

±1.54 ACRE COMMERCIAL LAND

RETAIL PAD DEVELOPMENT OPPORTUNITY ADJACENT TO ALDI



Adj. to 701 RITTENHOUSE DR., PONTIAC, IL 61764

**ONLINE
AUCTION**

STARTING BID: \$7,500

Marcus & Millichap

R MARKETPLACE
ONLINE AUCTION
JUNE 8-10, 2026

±1.54 ACRE COMMERCIAL DEVELOPMENT SITE IN PONTIAC, IL ADJACENT TO ALDI, WALMART, DOLLAR TREE, BURGER KING, ARBY'S, TACO BELL, AND MORE

ATTRACTIVE DEMOGRAPHICS WITH ANNUAL HOUSEHOLD INCOME OF ±\$83,909 AND POPULATION OF ±12,664 INDIVIDUALS (5-MILE)

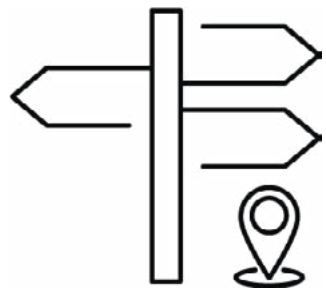
VISIBILITY ON W REYNOLDS ST WITH ±12,931 VEHICLES PER DAY AND JUST OFF I-55 WITH ±20,828 VPD



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MARKETPLACE
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PARCEL NUMBER:
15-15-28-101-019

LOT SIZE: ±1.54 AC
(±67,082 SF)

COUNTY: Livingston County

ZONING: B-3 General Business

PROPERTY TYPE:
Commercial Land (Retail Outlot)

OWNERSHIP:
Fee Simple

LOCATION: Adjacent to Aldi (Pontiac Plaza)

SITE STATUS: Vacant / Pad-Ready

FRONTAGE:
Rittenhouse Dr

TRAFFIC COUNTS:
±7,694 – ±12,900 VPD

ACCESS: Shared Retail Center Access

CONNECTIVITY:
Primary Local Commercial Corridor

RETAIL NODE:
Grocery-Anchored Center

POPULATION (3-MILE): ±11,777

AVG HH INCOME: ±\$81,302

DEMAND DRIVERS:
Service, Medical, QSR

Marcus & Millichap is pleased to present a ±1.54-acre commercial development site located adjacent to 701 S Rittenhouse Drive (the "Property") in Pontiac, Illinois. This Property offers an exceptional investment opportunity to develop a well-located commercial parcel adjacent to Aldi and Walmart.

The Property benefits from visibility just off W Reynolds Street with ±12,931 vehicles per day, providing strong visibility and accessibility. The Property benefits from favorable B-3, General Business zoning that allows for a wide variety of uses including retail, restaurant, bank, office, self-storage (special use permit), and others. Nearby national retailers include Aldi, Walmart, Dollar Tree, Burger King, Arby's, Taco Bell, Dunkin, Church's Chicken, and Auto Zone. Due to its strategic location in a strong retail corridor, the Property presents developers with a prime development opportunity with the potential for significant upside.

Pontiac is strategically located in Central Illinois along Interstate 55 serving as a commercial and service hub for Livingston County and the surrounding trade area. The market benefits from regional connectivity, a base of established employers in healthcare, manufacturing, distribution, and retail, and added tourism visibility through its well-known Historic Route 66 presence. Major area employers include OSF Saint James Hospital, Interlake Mecalux, Walmart, and Caterpillar, underscoring the city's role as a stable employment center within the region. The Property is located in an area that serves 12,664 people with an average household income of ±\$83,909 within a 5-mile area further enhancing the area's retail potential. For commercial real estate investors unfamiliar with the market, Pontiac offers exposure to an established submarket with highway access, local consumer draw, and a diverse economic base.

