



McCOLLY BENNETT
COMMERCIAL *advantage*



475 Riverstone Pkwy.

*475 Riverstone Pkwy.
Kankakee, IL 60901*

Contact:

Buck Tamblyn

CCIM

Phone : (815)549-4301

License : 475.131086

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PROPERTY INFO:

- **PURCHASE PRICE:**
\$300,000.00
- **PROPERTY ADDRESS:**
*475 RIVERSTONE PKWY.
KANKAKEE, IL 60901*
- **LAND SIZE:**
3.50 ACRES



**475
RIVERSTONE
PKWY.**

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.
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PROPERTY OVERVIEW

FOR SALE - KANKAKEE - 3.5 ACRES - Fully improved outlot available. Incredible retail opportunity located along I-57 at Exit 308 with excellent interstate visibility & high traffic count. The property is situated adjacent to Walmart Supercenter, Tractor Supply, Speedway, KFC, Taco Bell, Subway, Cash Store, Dollar Tree, & Dunkin' Donuts. Located in a TIF district. Priced to sell, call today!

475
Riverstone Pkwy.
Kankakee IL 60901



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

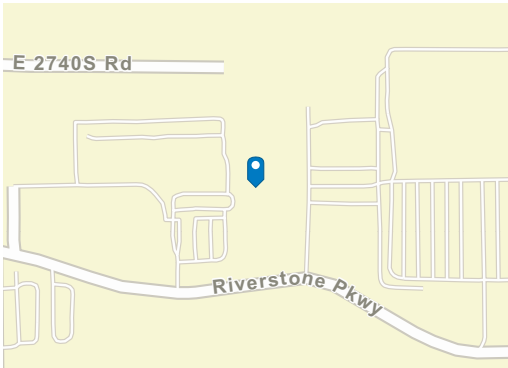


Traffic Count Map - Close Up

Kankakee, Illinois

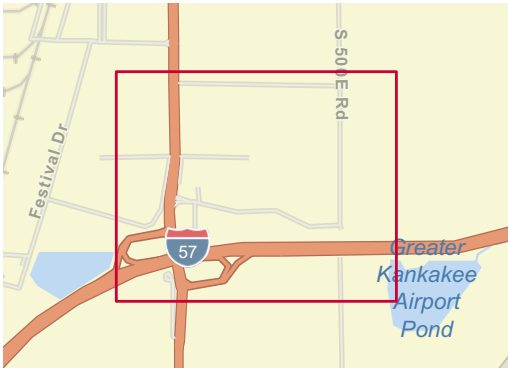


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





Land	MLS #: 12692098	List Price: \$300,000
Status: NEW	List Date: 07/02/2026	Orig List Price: \$300,000
Area: 4507	List Dt Rec: 07/02/2026	Sold Price:
Address: 475 Riverstone Pkwy Lot 7, Kankakee, IL 60901		
Directions: I-57 Exit 308, North to Riverstone Parkway, lot on North side of Riverstone Parkway		
Sold by:	Contract Date:	Rental Price:
Closed:	Financing:	Rental Unit:
Off Market:	Subdivision:	Mkt. Time (Lst./Tot.): 6/6
Dimensions: 594X43X88X106X5X663X236X594	Township: Kankakee	Concessions:
Ownership: Fee Simple	Grid #: 820	Contingency:
Corp Limits: Kankakee	Bathrooms / (full/half):	County: Kankakee
Coordinates:	Master Bath:	# Fireplaces:
Rooms:	Bmt Bath:	Parking:
Bedrooms:		Garage Type:
Basement:		# Spaces: 0

Remarks: **FOR SALE - KANKAKEE - 3.5 ACRES - Fully improved outlot available. Incredible retail opportunity located along I-57 at Exit 308 with excellent interstate visibility & high traffic count. The property is situated adjacent to Walmart Supercenter, Tractor Supply, Speedway, KFC, Taco Bell, Subway, Cash Store, Dollar Tree, & Dunkin' Donuts. Located in a TIF district. Priced to sell, call today!**

School Data	Assessments	Tax	Miscellaneous
Elementary: (111)	Special Assessments: No	Amount: \$18.72	Waterfront: No
Junior High: (111)	Special Service Area: No	PIN: 16171730900300	Acreage: 3.51
High School: (111)		Mult PINs: No	Appx Land SF: 152895
		Tax Year: 2025	Front Footage: 245
		Tax Exmps:	# Lots Avail: 1
	Zoning Type: Commercial		Farm: No
	Actual Zoning:		Bldgs on Land?: No

Laundry Features:	Ownership Type:	Type of House:
Lot Size: 3.0-3.99 Acres	Frontage/Access: County Road, Interstate	Style of House:
Lot Size Source:	Driveway:	Basement Details: None
Pasture Acreage:	Road Surface: Concrete	Construction:
Tillable Acreage:	Rail Availability:	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc: Cleared, Level	Min Req/SF (2):	Utilities to Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site
Land Amenities:	Other Min Req SF:	General Info: Interstate Access
Farms Type:	Lease Type:	Backup Package: No
Bldg Improvements:	Loans:	Backup Info:
Current Use: Commercial	Equity:	Possession: Closing
Potential Use: Commercial, Retail	Relist:	Sale Terms:
Location: Out Lot of Shopping Center	Seller Needs:	
Known Liens: None Known	Seller Will:	

Broker Private Remarks:

Does seller agree to display on VOW?: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box: None
Does seller agree to display online / Comments on IDX? : Yes / Yes	Holds Earnest Money: No	
Listing Type: Exclusive Right to Sell	Broker Notices:	
Adtl. Sales Info.: None	Cont. to Show?:	Expiration Date: 06/29/2027
Showing Inst: Drive by to view	Ph #:	Broker Owned/Interest: No
Owner: OOR		
Broker: McColly Bennett Real Estate (94050) / (815) 929-9381		
List Broker: Buck Tamblyn (940284) / bucktamblyn@mccolly.com		
CoList Broker:		
	More Agent Contact Info:	

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12692098

Prepared By: Buck Tamblyn | McColly Bennett Real Estate | 07/07/2026 11:48 AM

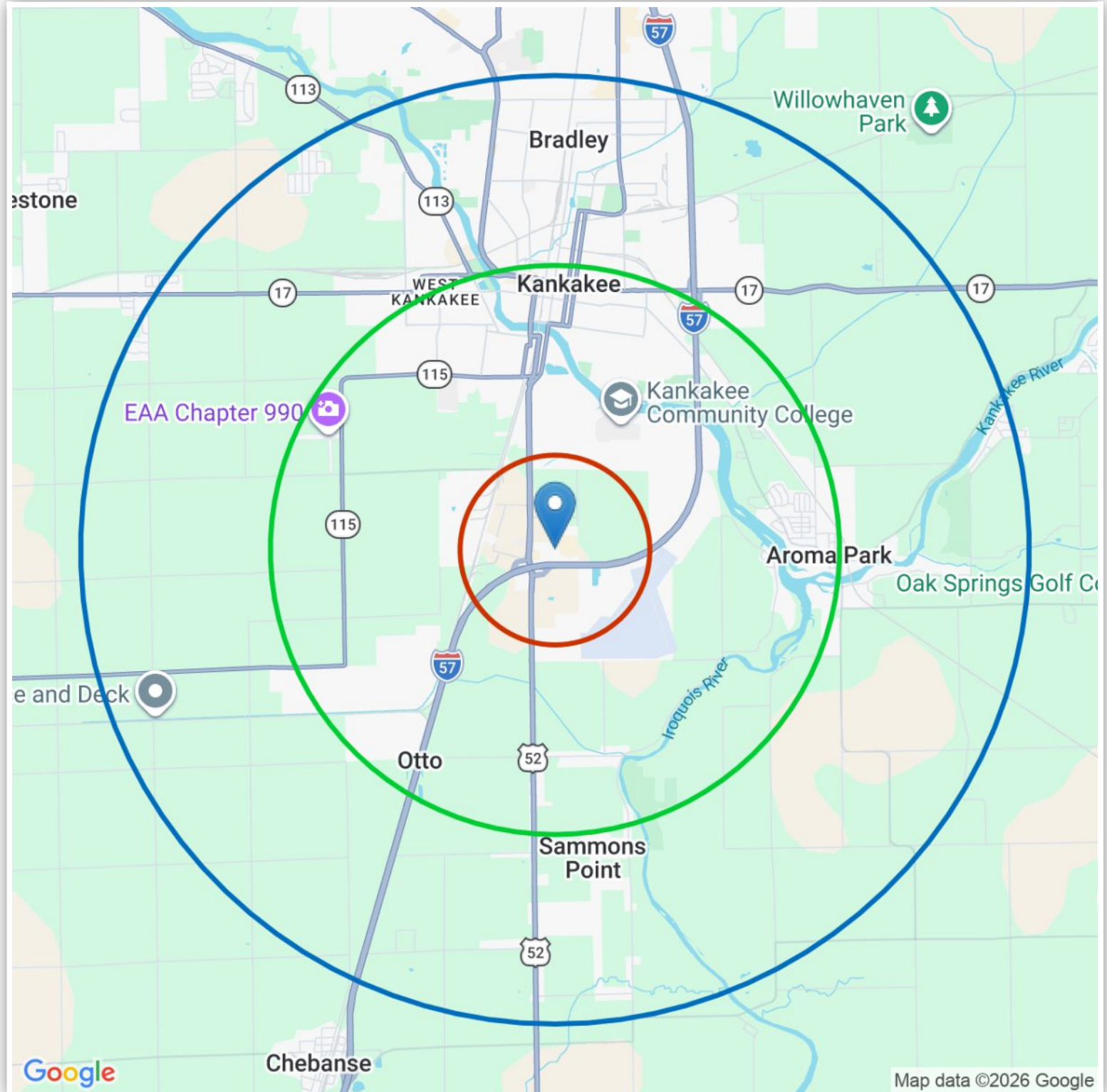
475 Riverstone Pkwy.

