



Offering Memorandum

Woodridge, IL Land

NWC 83rd St & Janes Ave | 2.75 AC

Peter Block

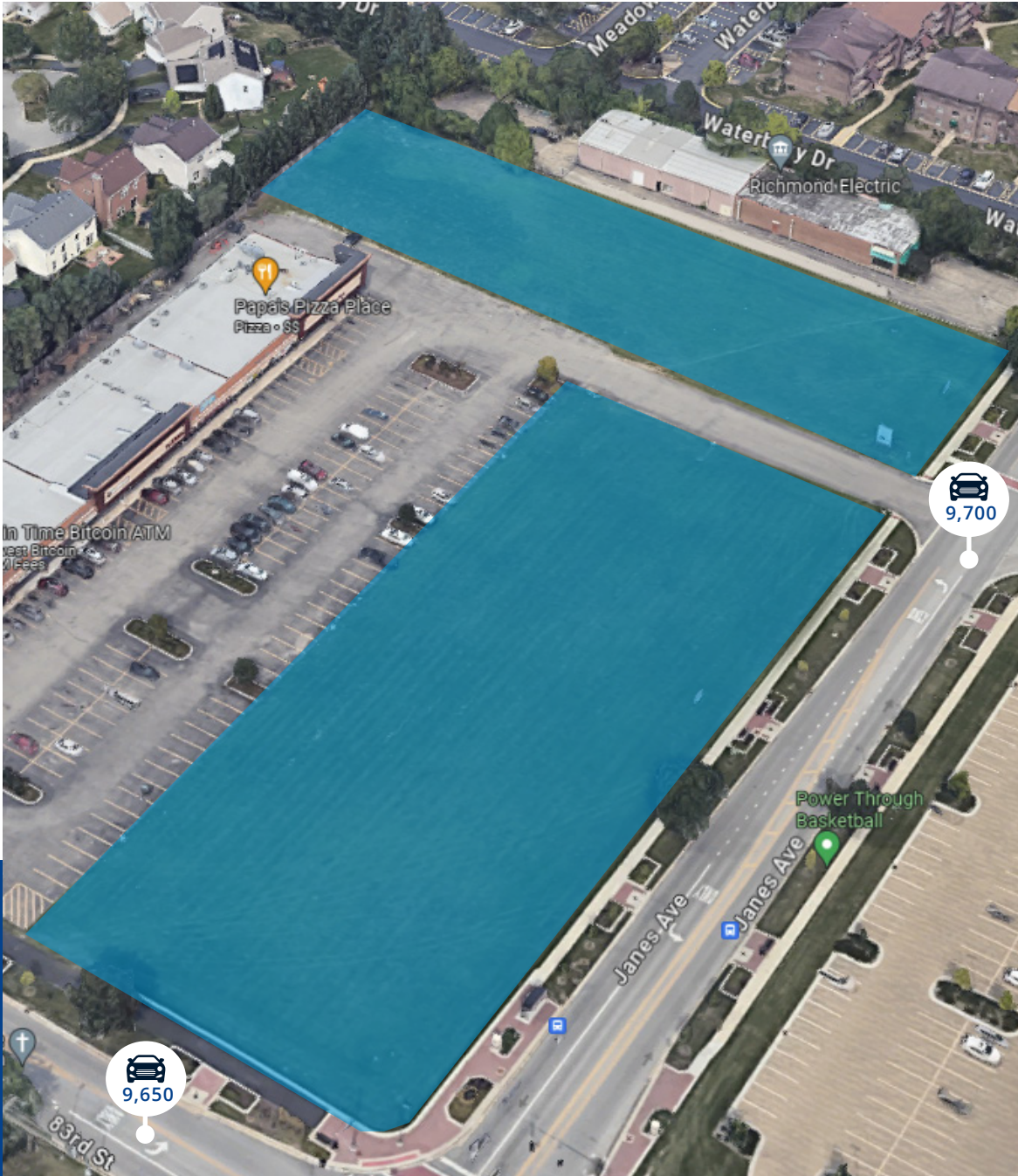
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Colliers

Woodridge



Property Address:

NWC 83rd St & Janes Ave,
Woodridge, IL



Offering Price
\$1,250,000

Land Size
2.75 AC

Property Detail Profile

Strategic Location

- > Just west of I-355
- > Nearby retail includes McDonald's, Buffalo Wild Wings, Panera, Wendy's, Dunkin, Chipotle and more
- > Adjacent to ARC - Athletic Recreation Center & Cypress Cove Aquatic Park
- > High average household incomes

