

Romeoville Crossing Outlots

404 Weber Road, Romeoville, IL 60446

LAND - RETAIL FOR SALE



john
greene
COMMERCIAL

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



PROPERTY OVERVIEW

Parcels located at the southwest corner of Weber Road and Airport Road, in a Wal-Mart anchored shopping center. Join tenants like Auto Zone, Panda Express, Provena Health and Firestone. The outlots are directly across from a new 240-unit class A multi-family development being built in phases, as well as a newly constructed Mercedes Benz dealership.

LOT DETAILS

| LOT | ACREAGE | PIN | PRICE (PER AC) | STATUS |
|-----------------|---------|------------------|------------------|----------------|
| Outlot 2A | 1.93± | 11-04-18-202-020 | \$500,000/AC | Available |
| Outlot 2B | 1.32± | 11-04-18-202-021 | \$500,000/AC | SOLD |
| Outlot 3 | 1.85± | 11-04-18-202-010 | \$700,000/AC | SOLD |
| Development Lot | 5.58± | 11-04-18-202-029 | Subject to Offer | Under Contract |

PROPERTY HIGHLIGHTS

- 33,595 VPD Exposure on Weber Road
- 12,945 VPD Exposure on Airport Road
- Neighboring national retailers
- Several nearby development projects underway

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SHOPPING CENTER NEIGHBORS

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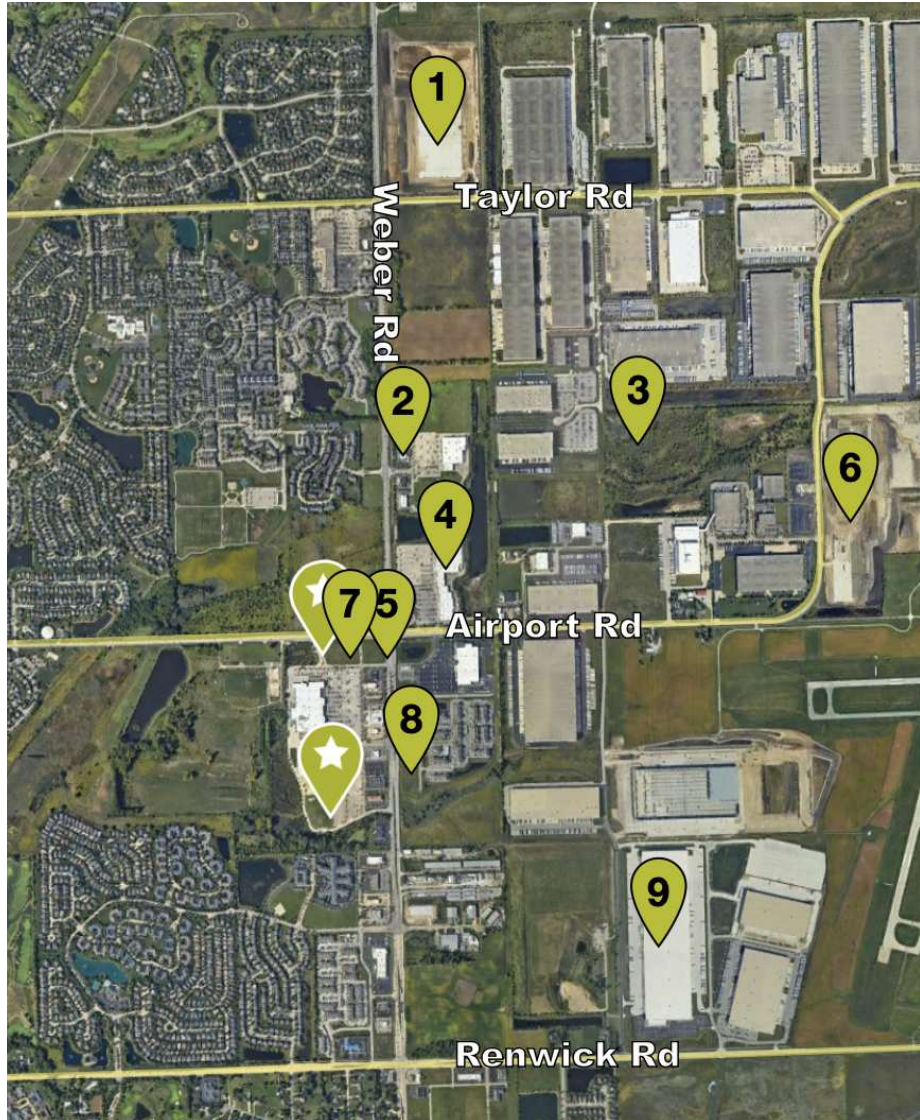
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NEARBY DEVELOPMENT PROJECTS

