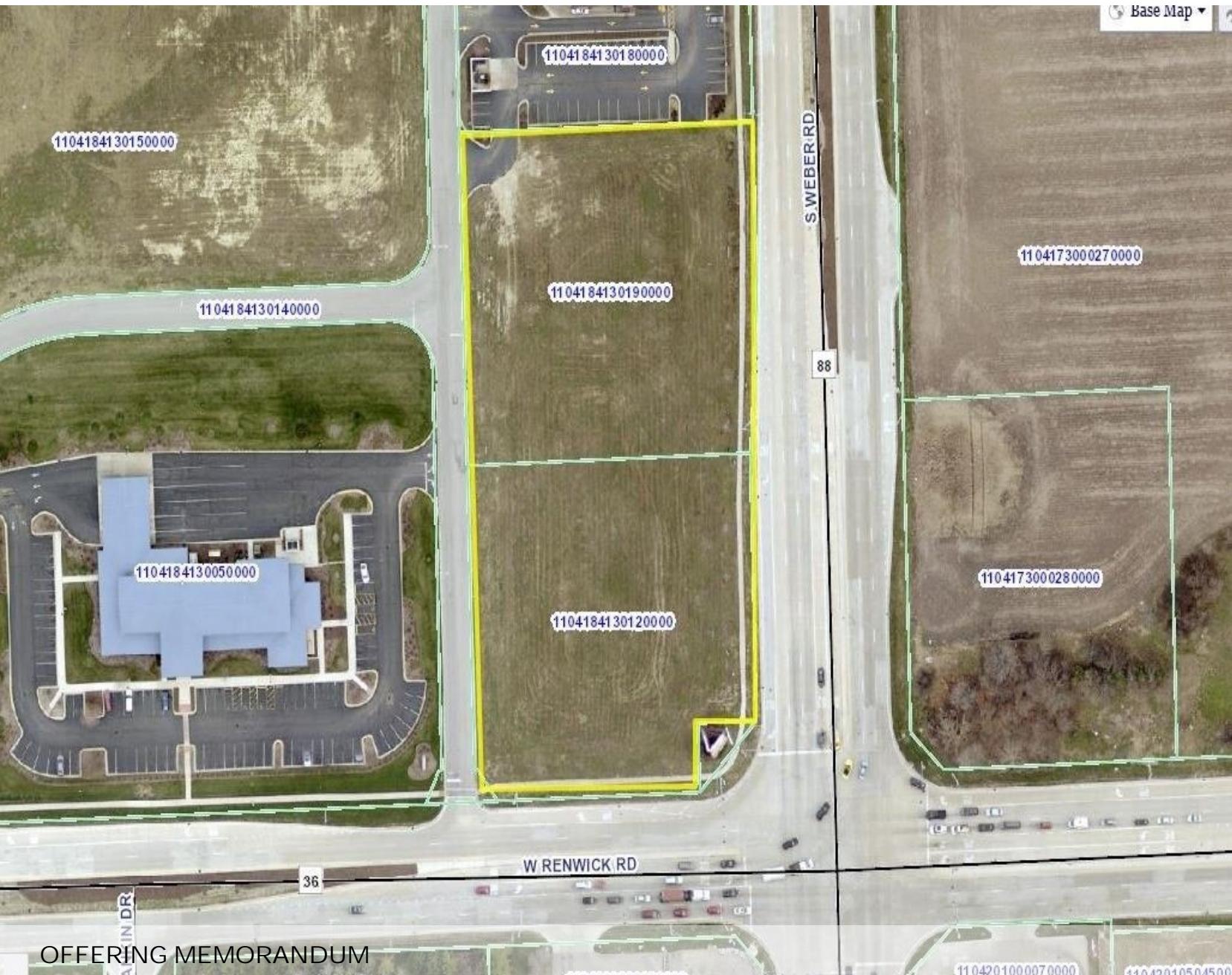


# Commercial Land- Newly proposed Strip Center



## OFFERING MEMORANDUM

790 S Weber Rd  
Romeoville, IL 60446

# Commercial Land- Newly proposed Strip Center

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*Exclusively Marketed by:*



**Ned Malley**  
Infiniti Properties Inc  
Real Estate Broker  
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01      **Executive Summary**