475 Riverstone Pkwy., Kankakee, IL, 60901

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



McCOLLY BENNETT
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KEY FACTS

200
Population

41.4 Median Age



6.21
Average Household Size

27
Total Households

EDUCATION

2.74%
No High School Diploma



9.59%
High School Graduate



25.34%
Some College



11.64%
Bachelor's/ Grad

BUSINESS



70
Total Businesses



1,994
Total Employees

EMPLOYMENT

109
Manufacturing Employees

249
Retail Trade Employees

36
Eating & Drinking Employees

20
Finance/Ins/Real Estate Emp

1.1% Unemployment Rate

INCOME



\$80,267
Median Household Income



\$43,445
Per Capita Income



\$227,952
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (29.63%) ■

The smallest group : \$15,000 - \$24,999 (3.7%) ■

Indicator	Value(%)	
< \$15,000	7.41	■
\$15,000 - \$24,999	3.7	■
\$25,000 - \$34,999	7.41	■
\$35,000 - \$49,999	14.81	■
\$50,000 - \$74,999	22.22	■
\$75,000 - \$99,999	7.41	■
\$100,000 - \$149,999	29.63	■
\$150,000 - \$199,999	11.11	■
\$200,000+	3.7	■



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



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KEY FACTS

19,241

Population

38.8

Median Age



2.44

Average Household Size

7,501

Total Households

EDUCATION



5.71%

No High School Diploma



6.95%

High School Graduate



24.17%

Some College

9.52%

Bachelor's/ Grad

BUSINESS



736

Total Businesses



11,559

Total Employees

EMPLOYMENT

988

Retail Trade Employees

497

Manufacturing Employees

447

Eating & Drinking Employees

357

Finance/Ins/Real Estate Emp

3.4%

Unemployment Rate

INCOME



\$65,358

Median Household Income



\$31,239

Per Capita Income



\$140,139

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.52%) ■

The smallest group : \$200,000+ (4.62%) ■

Indicator	Value(%)	
< \$15,000	13.26	■
\$15,000 - \$24,999	7.07	■
\$25,000 - \$34,999	7.65	■
\$35,000 - \$49,999	9.62	■
\$50,000 - \$74,999	20.52	■
\$75,000 - \$99,999	12.15	■
\$100,000 - \$149,999	17.51	■
\$150,000 - \$199,999	7.58	■
\$200,000+	4.62	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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KEY FACTS

38,368

Population

39.1

Median Age



2.32

Average Household Size

15,788

Total Households

EDUCATION



6.43%

No High School Diploma



6.5%

High School Graduate



23.57%

Some College



9.9%

Bachelor's/ Grad

BUSINESS



1,582

Total Businesses



26,851

Total Employees

EMPLOYMENT

2,316

Retail Trade Employees

3,216

Manufacturing Employees

1,245

Eating & Drinking Employees

663

Finance/Ins/Real Estate Emp

4.8%

Unemployment Rate



\$61,838

Median Household Income

INCOME



\$31,620

Per Capita Income



\$126,485

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.17%) ■

The smallest group : \$200,000+ (5.01%) ■

Indicator	Value(%)	
< \$15,000	13.67	■
\$15,000 - \$24,999	7.86	■
\$25,000 - \$34,999	7.33	■
\$35,000 - \$49,999	12.25	■
\$50,000 - \$74,999	19.17	■
\$75,000 - \$99,999	11.94	■
\$100,000 - \$149,999	16.19	■
\$150,000 - \$199,999	6.58	■
\$200,000+	5.01	■



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POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

200

Population

29

Households

41.4

Median Age

6.21

Avg Size Household

\$80,267

Median Household Income

\$170,833

Median Home Value

72

Wealth Index

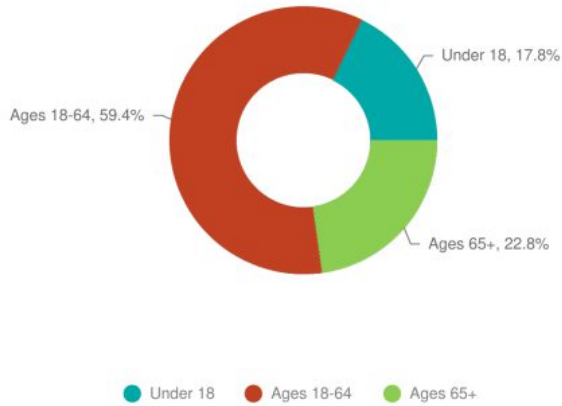
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Housing Affordability

