

OUTLOTS AVAILABLE

NEC ROUTE 59 AND THEODORE STREET Joliet, Illinois



40 ACRE COMMERCIAL DEVELOPMENT

OUTLOTS FOR SALE - GROUND LEASE – PRE-CONSTRUCTION RETAIL LEASING

- Outlots Available For Sale, Lease or Possible Build-to Suites and Pre Construction Retail Leasing
- Pad Ready & Off-Site Detention
- Join CarMax (the United States' largest used-car retailer and a Fortune 500 company).
- (1) Lighted corner site available & (1) Future lighted corner.
- 220,000 sq/ft of grocery stores and 500,000 sq/ft of Retail within 1 mile radius of site
- Across from Super Wal-Mart, Advanced Auto, Starbuck's, Culver's Family Video Midland States Bank and LA Fitness



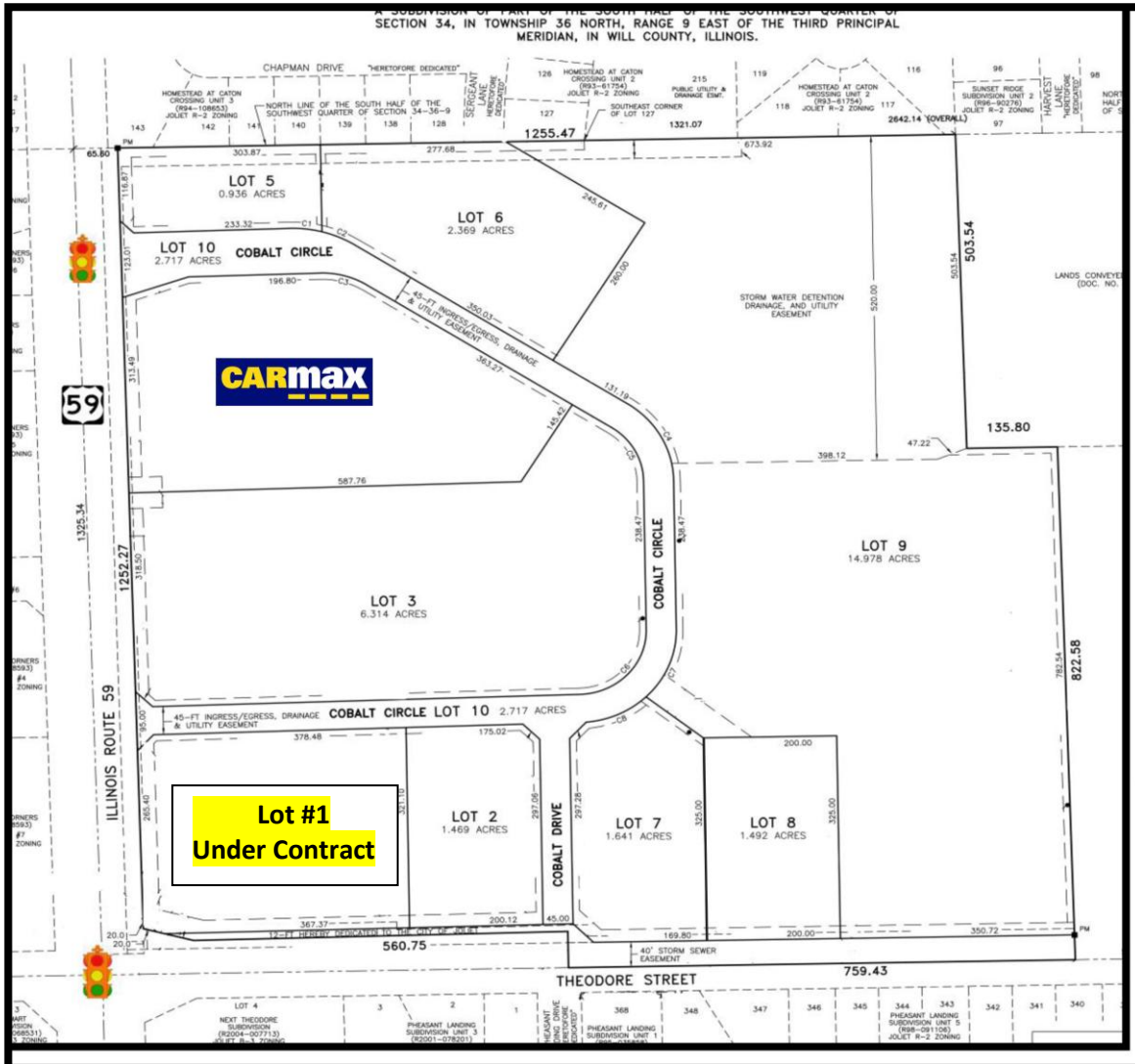
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2024 DEMOGRAPHICS

POPULATION

1 MILE: 24,547
3 MILES: 120,780
5 MILES: 234,480

AVERAGE HOUSEHOLD INCOME

1 MILE: \$123,302
3 MILES: \$111,994
5 MILES: \$105,086

TRAFFIC COUNT

28,900 VPD ROUTE 59
17,300 VPD THEODORE (WEST)
5,500 VPD THEODORE (EAST)



Lot Specifications and Pricing

Lot #	Acreage	Square Feet	SF Price	Total Price
Lot #1	2.934 ac	127,805sf	UNDER CONTRACT	\$22.69sf \$2,900,000.00
Lot #2	1.469ac	63,990sf		\$14.50sf \$ 927,855.00
Lot #3	6.314ac	275,038sf		\$20.00sf \$5,500,760.00
Lot #4	4.269ac	185,958sf	"CLOSED - CarMax"	
Lot #5	0.936ac	40,772sf	\$26.98sf	\$1,100,000.00
Lot #6	2.7ac	103,193sf	\$18.41sf	\$1,900,000.00
Lot #7	1.463ac	63,728sf	\$10.97sf	\$ 699,000.00
Lot #8	1.492ac	64,992sf	\$10.00sf	\$ 650,000.00
Lot #9	14.95ac	651,135sf	\$ 6.10sf	\$4,000,000.00



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