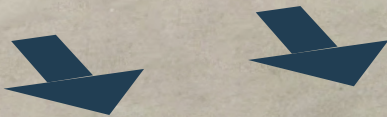


**THORNTONS END CAP  
2,600 SF  
WITH DRIVE THRU**

**2541 RIDGELAND AVE  
MONEE, IL**

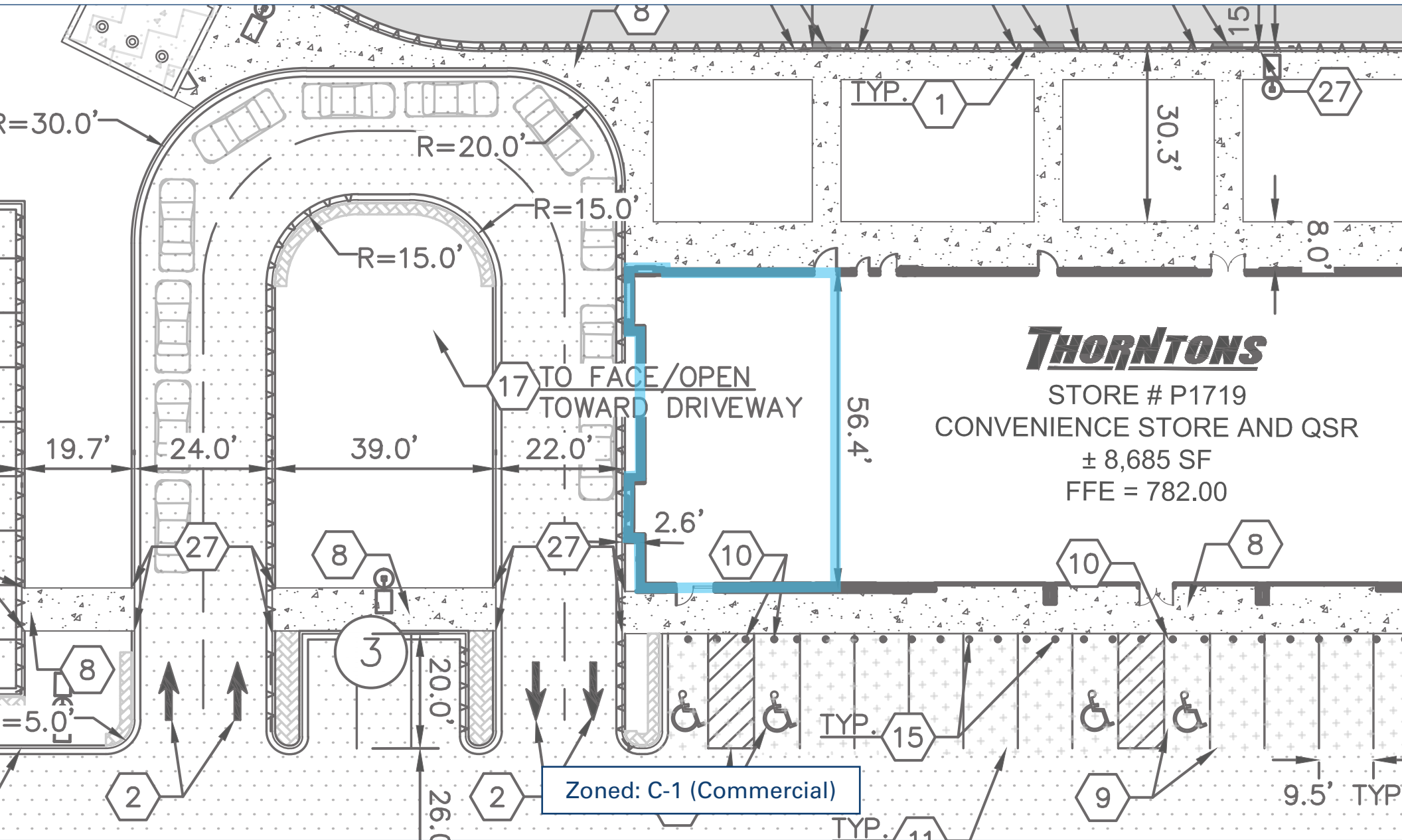
**DOUBLE DRIVE-THRU**



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# SITE PLAN



# AREA AMENITIES

## TRANSPORTATION

- The subject site is located at I-57 & Monee Manhattan Road (Exit 335), with direct access to northbound and southbound traffic.
- A Pilot Travel Center is located on the opposite side of the interchange, providing fuel, food, and truck parking.
- The University Park Metra Electric District Station (~4 miles north) connects directly to downtown Chicago's Millennium Station.

## EDUCATION

- The area is served by Crete-Monee Community Unit School District 201-U, which enrolls approximately 5,000 students in PK-12 across several schools.
- Higher Education (nearby):
  - Governors State University (University Park, ~5 miles north), with ~5,000 students enrolled in undergraduate and graduate programs.
  - Prairie State College (Chicago Heights, ~12 miles northeast), a two-year community college serving the south suburban region.