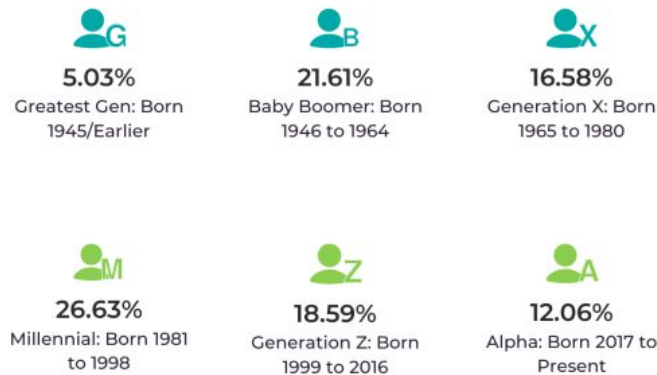
65.4

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

-0.08%

2026-2031
Forecasted
Growth Rate

-0.41%



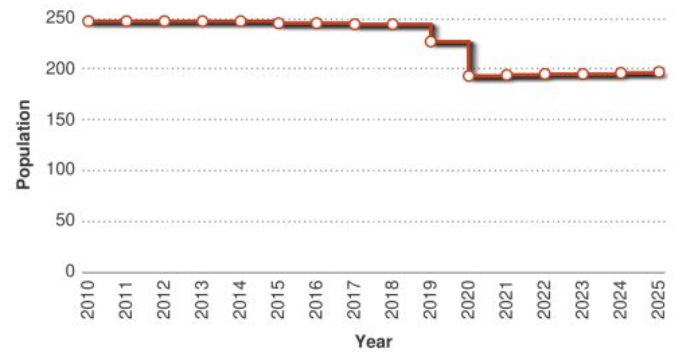
Household Population

178



Population Density

64



DAYTIME POPULATION



1,591

2026 Total Daytime Population



69

2026 Daytime Pop: Residents



1,522

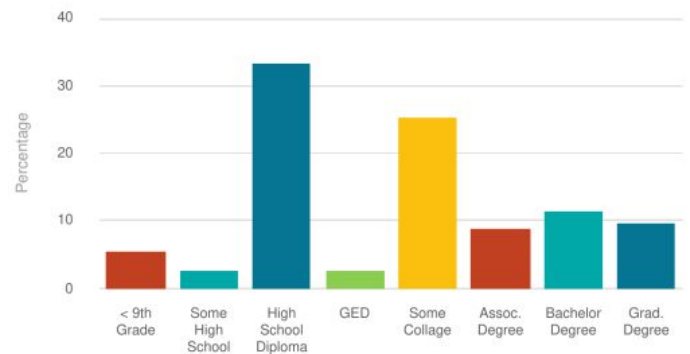
2026 Daytime Pop: Workers



515

2026 Daytime Pop Density

POPULATION BY EDUCATION



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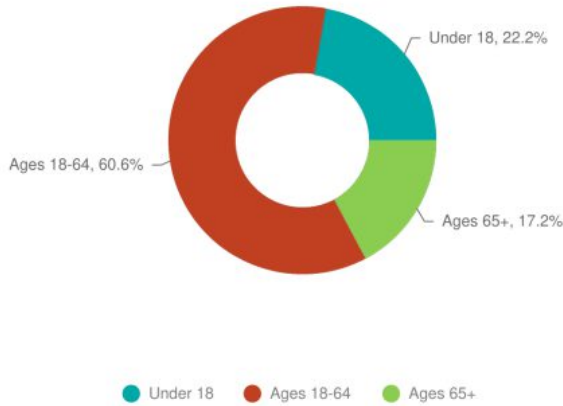




POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

19,241 Population	7,555 Households	38.8 Median Age
2.44 Avg Size Household	\$65,358 Median Household Income	\$154,052 Median Home Value
54 Wealth Index	134 Housing Affordability	80.5 Diversity Index

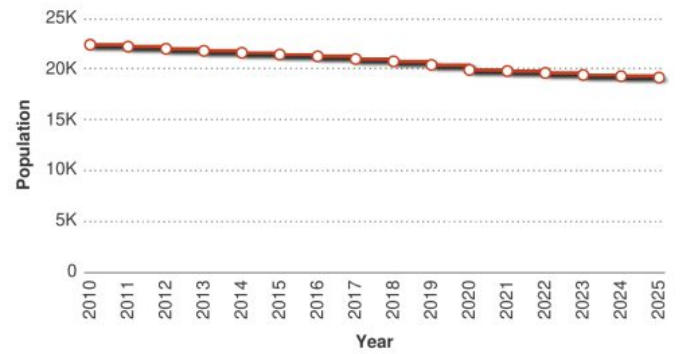
POPULATION BY AGE



POPULATION BY GENERATION

2.92% Greatest Gen: Born 1945/Earlier	18.28% Baby Boomer: Born 1946 to 1964	19.15% Generation X: Born 1965 to 1980
23.79% Millennial: Born 1981 to 1998	23.3% Generation Z: Born 1999 to 2016	12.56% Alpha: Born 2017 to Present

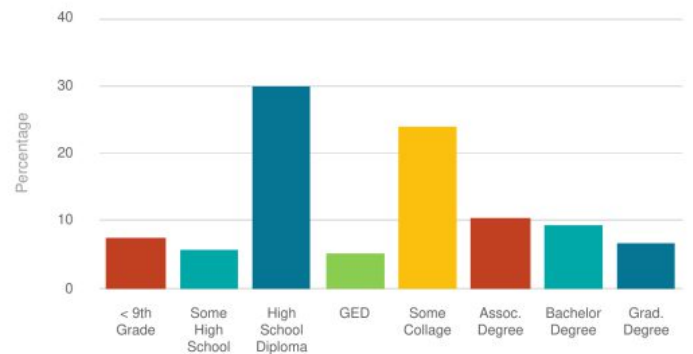
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

38,368

Population

15,831

Households

39.1

Median Age

2.32

Avg Size Household

\$61,838

Median Household
Income

\$158,405

Median Home Value

53

Wealth Index

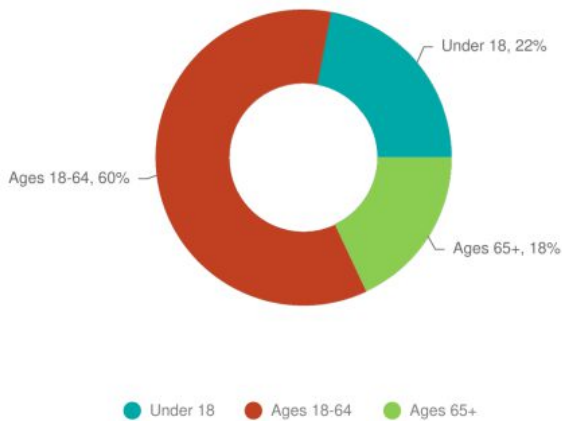
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Housing Affordability