Investment Summary

## OFFERING SUMMARY

ADDRESS	790 S Weber Rd Romeoville IL 60446
COUNTY	WILL
MARKET	Greater Chicagoland Area
SUBMARKET	Joliet/Central Will
PRICE	\$2,100,000
LAND ACRES	2
ZONING TYPE	B-3
# OF PARCELS	2
APN	11-04-18-413-023

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,907	56,275	171,910
2025 Median HH Income	\$81,907	\$94,398	\$90,409
2025 Average HH Income	\$94,920	\$107,373	\$107,834

### Commercial Land- Prime location

Commercial land for sale with B-3 zoning.

2 Lots.

Desirable location with multiple development options. Great opportunity for retail center, QSR, medical center, offices and more- both national and regional brands.

Village will approve retail strip center 11,500 sq ft.

Also available for lease: Newly proposed strip center- coming in 2026- build-to-Suite: \$32/ sq ft / year NNN lease.

# COMMERCIAL LAND- NEWLY PROPOSED STRIP CENTER

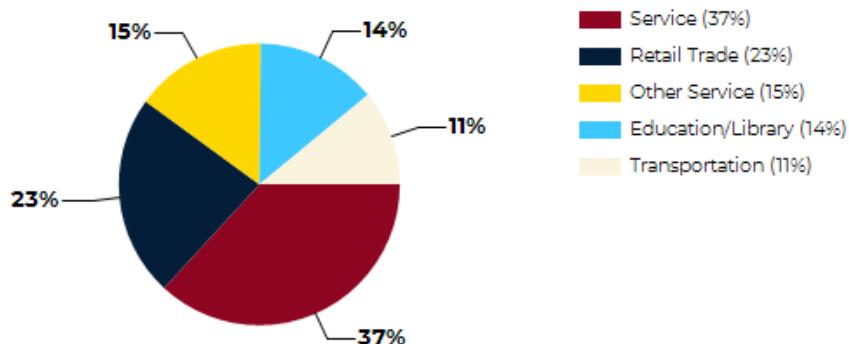
## 02 Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map

## Desirable location

Strategic location: SW corner of Weber Rd & Renwick Rd- high traffic intersection with average traffic count of 51,800 vpd- one of the busiest and fastest-developing corridors in Chicagoland's southwest suburbs. High visibility. Surrounded by new and planned developments, including residential neighborhoods, industrial parks and commercial centers. Easy access to major interstates: I-80 (2 miles south) and I-55 ( 3 miles south).

