

COMMERCIAL LAND CORNER DEVELOPMENT OPPORTUNITY 602-604 EAST 7TH STREET, LOCKPORT, IL 60441

355

355

Map data ©2024 Google

171



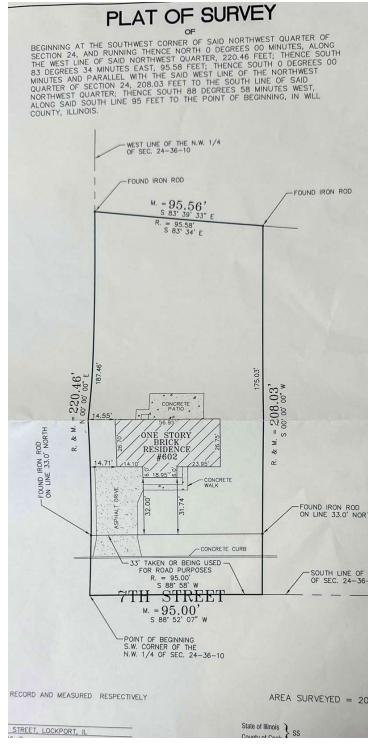
COMMERCIAL LAND - CORNER DEVELOPMENT OPPORTUNITY



OFFERING SUMMARY		PROPERTY HIGHLIGHTS	
Sale Price:	Contact Broker	Mixed-use, Retail, Hotel, Restaurant Development Opportunity	
		Corner of 7th St and 9th St/Route 7 at stoplight	
		 159 ft. of frontage with unobstructed view of the corner offering a long lasting, impressionable view from the stoplight 	
Lot Size:	0.84 Acres	Low Will County taxes	
		LOCATION OVERVIEW	
County:	Will	Located in the heart of downtown Lockport 1.8 miles from I-355 Seven (7) miles from two (2) New Lenox development projects: Multi-Sport Complex and Children's Museum (2025 delivery) Directly a struct from two downloads from station	
PINs	11-04-24-011-006 11-04-24-011-007	Directly across the street from newly developed fire station Within 3 blocks of Lockport East High School, Milne Grove School, St. Joseph Catholic School, and Calvin Grove School	

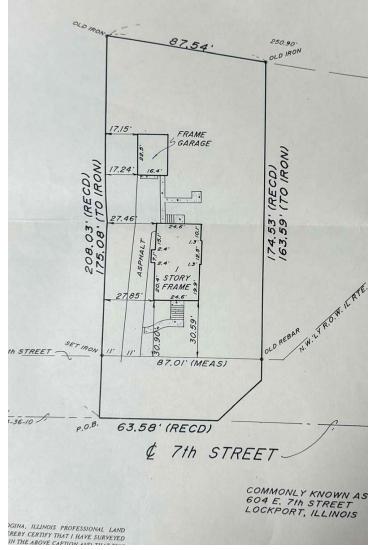


COMMERCIAL LAND - CORNER DEVELOPMENT OPPORTUNITY



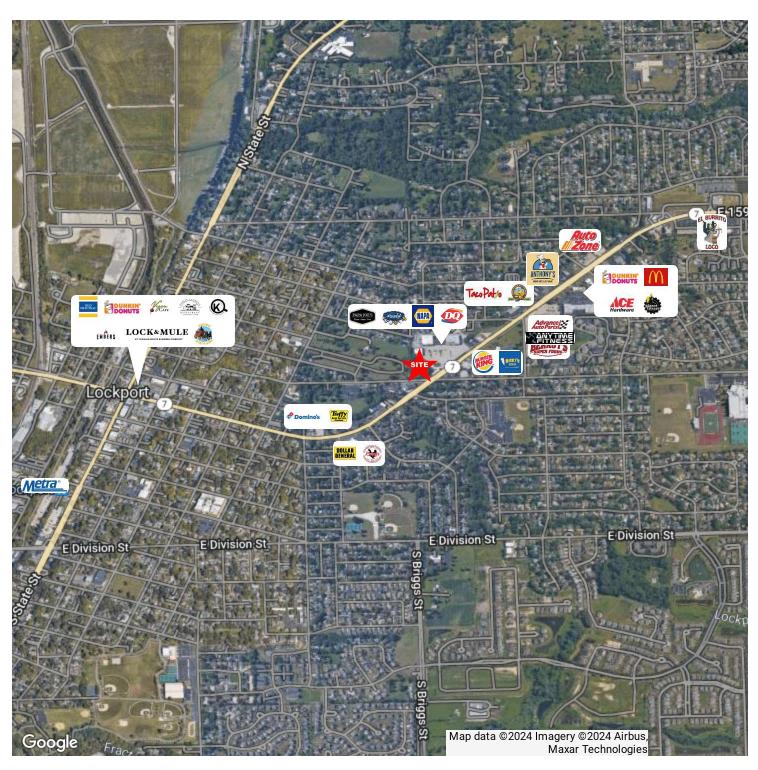
PLAT OF SURVEY

THE WEST 87 FEET OF THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, DISTANT THEREON NORTH 88 DEGREES 58 MINUTES EAST 95 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 24 AND RUNNING THEREE NORTH 00 DEGREES AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 208.03 FEET; THENCE SOUTH 83 DEGREES 34 MINUTES EAST A DISTANCE OF SOUTH 46 DEGREES 05 MINUTES WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 257.77 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, THENCE SOUTH 80 DEGREES 58 MINUTES WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 63.58 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 36 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN WILL COUNTY, ILLINOIS.



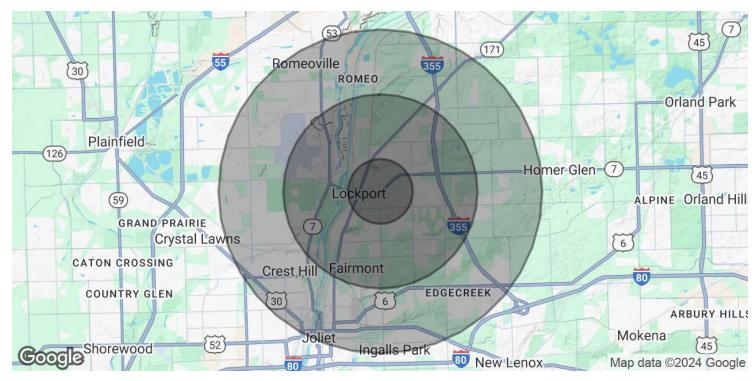


COMMERCIAL LAND - CORNER DEVELOPMENT OPPORTUNITY





COMMERCIAL LAND - CORNER DEVELOPMENT OPPORTUNITY



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,719	35,455	125,134
Average Age	42.6	37.9	36.5
Average Age (Male)	42.1	37.5	35.6
Average Age (Female)	43.7	36.8	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 3,849	3 MILES 12,442	5 MILES 44,989
Total Households	3,849	12,442	44,989
Total Households # of Persons per HH	3,849 2.3	12,442 2.8	44,989 2.8