

Land For Sale

**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

Turning Pointe  
Dance Company

Eva Nail Spa



Lot 1

Lot 2

Jim & Tom's  
Automotive



7th St - 6,050 vpd

E7th St

Lockport Fire  
Station 1

9th St - 14,600 vpd

E8th St

E7th St

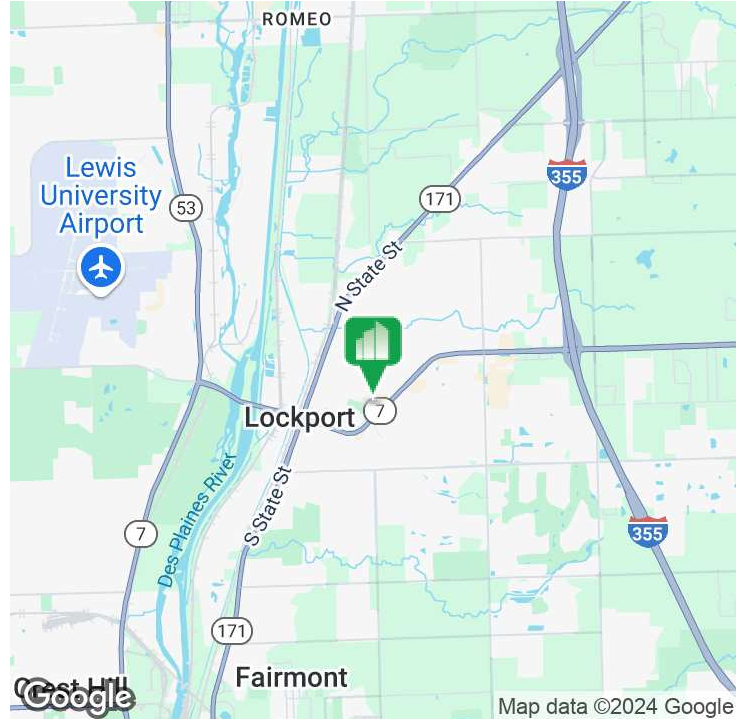
E8th St

# COMMERCIAL LAND CORNER DEVELOPMENT OPPORTUNITY

602-604 EAST 7TH STREET, LOCKPORT, IL 60441



## COMMERCIAL LAND - CORNER DEVELOPMENT OPPORTUNITY



### OFFERING SUMMARY

Sale Price: Contact Broker

Lot Size: 0.84 Acres

County: Will

PINs 11-04-24-011-006  
11-04-24-011-007