Disclaimer & Source(s): Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area. City of Pontiac website used as source for zoning. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

EXPANDED
AERIAL

 **55** ±20,828 VPD


Walmart 



DUNKIN'

BK



 **W Reynolds St.**
±12,931 VPD



 **1.54 Acres**



 **MARKETPLACE**
ONLINE AUCTION
Marcus & Millichap

COMMERCIAL LAND

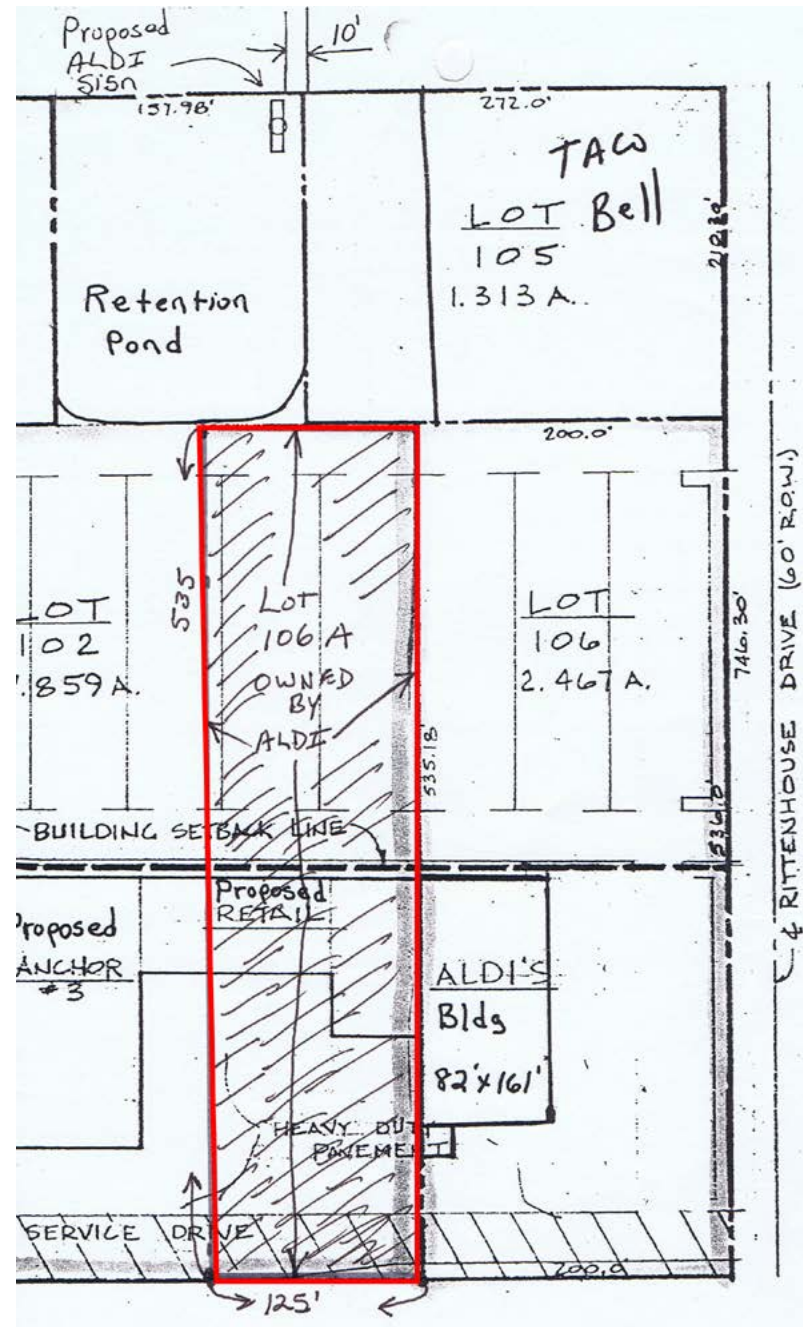
B-3 GENERAL BUSINESS ZONING

SITE PLAN / PARCEL MAP

COMMERCIAL LAND

STORMWATER INFRASTRUCTURE

EXISTING DETENTION & DRAINAGE SYSTEM



LAND USE DATA

- ZONING: B-3 General Business
- EXISTING USE: Vacant Commercial Land (Retail Outlot Adjacent to Aldi)

PERMITTED / POTENTIAL USES

- Retail / General Commercial Uses
- Restaurant / Quick-Service (QSR)
- Bank / Financial Services
- Office / Medical Uses
- Self-Storage (Special Use Permit)

PARCEL INFORMATION

- TOTAL SITE AREA: ±1.54 Acres (±67,082 SF)
- PARCEL NUMBER: 15-15-28-101-019
- ADJACENT IMPROVEMENT: Aldi Grocery Store (Existing)
- FRONTAGE: IL-116 / Rittenhouse Dr Corridor
- TRAFFIC COUNTS:
 - ±12,931 VPD (W Reynolds St)
 - ±20,828 VPD (I-55 Nearby)