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RECENT DEVELOPMENT PROJECTS

1. Molto Properties: Two modern business buildings totaling 897,840 sq ft have been completed, with a two-acre outlot for retail currently under construction. RJW has leased the south building, and the north building was recently leased as of July 2025.
2. Burger King: a 3,500 sf Burger King with 30 parking spaces has been proposed, with construction beginning in summer 2025.
3. Palencia: Proposed 460,000 sf building on the last remaining vacant lot in the Southcreek Business Park. The last remaining section of Pinnacle Drive will be completed with this project. Construction should begin in spring 2024.
4. Ovation Center: The 127,306 former Target building has been renovated to become a one of a kind senior services center. The Ovation Center is an upscale venue used for senior activities, events, and programs. It is also available to the community to rent for special events and conferences.
5. Earthmover Credit Union: Lot 3, was marketed and sold by john greene Real Estate. The Village Board approved the final plan from Earthmover Credit Union to build a 3,160 square foot building at the southwest corner of Weber Road and Airport Road on the vacant lot east of the new Kiddie Academy. Construction should begin in 2025.
6. LogistiCenter of Romeoville: Dermody Properties has acquired the property and will be developing a 460,000 square foot building on the last remaining lot in the Southcreek Business Park. Construction of the last remaining section of Pinnacle Drive has begun and should be completed by summer 2026.
7. Kiddie Academy: Lot 2B, marketed and sold by john greene Real Estate. Construction of the 10,030 sf childcare center located on the south side of Airport Road near Walmart in the Romeoville Crossings Shopping Center has been completed. The academy was officially permitted to begin operations as of January 1, 2025.
8. Mercedes-Benz of Romeoville: The groundbreaking took place July 2023 for the 40,000 sf facility designed to feature a showroom, service center and lounge and offices. Construction has been completed and the dealership officially opened for business April of 2025.
9. 1040 W Renwick: 1,200,420 sf Class A distribution building, built in 2022. The building is fully leased by Wayfair as their fulfillment center.