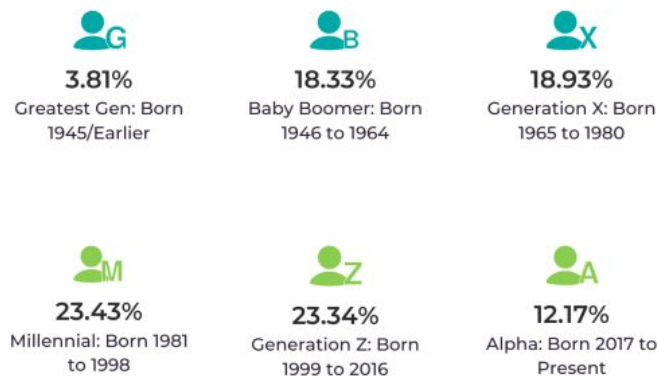
75.7

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

-0.65%

2026-2031
Forecasted
Growth Rate

-0.6%



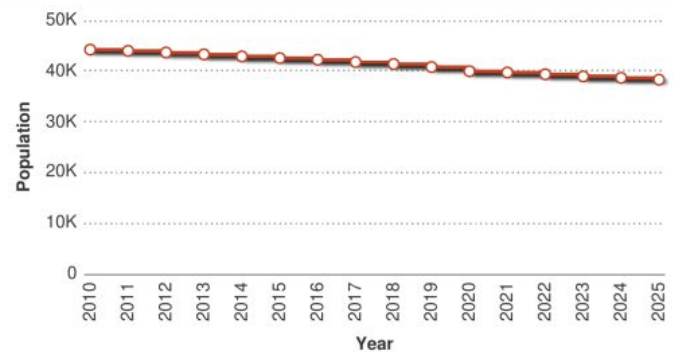
Household
Population

35,892



Population
Density

488



DAYTIME POPULATION



43,024

2026 Total Daytime Population



21,479

2026 Daytime Pop: Residents



21,545

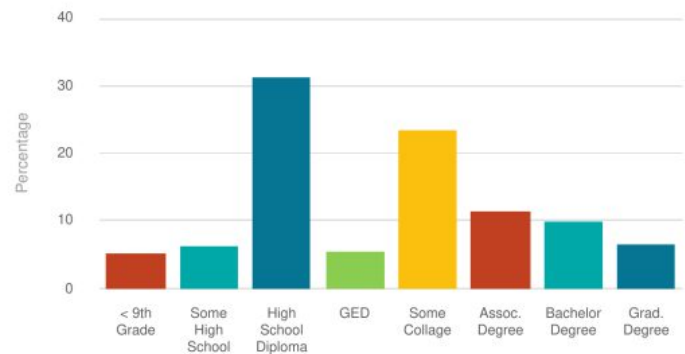
2026 Daytime Pop: Workers



560

2026 Daytime Pop Density

POPULATION BY EDUCATION



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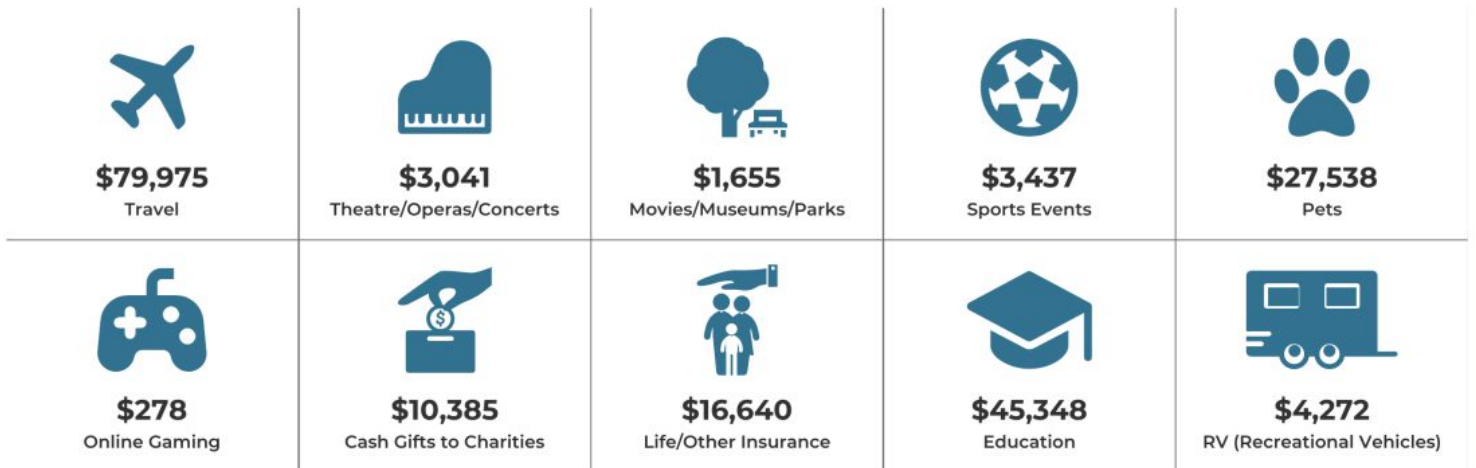