DEVELOPMENT SUMMARY

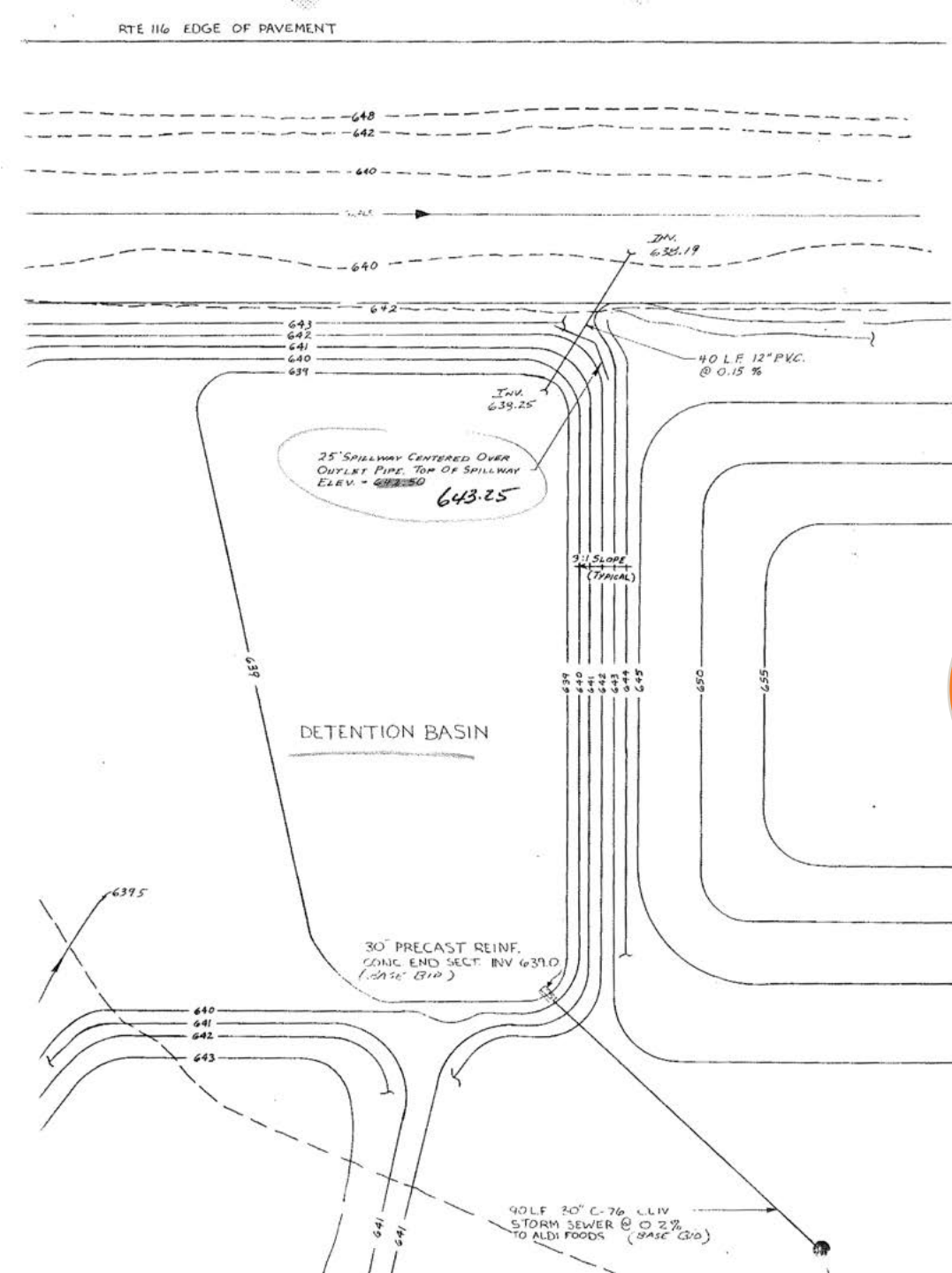
- SITE CONDITION: Vacant / Undeveloped
- DEVELOPMENT STATUS: Retail Outlot / Infill Site
- UTILITY ACCESS: Existing Infrastructure Within Retail Center
- ACCESS: Shared Access with Established Retail Center

SURROUNDING LAND USE

- Established Regional Retail Corridor
- Adjacent to Aldi Grocery Store
- Proximity to Walmart and National Retailers
- Surrounded by Residential Neighborhoods and Service Uses