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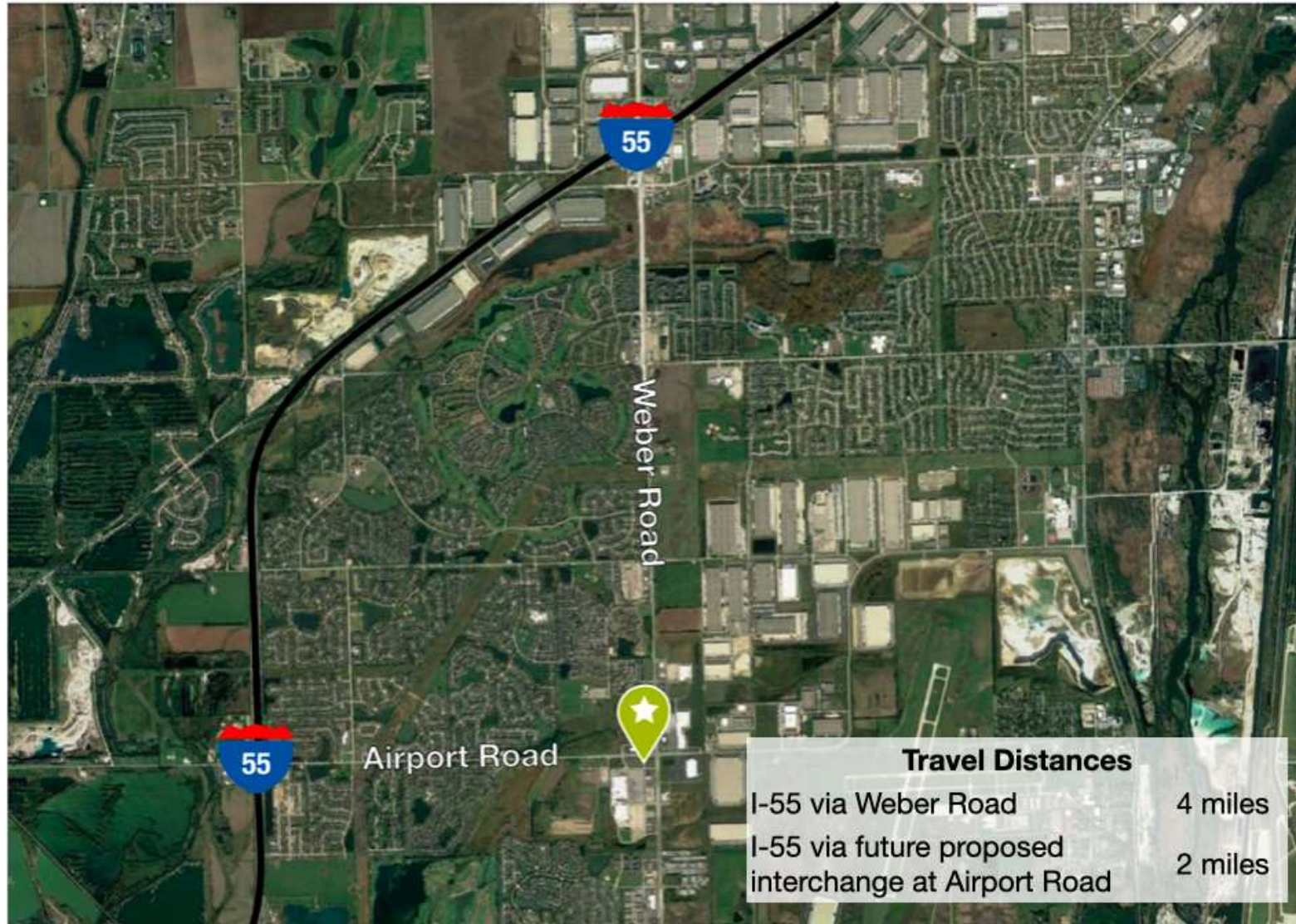
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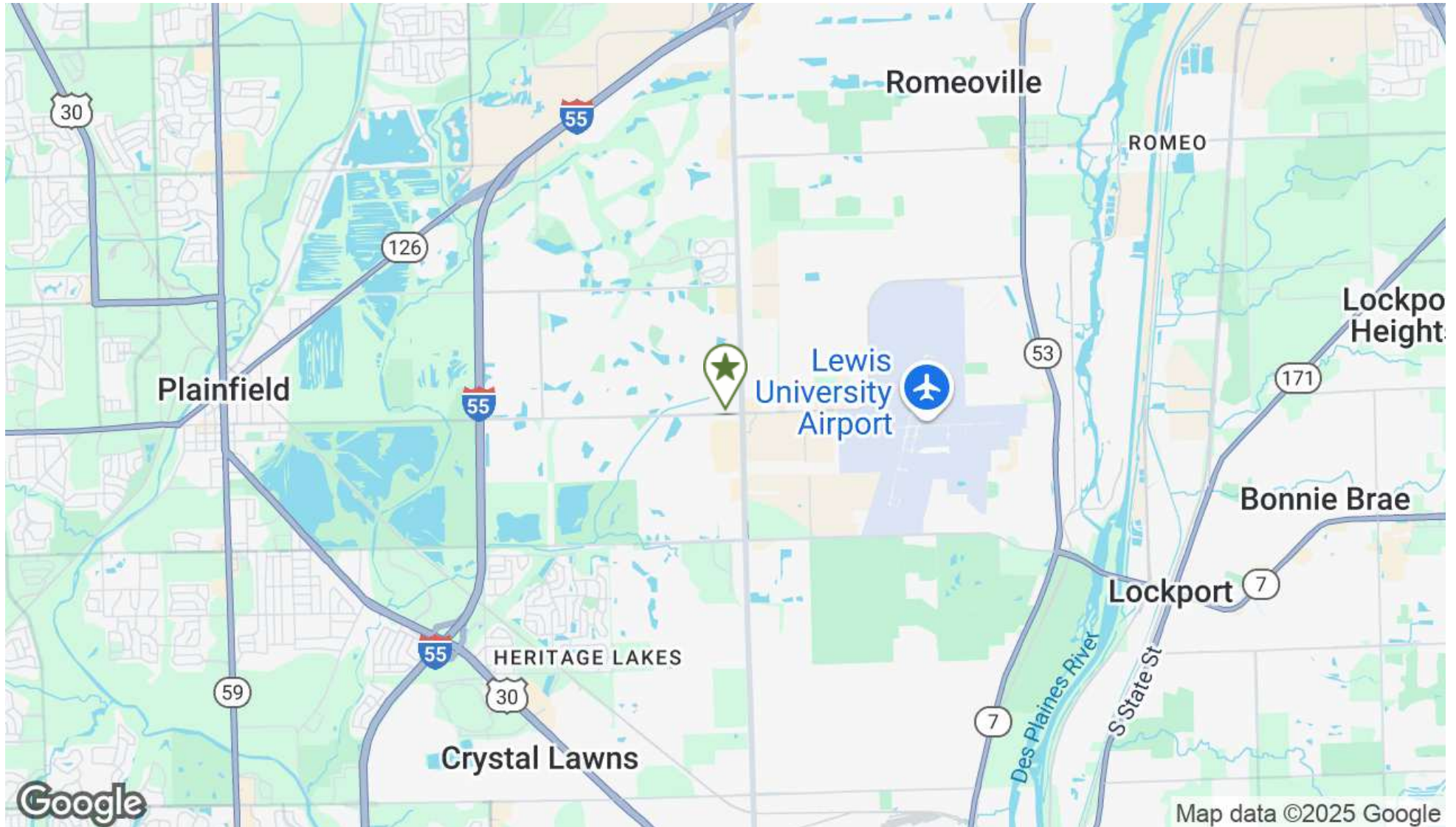
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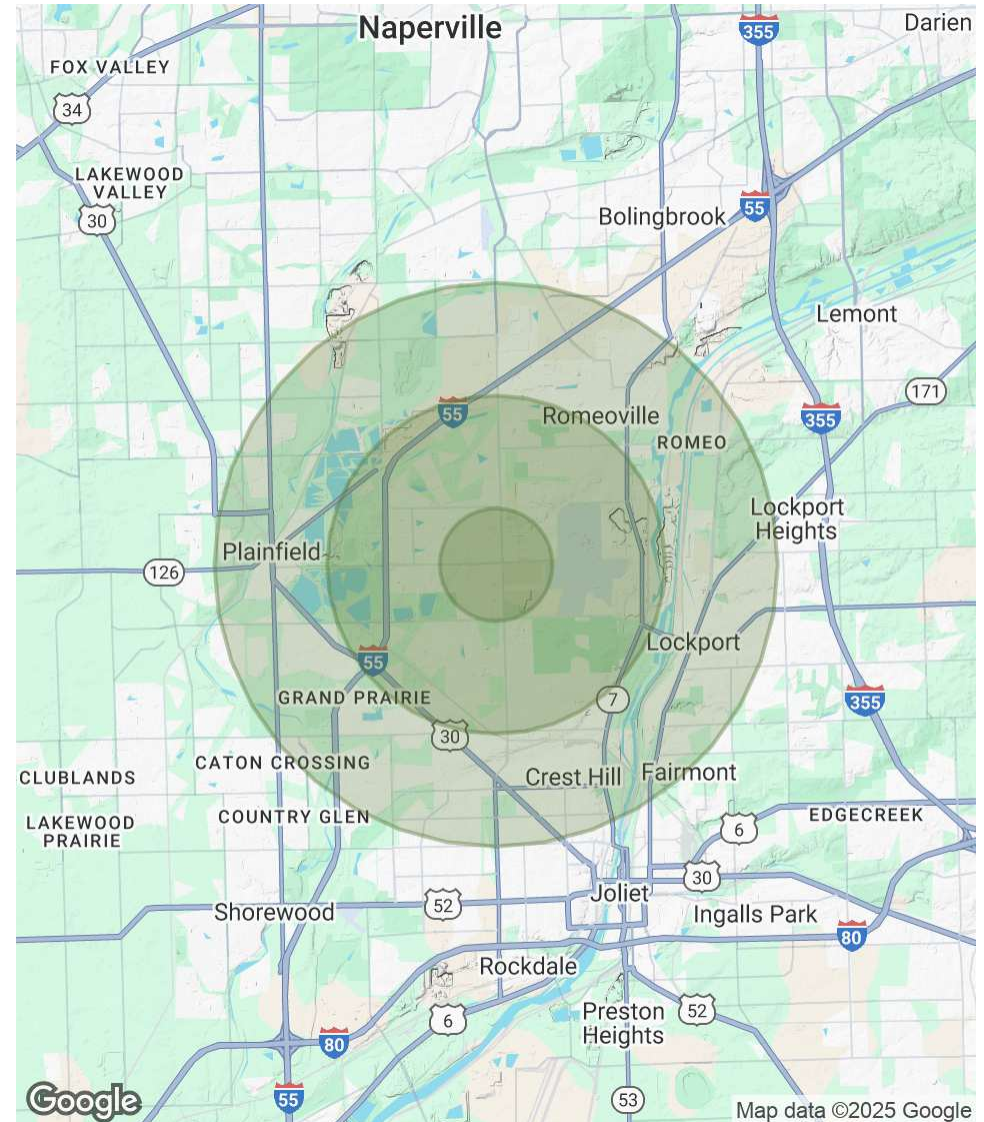
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,147 | 65,025 | 147,509 |
| Average age | 38.9 | 33.3 | 34.0 |
| Average age (Male) | 37.0 | 31.9 | 33.0 |
| Average age (Female) | 41.2 | 34.9 | 35.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,691 | 20,394 | 45,538 |
| # of persons per HH | 2.7 | 3.2 | 3.2 |
| Average HH income | \$68,247 | \$79,657 | \$88,307 |
| Average house value | \$207,703 | \$246,824 | \$272,981 |

* Demographic data derived from 2020 ACS - US Census



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