## RECREATION

- The Monee Reservoir Preserve encompasses ~248 acres including a 46-acre lake with wetlands, forest, and prairie edges.
- The lake allows boating (pedalboats, rowboats), canoeing/kayaking, and shoreline fishing.
- Over 120 bird species recorded, wetlands that support diverse habitats, and catch-and-release fishing encouraged in the lake.
- There are multiple rentable picnic shelters, groves available for groups, and a visitor center that rents boats, fishing poles, and other equipment.





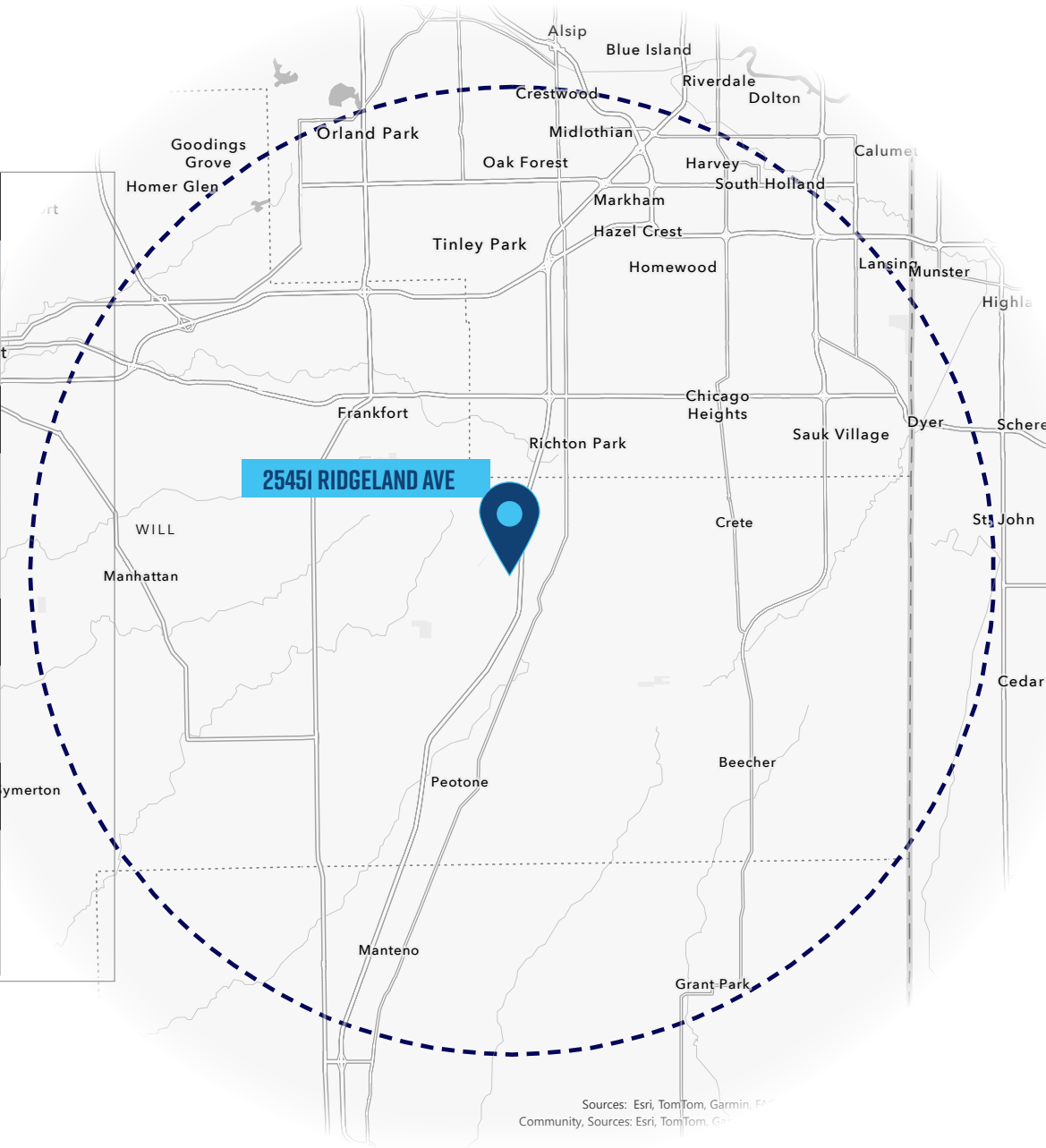
# ACCESS + VPD





# DEMOGRAPHICS

POPULATION				
	1-MILE	3-MILE	5-MILE	15-MILE
2025	1,353	7,782	37,395	
2030	1,323	7,804	38,032	
HOUSEHOLDS				
	1-MILE	3-MILE	5-MILE	
2025	582	3,013	14,583	
2030	583	3,089	15,082	
DAYTIME POPULATION				
	1-MILE	3-MILE	5-MILE	
2025	2,962	10,272	32,713	
HOUSEHOLD INCOME				
	1-MILE	3-MILE	5-MILE	
2025 MEDIAN	\$99,122	\$96,498	\$81,393	
2030 MEDIAN	\$110,348	\$110,577	\$91,394	



# RETAIL MAP



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