KEY DEVELOPMENT ADVANTAGES

- Infill Development Site Within Established Trade Area
- Strong Traffic Exposure Along Primary Commercial Corridor
- Grocery-Anchored Location Driving Daily Traffic
- B-3 Zoning Allows Broad Commercial Uses
- Positioned Within Existing Retail Center Infrastructure
- Offered via Online Auction with \$7,500 Starting Bid



ENGINEERED DETENTION SYSTEM SUPPORTING SITE DEVELOPMENT WITH EXISTING DRAINAGE INFRASTRUCTURE IN PLACE

SITE INFRASTRUCTURE OVERVIEW

- Existing stormwater detention basin designed for retail center drainage
- Engineered overflow system and outlet structure in place
- Integrated drainage network serving surrounding commercial development
- Emergency overflow directed to IL Route 116 right-of-way drainage system

DEVELOPMENT ADVANTAGES

- Reduces need for new stormwater infrastructure
- Supports efficient site planning and entitlement process
- Lowers upfront development costs
- Enhances feasibility for retail and service users



W Reynolds St.
±12,931 VPD



1.54 Acres



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STRATEGIC LOCATION ALONG I-55 CORRIDOR PONTIAC, ILLINOIS | LIVINGSTON COUNTY

Pontiac, Illinois is strategically located along Interstate 55 in Central Illinois, serving as a regional commercial and service hub for Livingston County and the surrounding trade area. The Property benefits from direct access to Interstate 55, which carries approximately ±20,828 vehicles per day, providing strong regional connectivity between Chicago and St. Louis. This location supports both local consumer traffic and pass-through demand, reinforcing the corridor's viability for retail and service-oriented uses.

The subject property is positioned just off W Reynolds Street (IL-116), a primary commercial corridor within Pontiac with traffic counts of approximately ±12,931 vehicles per day. This corridor serves as the city's dominant retail node, anchored by national tenants including Walmart, Aldi, and multiple quick-service restaurants. The concentration of national retailers and daily-needs tenants creates consistent traffic patterns and establishes the area as a primary destination for shopping and services within the region.

Livingston County benefits from a stable and diversified economic base supported by manufacturing, healthcare, logistics, and retail sectors. Major employers in the region include OSF Saint James Hospital, Caterpillar, Interlake Mecalux, and Walmart, providing a reliable employment base and supporting steady consumer demand. The area's accessibility to major transportation infrastructure—including interstate highways and regional freight routes—further enhances its role as a regional distribution and service center.

The Property draws from a population of approximately 12,664 residents within a 5-mile radius, with an average household income of approximately \$83,909. These demographics support demand for necessity-based retail, quick-service restaurants, and service-oriented uses, aligning with the existing tenant mix in the immediate area. The combination of local density, regional connectivity, and established retail infrastructure positions the Property to capture both resident and commuter-driven demand.

Pontiac's location along Historic Route 66 also contributes to seasonal tourism traffic, further supporting local businesses and increasing visibility for commercial users along the corridor. With its strategic positioning, strong surrounding retail environment, and access to regional transportation, the Property is well-positioned to support future commercial development within an established and supply-constrained trade area.



THE CITY OF PONTIAC, ILLINOIS

Located in Central Illinois, Pontiac serves as the county seat of Livingston County and functions as a regional commercial center for the surrounding rural communities. The city's strategic position along Interstate 55 and Illinois Route 116 provides direct connectivity to major metropolitan areas including Chicago and Bloomington-Normal, supporting both local and regional economic activity.

Pontiac's economy is anchored by a mix of healthcare, manufacturing, retail, and logistics employers, providing stability and long-term employment support. The presence of major employers such as OSF Saint James Hospital, Caterpillar, and regional distribution operations reinforces the city's role as a key service and employment hub within the region.

The local retail corridor along W Reynolds Street serves as the primary commercial spine for the city, concentrating national retailers and daily-needs tenants in a highly accessible location. This established retail environment supports consistent consumer traffic and provides a strong foundation for additional commercial development.

