



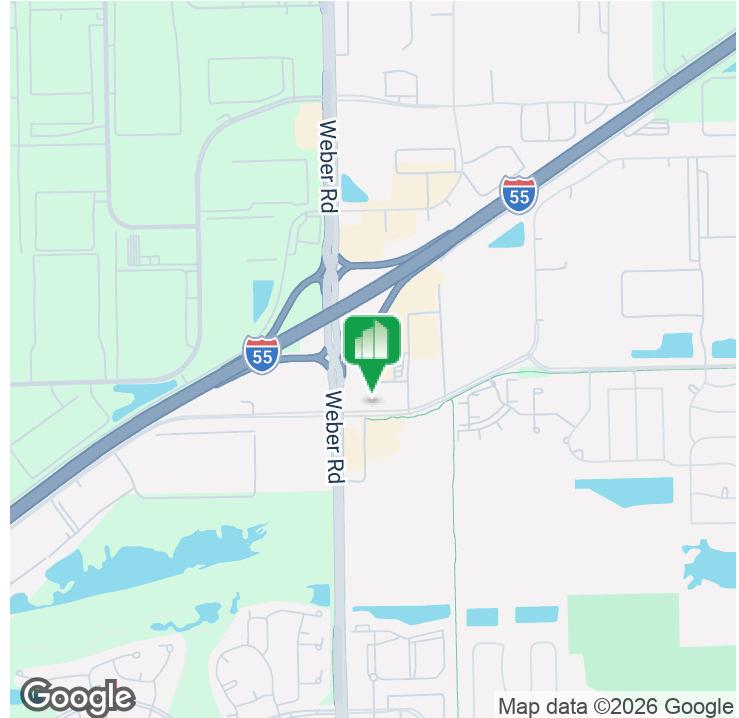
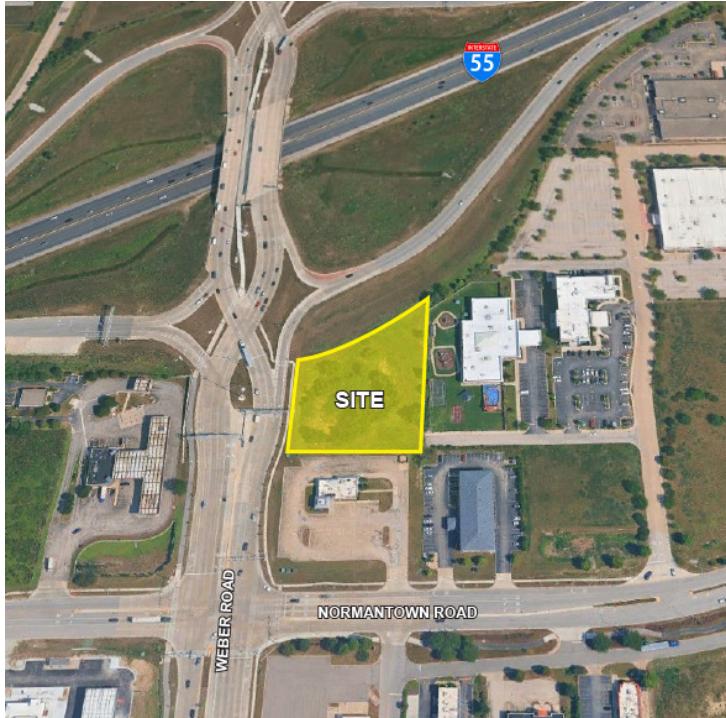
CATON
COMMERCIAL
REAL ESTATE GROUP

Land For Sale/Lease or BTS



1.6 ACRES

1282 NORMANTOWN ROAD, ROMEOVILLE, IL 60446



OFFERING SUMMARY

Sale/Lease Price:

Contact Broker

Zoning:

Flexible

Lot Size:

1.6 Acres

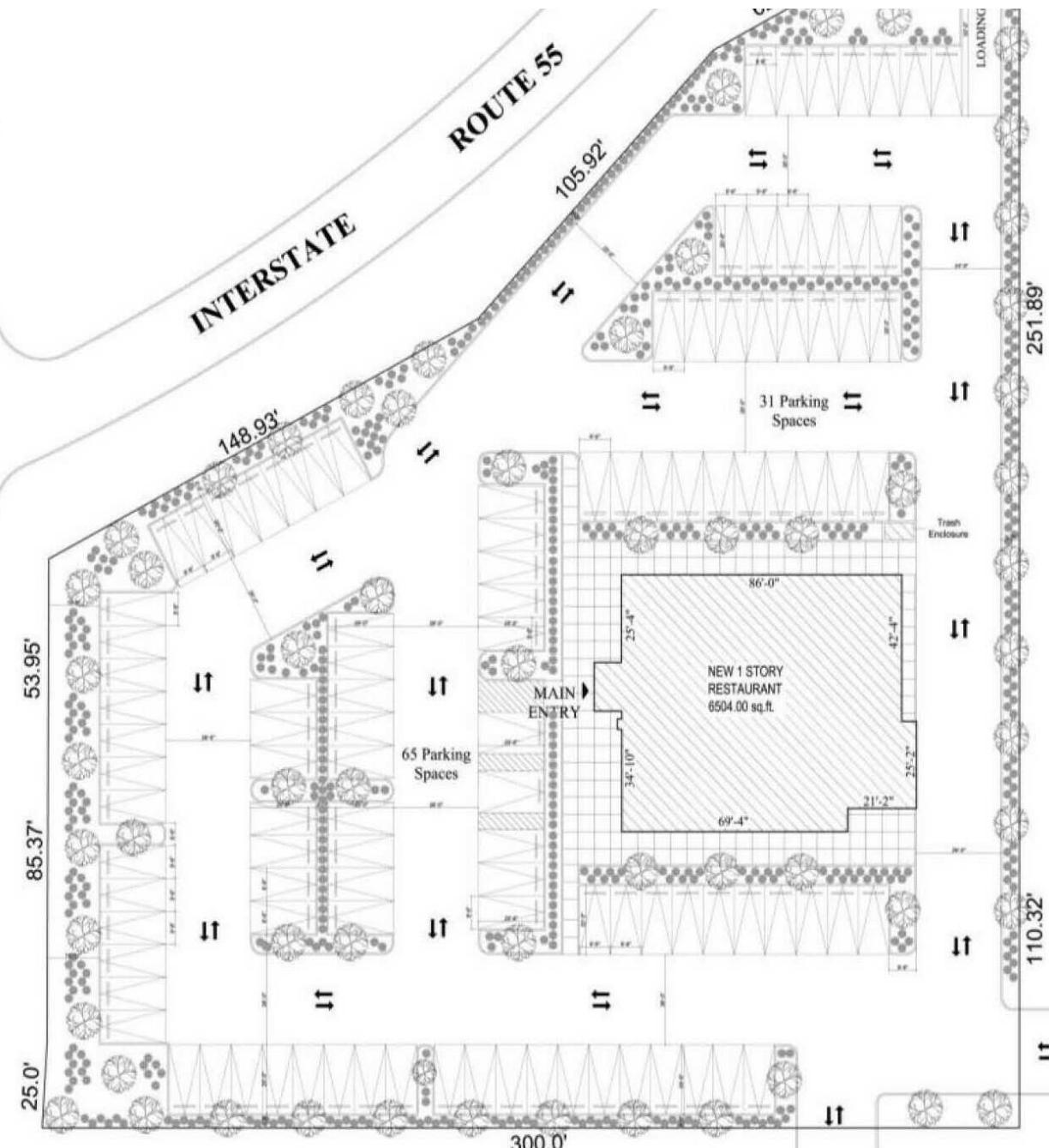
Taxes:

Low Will County Taxes

PROPERTY OVERVIEW

- **VISIBILITY** – 130,000 VPD off I-55 and 40,000 VPD off Weber Rd
- Favorable Will County Real Estate Taxes
- In the Romeoville's Normantown TIF District
- Open to Many Uses - Zoning is flexible
- Possible uses include Hotel, Self Storage, Destination Retail, or Industrial use
- One of the Fastest Growing Communities in Will County
- In a Growing Retail Corridor
- Romeoville is Business Friendly

Located at the corner of I-55 and Weber Road, this site is second to none as far as visibility from the highways. Near the growing retail hub of I-55 and Weber Rd. Neighbors include American Sale, Lucky Strike, Holiday Inn, Days Inn, Life Time Fitness, McDonalds, Dunkin Donuts as well as many more retailers, gas stations and hotels. The Village of Romeoville is a dynamic and growing community of 40,000 residents. Romeoville's business climate has never been more favorable boasting a well-balanced economy and progressive business atmosphere. This is a premiere site for commercial development.



SITE PLAN

SCALE: 1"=30'-0"

EXISTING BURGER KING

September 25th 2008



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PETER COTSIROLOS

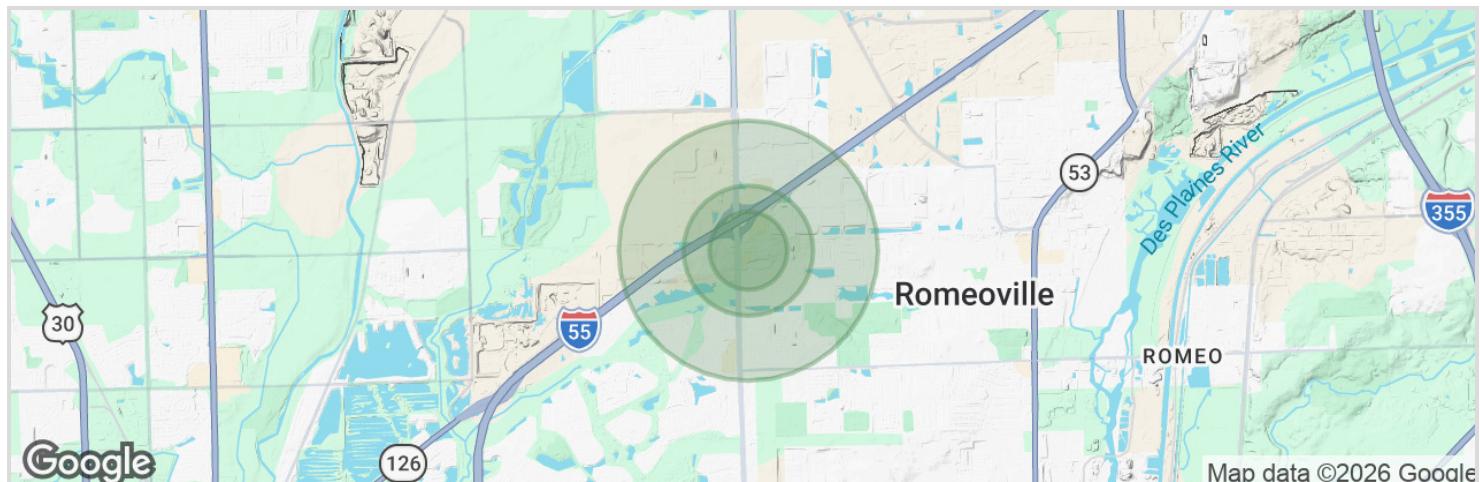
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1282 NORMANTOWN ROAD, ROMEOVILLE, IL 60446



1 mile



\$125,192

Median Household Income



8

Population



3

Households



39

Median Age



\$65,765

Median Disposable Income

3 miles



\$103,360

Median Household Income



705

Population



261

Households



41

Median Age



\$87,000

Median Disposable Income

5 miles



\$98,106

Median Household Income



4,470

Population



1,820

Households



45

Median Age



\$91,565

Median Disposable Income

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