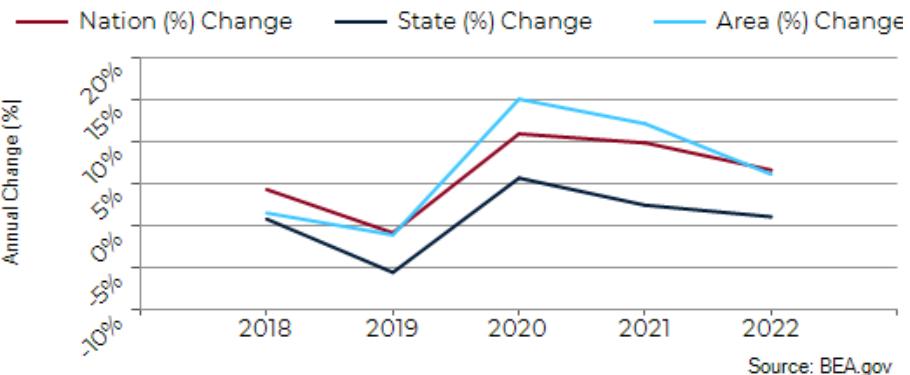
## Major Industries by Employee Count



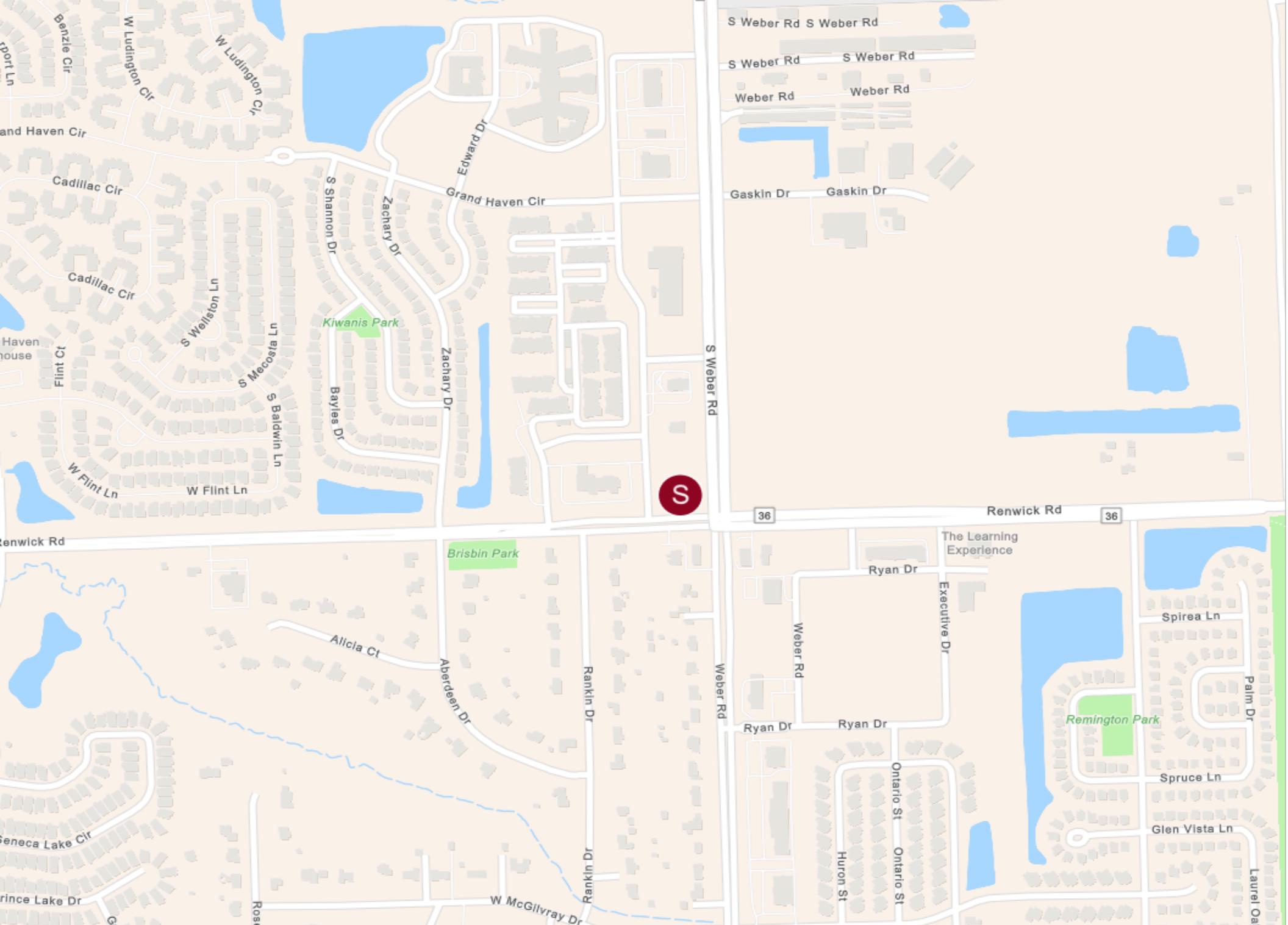
## Largest Employers

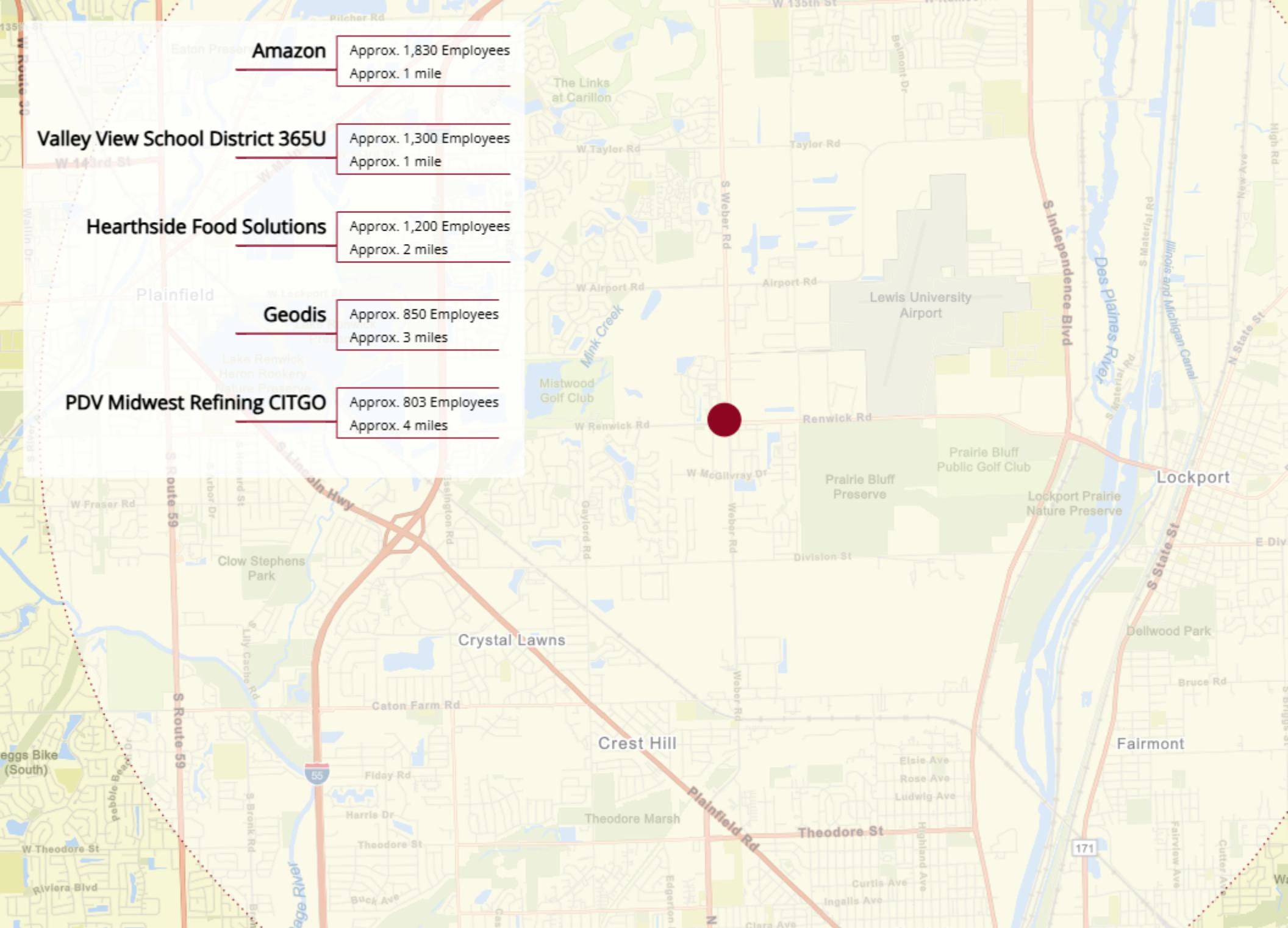
Amazon	1,830
RJW	1,550
Valley View School District	1,300
Maker's Pride	1,200
Geodis	850
PDV Midwest Refining CITGO	803
Great Kitchens Food Company	600
Ulta	543