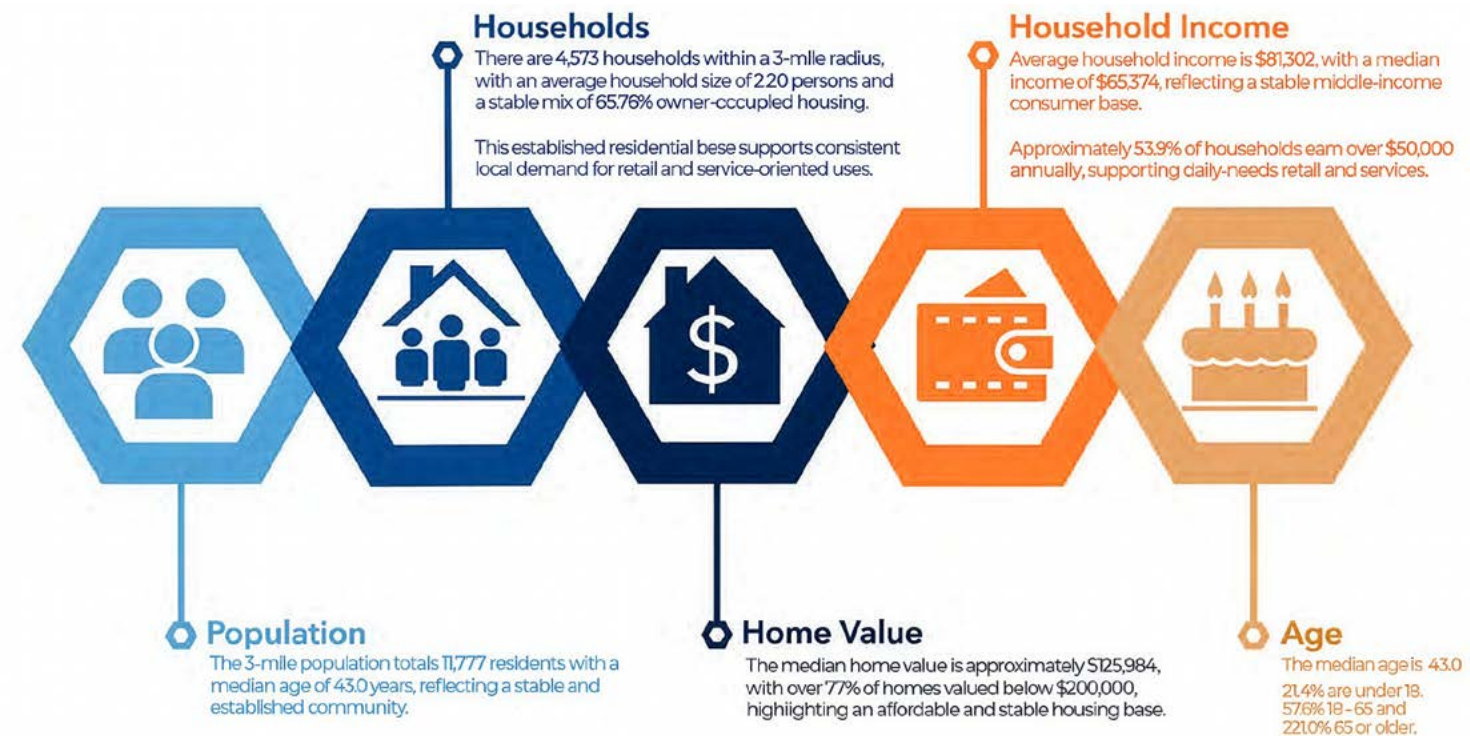