Lifestyle and Tapestry Segmentation Infographic

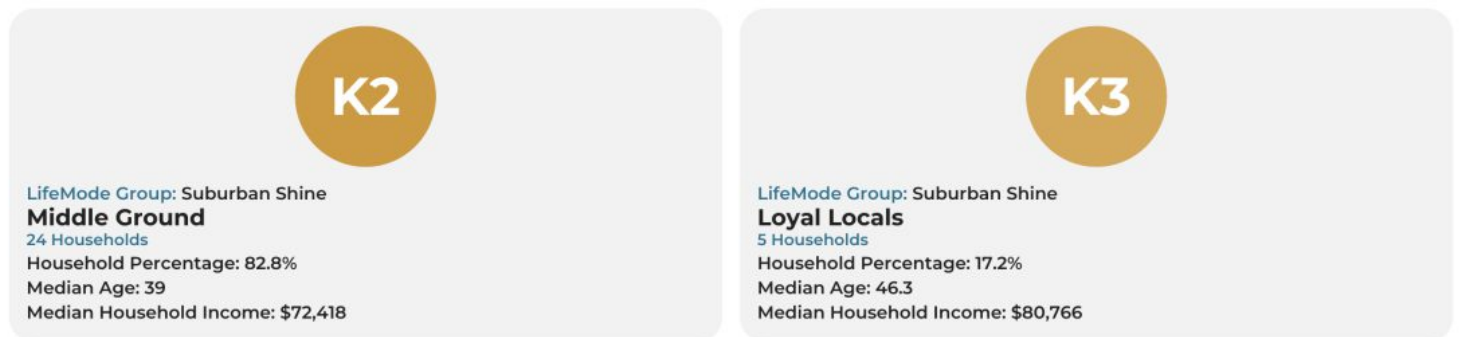
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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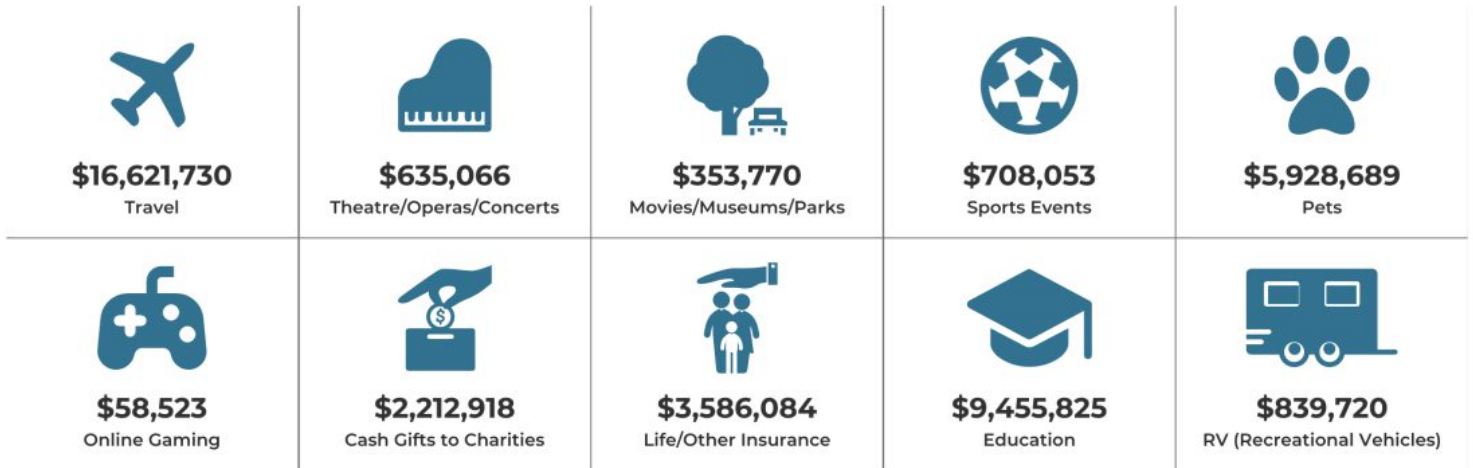


Lifestyle and Tapestry Segmentation Infographic

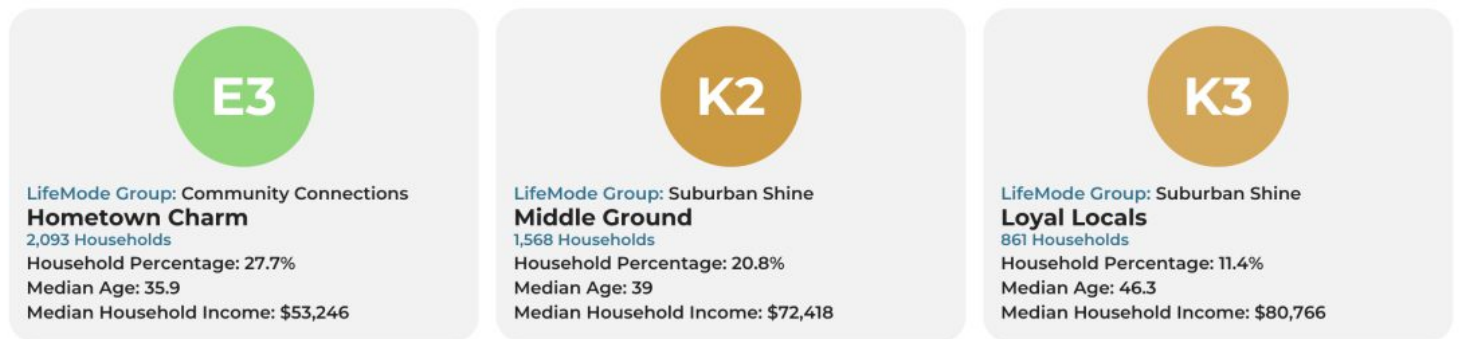
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



