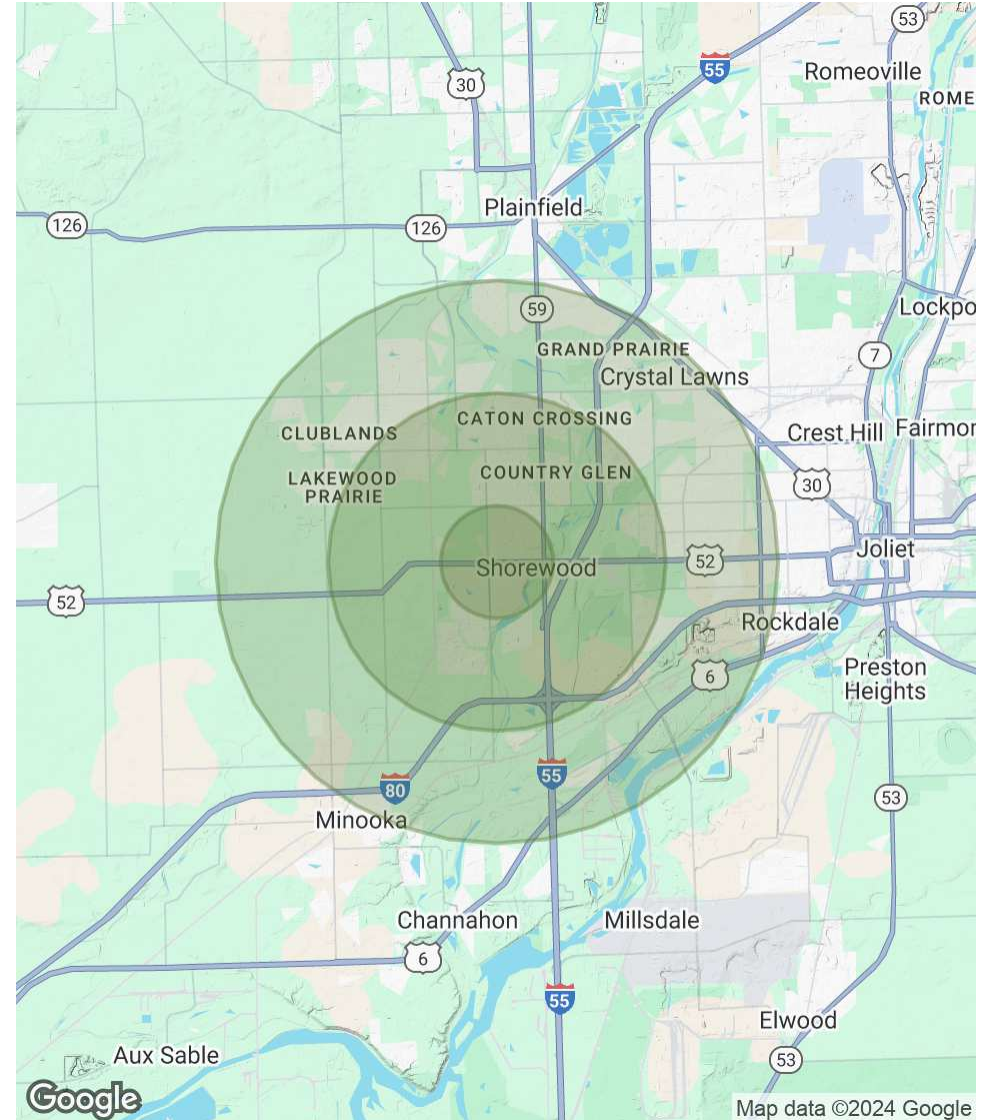
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,532	55,299	127,622
Average Age	44	39	39
Average Age (Male)	44	38	38
Average Age (Female)	45	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,274	18,438	43,678
# of Persons per HH	2.6	3	2.9
Average HH Income	\$133,397	\$133,093	\$124,912
Average House Value	\$347,515	\$332,116	\$313,488

Demographics data derived from AlphaMap



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