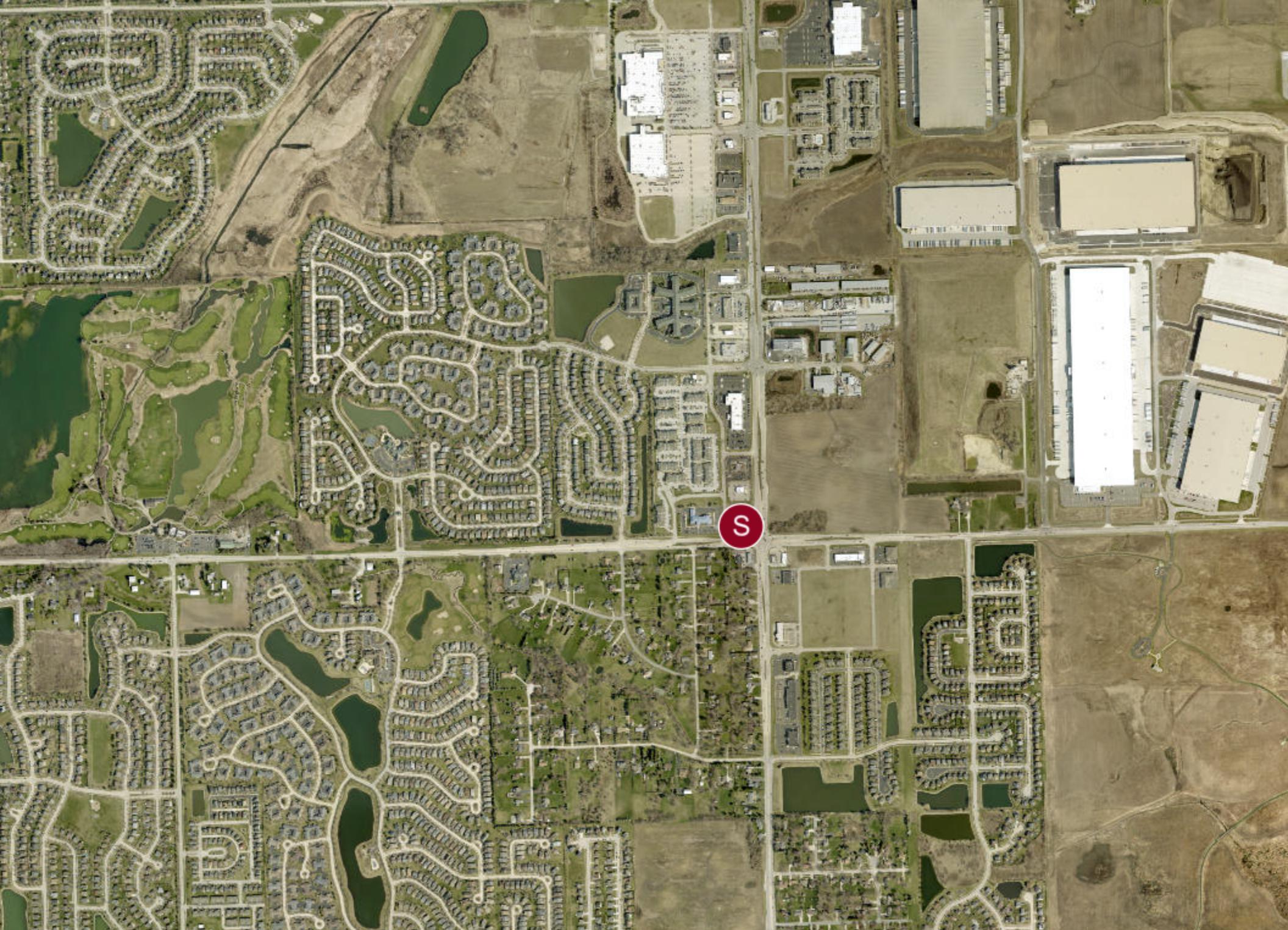
## Will County GDP Trend



Source: BEA.gov







### 03      **Property Description**

#### Property Features

## PROPERTY FEATURES

LAND ACRES	2
# OF PARCELS	2
ZONING TYPE	B-3
CORNER LOCATION	Weber Rd & Renwick Rd
TRAFFIC COUNTS	51,800

## NEIGHBORING PROPERTIES

NORTH	Toyota Dealership & McDonalds & AutoShop
SOUTH	Shell Gas Station & Residential Subdivision
WEST	Credit Union