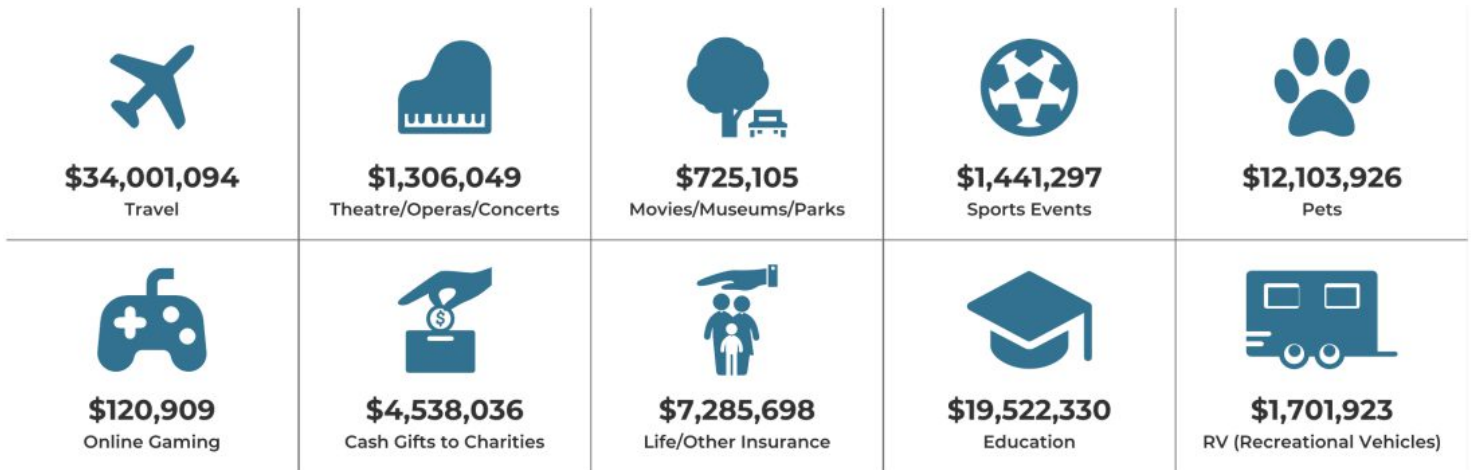


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS





Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)



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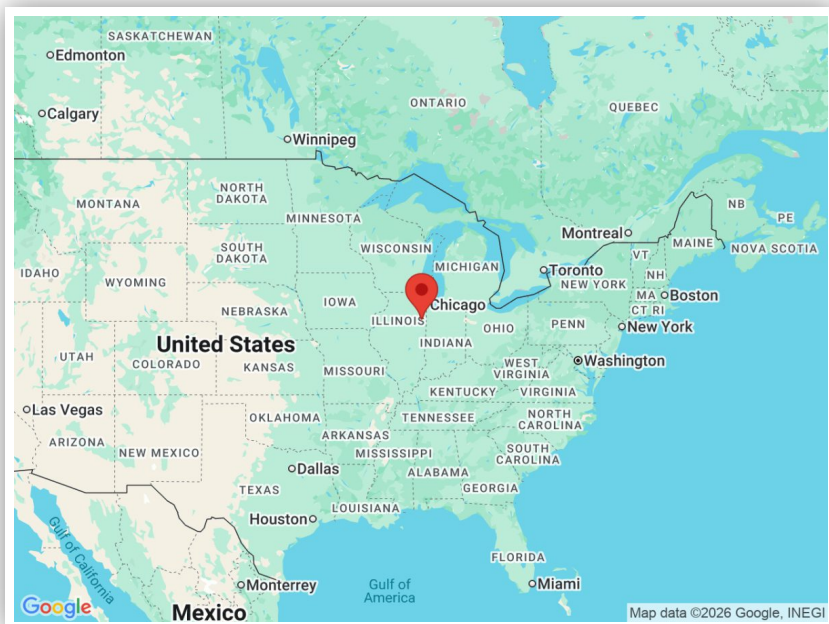
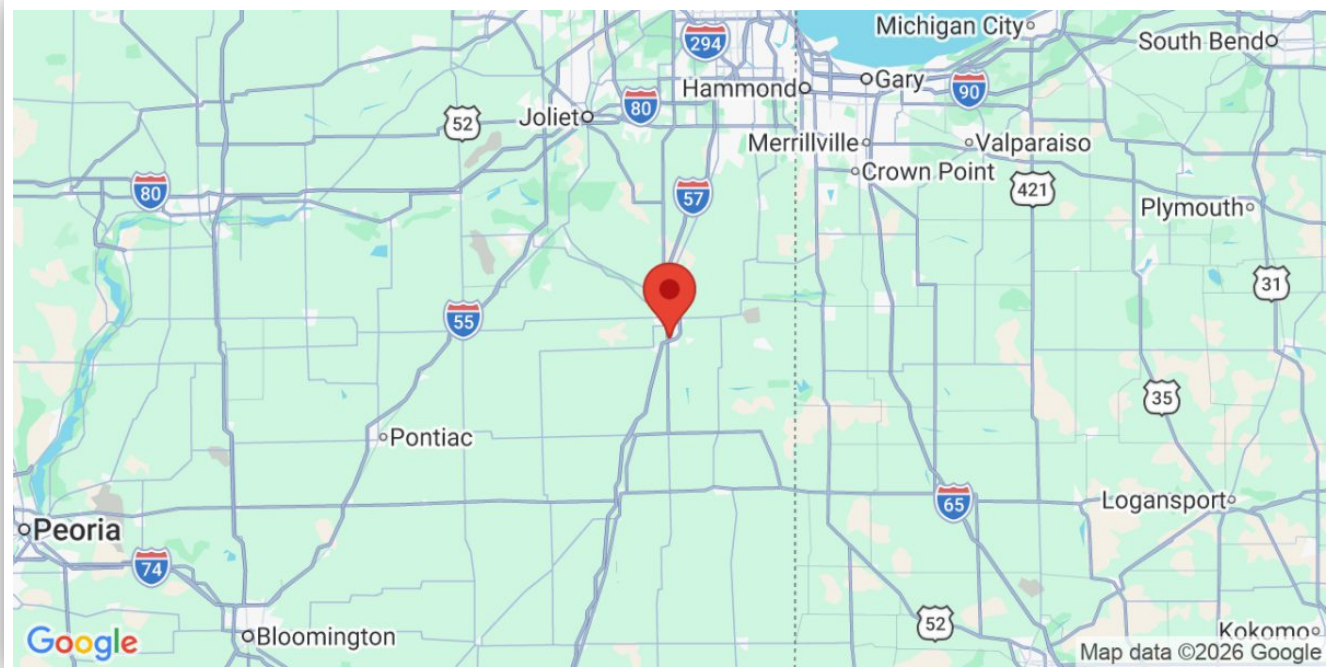
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475 Riverstone Pkwy.

