

**2564 S Western Avenue
Park Forest, Illinois 60466
Up to fourteen acres (divisible)
\$1,250,200**



PARK FOREST AT A GLANCE

- 16,300 average daily traffic at this location
- Owned by the Village of Park Forest
- Future route to Chicagoland's South Suburban airport
- In densely populated suburban neighborhood
- Quick access to Tri-State Tollway (I-80, I-94/I-294), I-57, and US Route 30
- Pace Bus service
- Nearby retail Walmart, Food 4 Less, McDonalds, Family Dollar, Dollar General, Aldi, Walgreens and CVS

MUNICIPAL CONTACT INFORMATION

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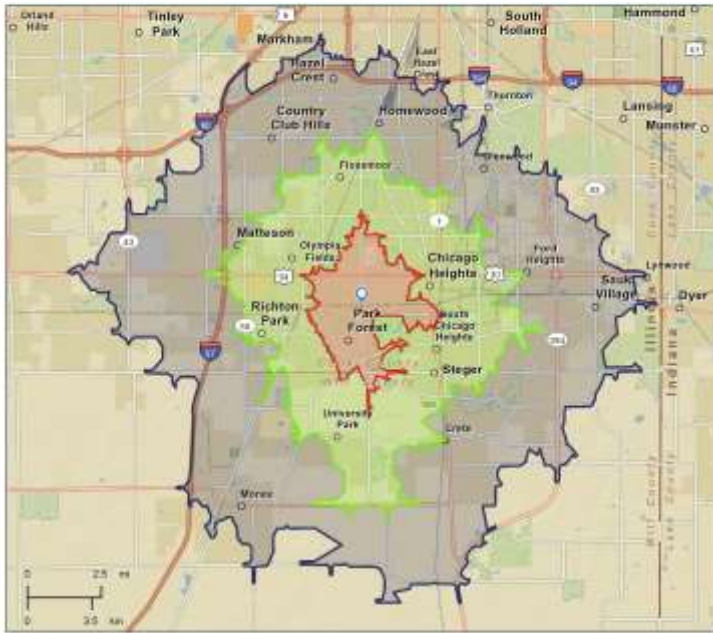
- Up to 14 acres available—Shovel ready
- Tax Increment Financing (TIF) district established in 2005
- Enterprise Zone incentives available
- Located in Opportunity Zone
- Village is supportive of subdividing the site
- Clean, vacant land—NFR letter provided (non-residential)
- Adjacent to Business Park
- Village will consider multiple uses — light industrial, office, medical, service, and commercial
- Canadian National Rail Road indicates a rail spur is possible, if needed



Redevelopment Site—14 Acres
2564 S Western Avenue
Park Forest, IL 60466



Location Map & Trade Area



Site Concept



Park Forest Community

- A two-time, All America City award winner (three time finalist)
- Recognized by the *Chicago Tribune* for “great neighborhoods”
- *CNN Money.com* named Park Forest a “Best Place to Live”
- 2014 *Business Insider* named Park Forest 3rd most affordable housing market in the U.S.
- Earned 3-Star designation from Star Communities for sustainable practices

Homeownership Rate 68.5%

National Retailers in Park Forest



DEMOGRAPHICS		
	3-miles	10-minutes
Population	82,603	84,047
Household Average Income	\$67,899	\$68,055
Total Employees	31,642	32,612
Total Retail Expenditures	\$681,062,307	\$689,456,487
Eating & Drinking	\$65,658,596	\$66,481,200
Demographic Data 2019 Esri and Sites to Do Business		