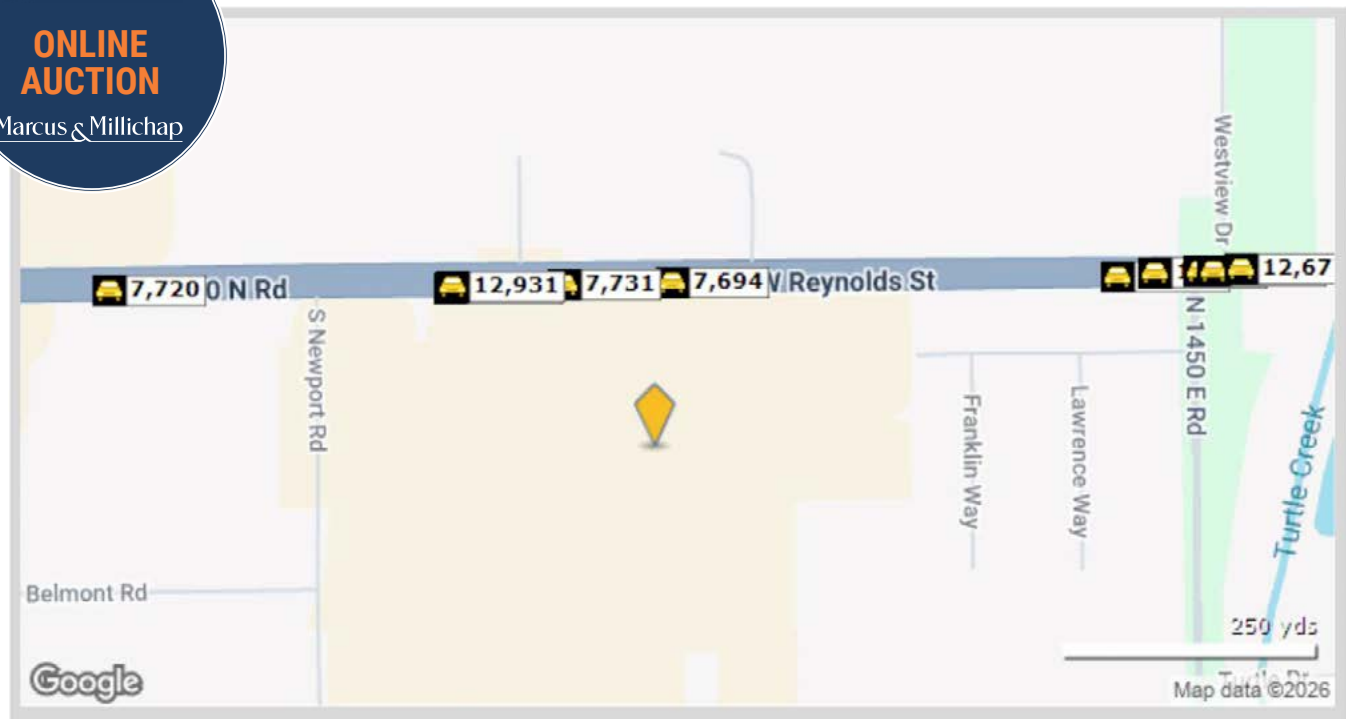
WHY PONTIAC?