# COMMERCIAL LAND- NEWLY PROPOSED STRIP CENTER

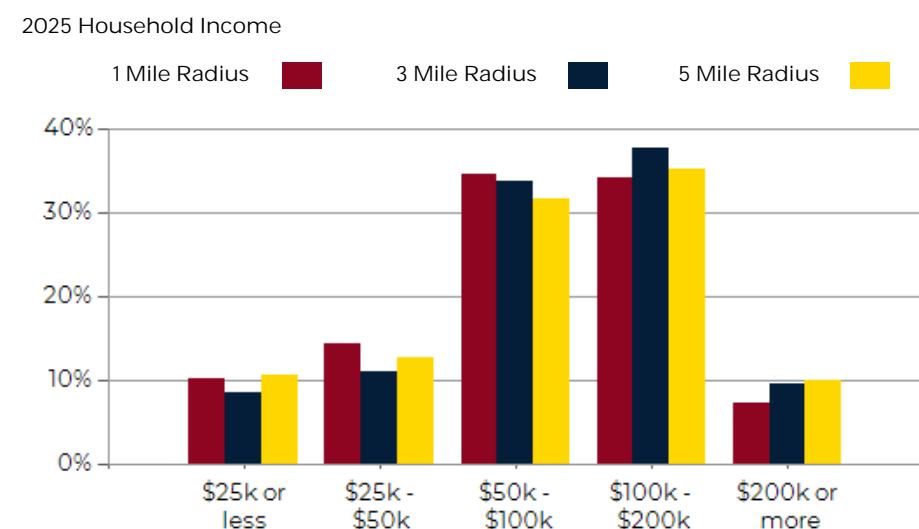
## 04 Demographics

Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	715	31,400	132,172
2010 Population	5,442	57,450	173,582
2025 Population	5,907	56,275	171,910
2030 Population	5,758	55,167	169,737
2025-2030: Population: Growth Rate	-2.55%	-2.00%	-1.25%

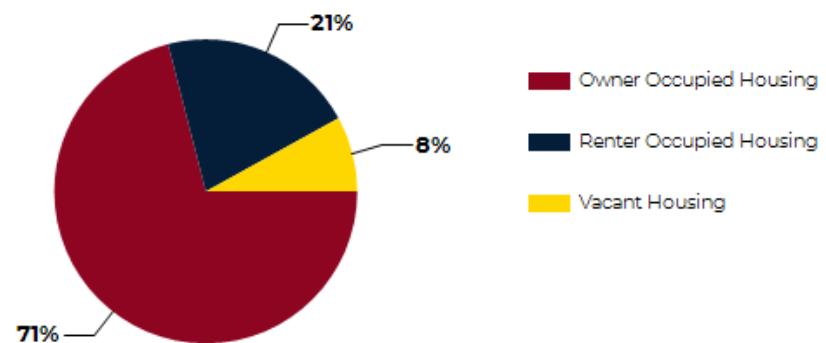


2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	223	982	3,967
\$15,000-\$24,999	64	704	2,847
\$25,000-\$34,999	166	796	3,231
\$35,000-\$49,999	237	1,397	4,969
\$50,000-\$74,999	603	3,402	10,651
\$75,000-\$99,999	372	3,375	9,709
\$100,000-\$149,999	769	5,425	15,648
\$150,000-\$199,999	195	2,136	7,085
\$200,000 or greater	205	1,900	6,461
Median HH Income	\$81,907	\$94,398	\$90,409
Average HH Income	\$94,920	\$107,373	\$107,834



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	193	11,216	49,540
2010 Total Households	2,278	18,560	60,244
2025 Total Households	2,834	20,117	64,568
2030 Total Households	2,842	20,171	65,167
2025 Average Household Size	2.06	2.63	2.59
2025-2030: Households: Growth Rate	0.30%	0.25%	0.90%