### PROPERTY HIGHLIGHTS

- 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
- Low Will County taxes

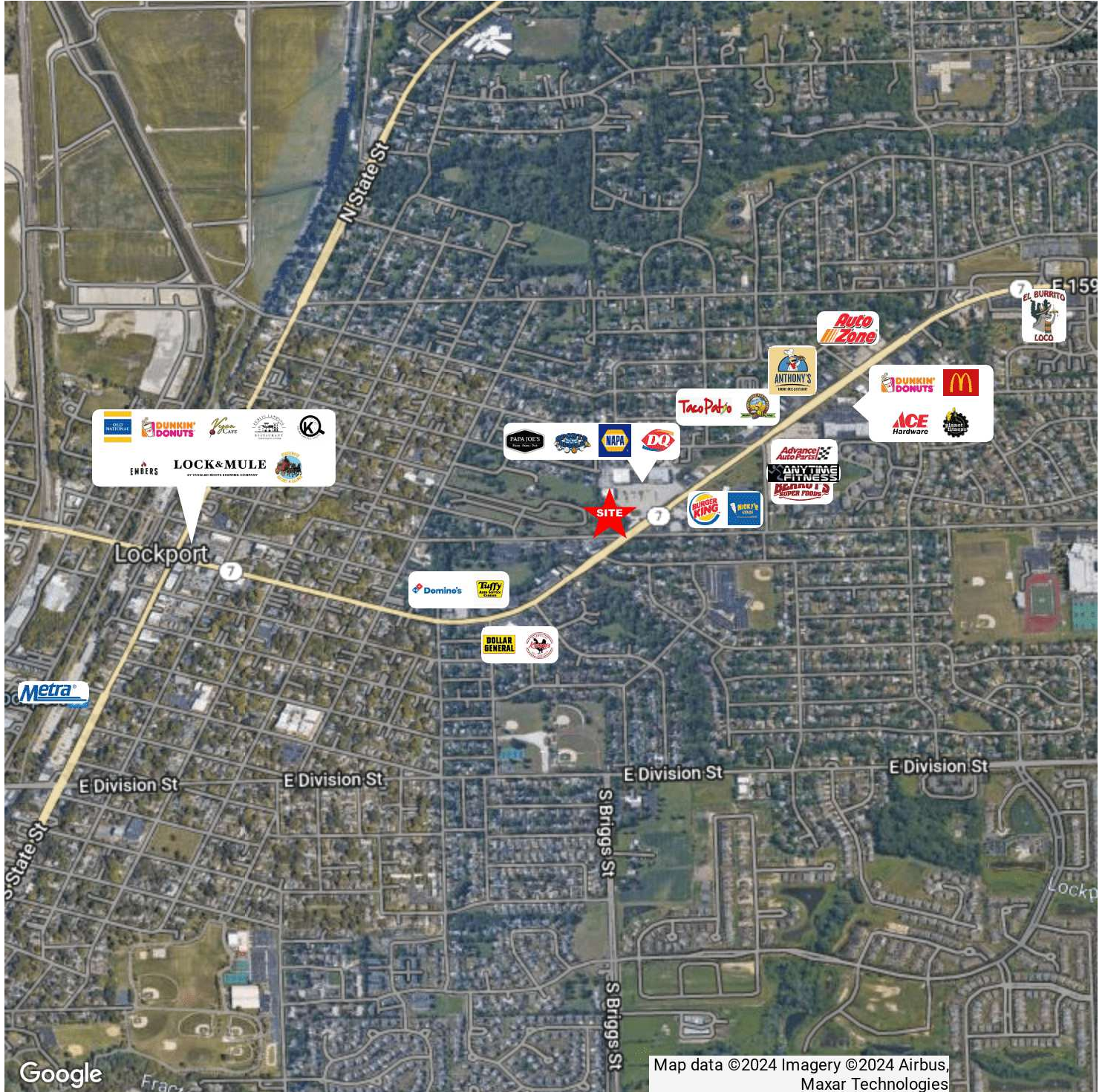
### LOCATION OVERVIEW

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 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



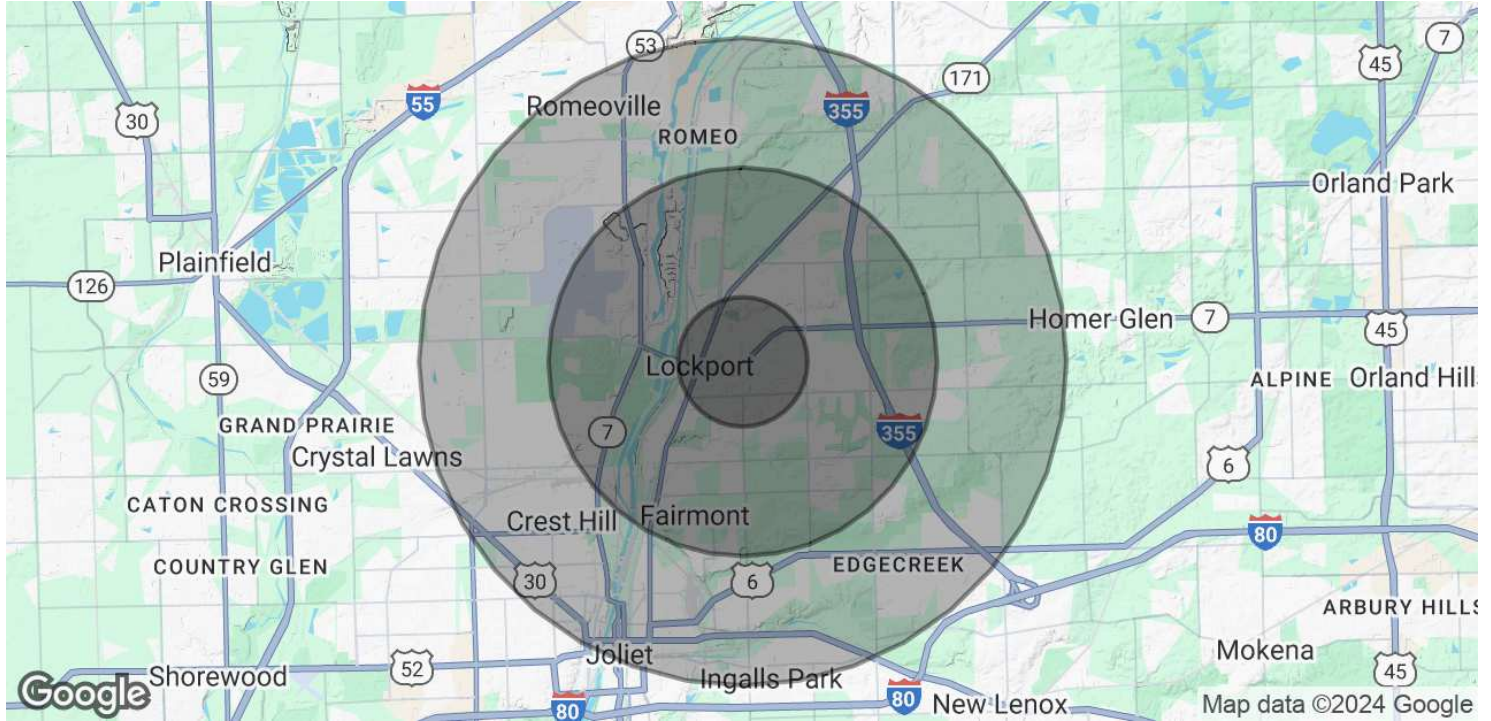


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### POPULATION

	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
Total Households	3,849	12,442	44,989
# of Persons per HH	2.3	2.8	2.8
Average HH Income	\$80,488	\$87,814	\$77,551
Average House Value	\$208,852	\$225,673	\$201,009

2020 American Community Survey (ACS)