- **Regional Commercial Hub:** Serves Livingston County and surrounding rural trade area
- **Strategic Connectivity:** Direct access to Interstate 55 and IL-116 corridor
- **Established Retail Base:** National tenants anchored along primary commercial corridor
- **Stable Employment Base:** Supported by healthcare, manufacturing, and logistics sectors

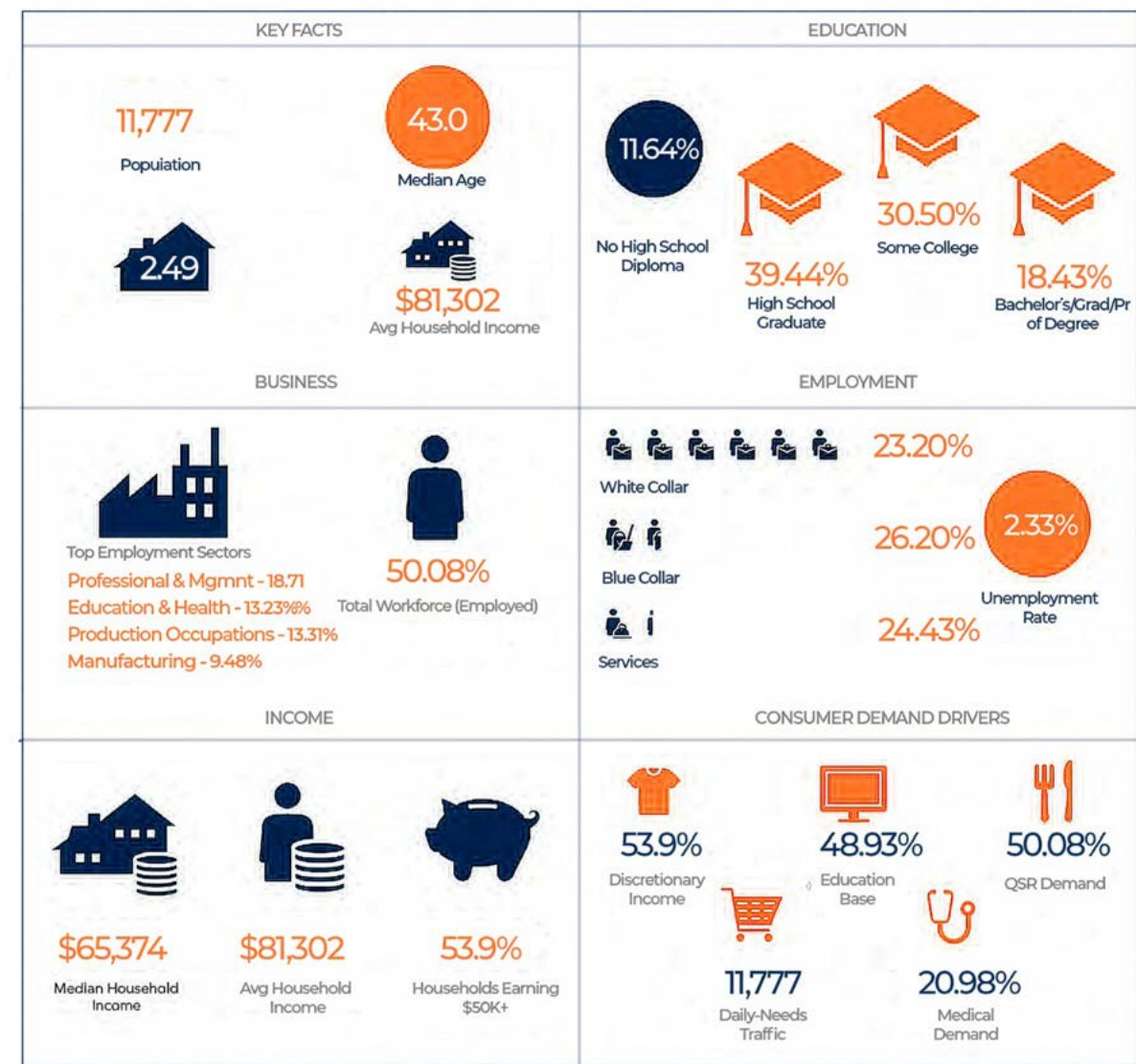
DIRECT ACCESS TO INTERSTATE 55 WITH ±20,828 VPD SUPPORTING REGIONAL CONNECTIVITY, COMMUTER TRAFFIC, AND LONG-TERM COMMERCIAL GROWTH AND DEVELOPMENT ACTIVITY

POSITIONED ALONG PRIMARY RETAIL CORRIDOR WITH ±12,931 VPD AND NATIONAL RETAIL TENANTS DRIVING CONSISTENT DAILY TRAFFIC, VISIBILITY, AND STRONG CONSUMER ENGAGEMENT

SERVING A 5-MILE TRADE AREA OF ±12,664 RESIDENTS WITH ±\$83,909 AVG HOUSEHOLD INCOME SUPPORTING RETAIL, SERVICE, AND LONG-TERM TENANT DEMAND



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volumn	Volume Typer	Miles from Subject Property
1	IL 116	Rittenhouse Dr	0.05 E	2025	7,694	MPSI	0.10
2	IL 116		0.00	2023	7,731	MPSI	0.11
3	1700 N Rd	S Newport Rd	0.08 W	2023	13,113	MPSI	0.15
4	West Reynolds Street	S Newport Rd	0.08 W	2025	12,931	MPSI	0.15
5	1700 N Rd	Rittenhouse Dr	0.21 W	2023	13,113	MPSI	0.28
6	West Reynolds Street	Rittenhouse Dr	0.21 W	2025	12,931	MPSI	0.30
7	IL 116	S Newport Rd	0.12 E	2024	7,720	MPSI	0.32
8	1700 N Rd	Elks Club Rd	0.24 E	2023	13,210	MPSI	0.33
9	West Reynolds Street	Elks Club Rd	0.24 E	2025	13,027	MPSI	0.34
10	1700 N Rd	Elks Club Rd	0.22 E	2022	12,677	MPSI	0.35



INTERSTATE 55 ±20,828 VPD

DUNKIN'



W Reynolds St. ±12,931 VPD

BK

AutoZone

Walmart



1.54 Acres



MARKETPLACE
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COMMERCIAL DEVELOPMENT OPPORTUNITY

ONLINE AUCTION

THE OFFERING PROCESS

An online auction event will be conducted on ReallNSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://rimarketplace.com/sale-event-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by ReallNSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with ReallNSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of ReallNSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://rimarketplace.com/faq).

AUCTION DATE

The Auction end date is set for June 8-10, 2026

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the ReallNSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICE

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RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable. Activity ID #ZAH1240092

FOR AUCTION RELATED QUESTIONS

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