



FOR SALE

HEARTLAND CROSSING DEVELOPMENT

2051 RIDGE ROAD MINOOKA, IL 60647

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KEY FEATURES

RECENTLY REPOSITIONED PRICING OFFERING STRONG MARKET VALUE

ADJACENT TO JEWEL-OSCO DRIVING CONSISTENT DAILY TRAFFIC AND ESSENTIAL RETAIL DEMAND

ROUTE 6 FRONTAGE PROVIDING STRONG VISIBILITY AND ACCESS

1 TO 11 ACRE OFFERING ALLOWING FOR OUTLOT DEVELOPMENT, PHASED ROLLOUT, OR SINGLE-USER SITE

B-2 ZONING SUPPORTING RETAIL, QSR, MEDICAL, AND SERVICE USES WITH BUILD-TO-SUIT FLEXIBILITY

POSITIONED WITHIN THE GROWING MINOOKA AND CHANNAHON TRADE AREA WITH EXPANDING RESIDENTIAL BASE AND INCREASING RETAIL DEMAND

WHAT TO KNOW

ASKING PRICE	\$1,500,00.00 11 ACRES
	\$450,000 1 ACRE
ADDRESS	2051 RIDGE RD MINOOKA IL 60647
COUNTY	GRUNDY
ZONING	B-2

HEARTLAND CROSSING PROPERTY HIGHLIGHTS

6.50 M+

CHICAGO SUBURBAN POPULATION

1 MILE

TOTAL POPULATION:

6,410 (2025) | 6,939 (2030)

TOTAL HOUSEHOLDS:

2,180 (2025) | 2,385 (2030)

AVG HH INCOME:

\$134,544 (2025) | \$145,875 (2030)

3 MILES

TOTAL POPULATION:

22,953 (2025) | 24,200 (2030)

TOTAL HOUSEHOLDS:

7,768 (2025) | 8,310 (2030)

AVG HH INCOME:

\$140,409 (2025) | \$151,333 (2030)

5 MILES

TOTAL POPULATION:

28,603 (2025) | 29,886 (2030)

TOTAL HOUSEHOLDS:

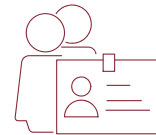
9,878 (2025) | 10,476 (2030)

AVG HH INCOME:

\$144,179 (2025) | \$155,492 (2030)

1-MILE COMMUNITY OVERVIEW

DAYTIME POP.



4,715

WORKFORCE



Services

15.0%



Trades

21.7%



Office

63.3%

COMMUNITY



Suburbs



5.4

Avg # of Employees



31

Businesses per Square Mile



1.3%

Pop Growth Rate
175.0% Higher than USA



101

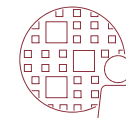
Wealth Index
Above 100 = HIGH



1.7%

Housing Units Growth Rate
105% Higher than USA

TAPESTRY Top 3 Segments by HH count



62.9%

G2 Up and Coming Families

37.1%

H2 Boomburbs

DEMOGRAPHICS



RETAILER MAP

MINOOKA, IL

LOCATION OVERVIEW

Located approximately 52 miles southwest of downtown Chicago, Heartland Crossing benefits from its position within the greater Chicagoland region, one of the largest metropolitan economies in the United States. The Chicago MSA includes more than 9.5 million residents, with nearly 7 million in the surrounding suburbs, providing a substantial and diverse consumer base supported by strong household incomes and regional connectivity.

The property is situated along U.S. Route 6, a heavily traveled corridor with traffic counts exceeding 100,000 vehicles per day, and offers convenient access to Interstate 55 and surrounding regional roadways. Positioned within an established retail node anchored by Jewel Osco and supported by national tenants including Walgreens, Chase, and McDonald's, the site benefits from strong visibility, consistent traffic, and a proven retail environment.

COMMUNITY OVERVIEW

Minooka and the surrounding Channahon trade area continue to experience steady residential growth, driven by migration from more densely populated areas of Chicagoland and demand for attainable housing. New residential development has introduced a growing base of younger households, contributing to increased demand for retail, dining, and service oriented uses.

The local market remains underserved relative to population growth, creating opportunity for additional retail and service users to enter the corridor and capture unmet demand. With available land ranging from 1 to 11 acres and flexible B 2 zoning, the site is well positioned to support a range of uses and accommodate future development aligned with the area's continued expansion.



LOCATION SUMMARY

SHAPING
COMMUNITIES



MATANKY
REALTY GROUP

PRESENTED BY **MATANKY REALTY GROUP**

TERRI COX | SENIOR VP OF SALES | MATANKY REALTY

TROY BATES | SENIOR BROKER | MATANKY REALTY GROUP

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