475 Riverstone Pkwy., Kankakee, IL, 60901

AREA LOCATION MAP

475 Riverstone Pkwy. 475 Riverstone Pkwy., Kankakee, IL, 60901



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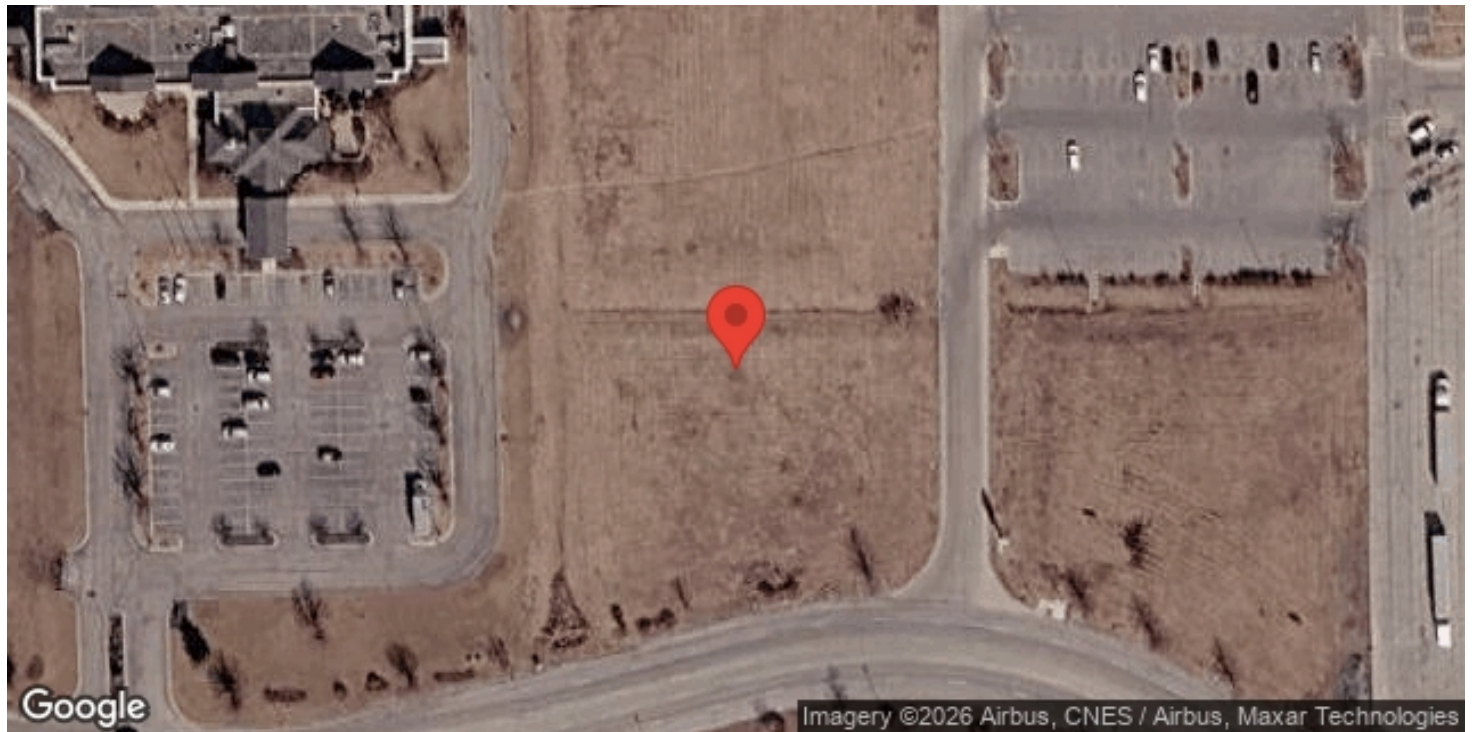
475 Riverstone Pkwy.

475 Riverstone Pkwy., Kankakee, IL, 60901

AERIAL ANNOTATION MAP

475 Riverstone Pkwy.

475 Riverstone Pkwy., Kankakee, IL, 60901



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