2025 Own vs. Rent - 1 Mile Radius



Source: esri



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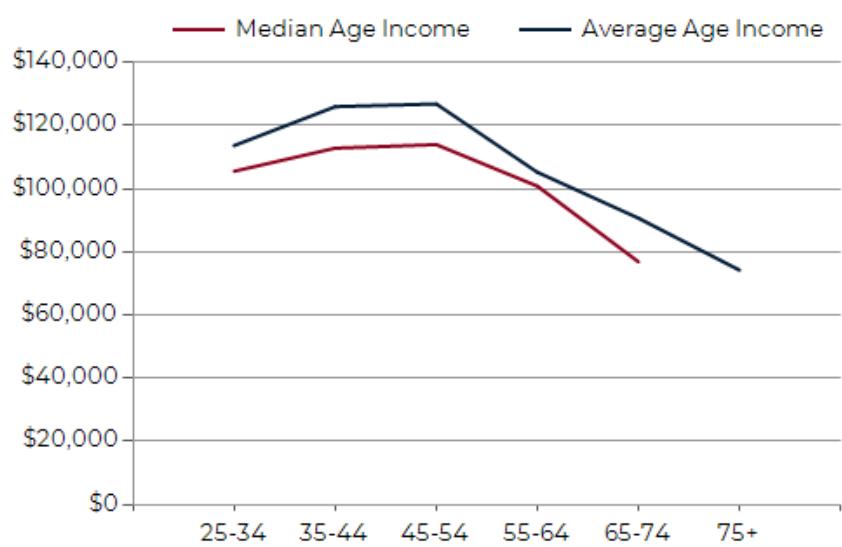
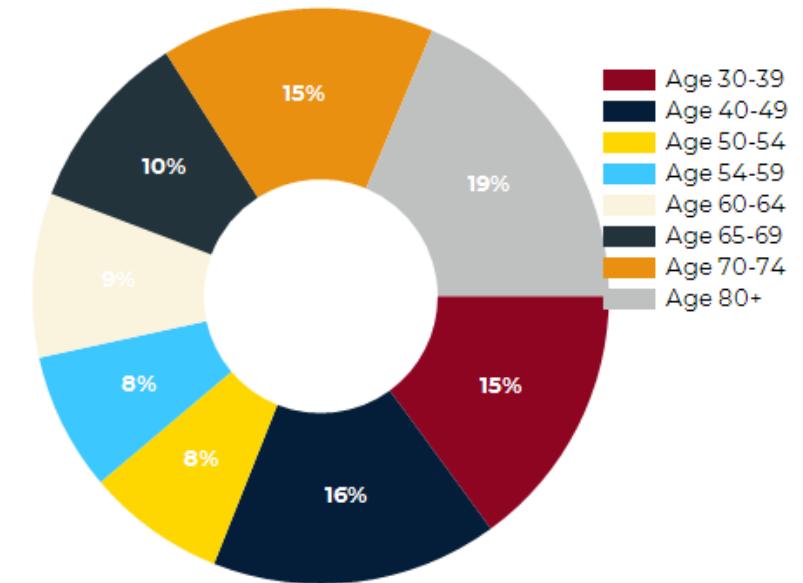
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Demographics | Commercial Land- Newly proposed Strip Center

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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	265	3,921	11,970
2025 Population Age 35-39	241	3,657	11,310
2025 Population Age 40-44	266	3,731	11,376
2025 Population Age 45-49	278	3,559	10,720
2025 Population Age 50-54	264	3,946	11,438
2025 Population Age 55-59	262	3,606	11,150
2025 Population Age 60-64	312	3,115	10,528
2025 Population Age 65-69	345	2,635	9,043
2025 Population Age 70-74	519	2,180	7,026
2025 Population Age 75-79	632	2,071	5,901
2025 Population Age 80-84	517	1,512	3,931
2025 Population Age 85+	484	1,400	3,547
2025 Population Age 18+	5,164	45,494	136,799
2025 Median Age	57	40	39
2030 Median Age	58	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$105,493	\$103,727	\$100,457
Average Household Income 25-34	\$113,638	\$114,508	\$111,905
Median Household Income 35-44	\$112,814	\$110,027	\$105,906
Average Household Income 35-44	\$125,973	\$127,038	\$124,623
Median Household Income 45-54	\$113,953	\$108,070	\$107,060
Average Household Income 45-54	\$126,838	\$124,305	\$126,480
Median Household Income 55-64	\$100,795	\$102,715	\$100,851
Average Household Income 55-64	\$105,183	\$115,333	\$116,525
Median Household Income 65-74	\$76,821	\$77,554	\$72,414
Average Household Income 65-74	\$90,659	\$90,383	\$89,907
Average Household Income 75+	\$74,181	\$70,679	\$69,100



# Commercial Land- Newly proposed Strip Center

**UNDER  
CONSTRUCTION**  
**±292  
APARTMENTS**  
**"SPRINGS AT  
WEBER ROAD"**

± 1.67  
ACRES  
± 1.56  
ACRES

Exclusively Marketed by:



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(708) 296-1295  
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**SITE**

9566 W. 147th St., Orland Park, IL 60462

DIVISION

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