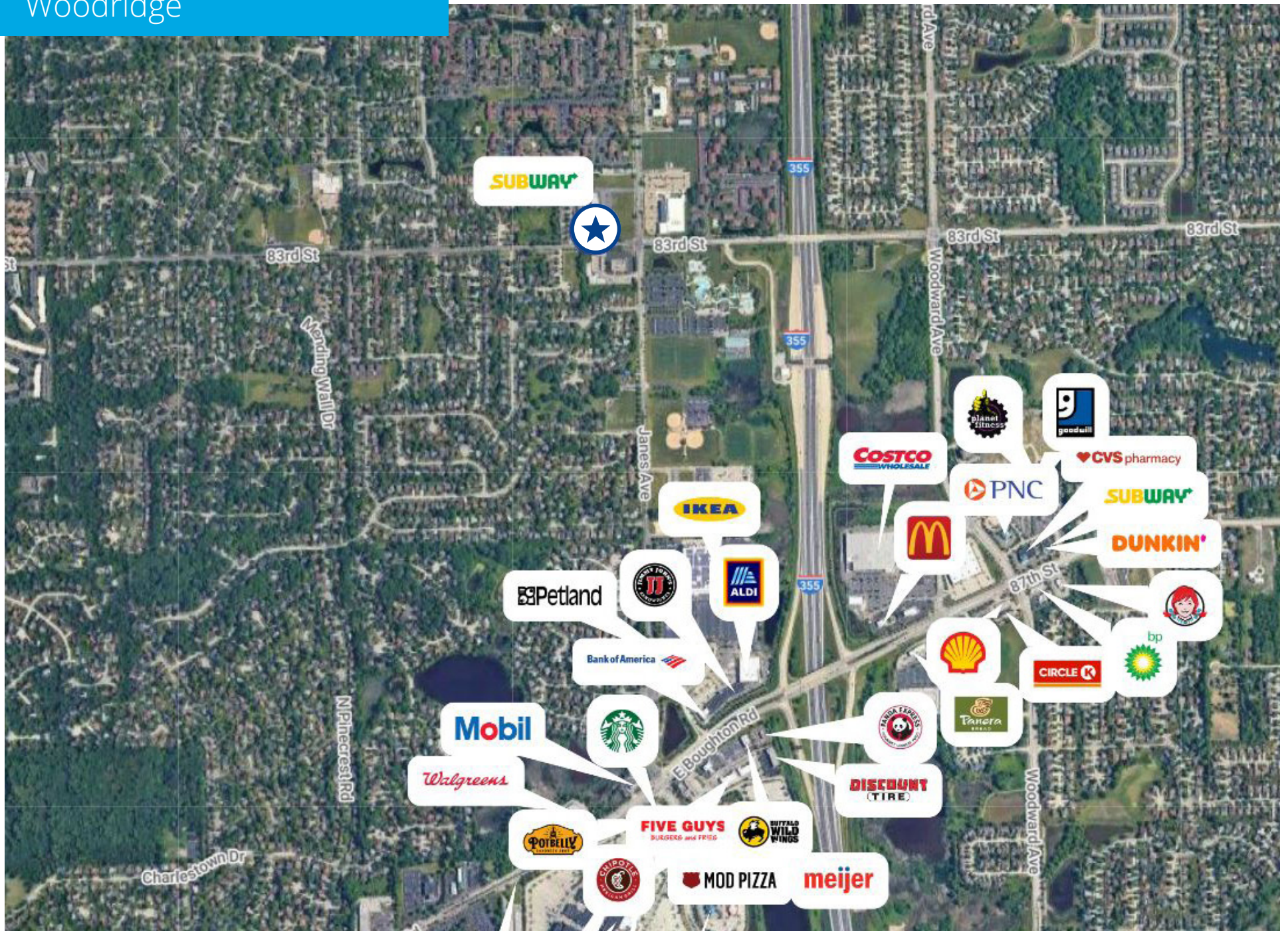
Zoned

B-2

Traffic Counts

145K on I-355
9K+ on Janes Ave
9K+ on 83rd

Woodridge





Market Overview

83rd St & Janes Ave, Woodridge, Illinois, 60517
3 mile radius

Household & population characteristics



\$95,033

Median household income



\$325,671

Median home value



77.3%

Owner occupied housing units



40.7

Median age



50.8%

Female population



55.0%

% Married (age 15 or older)

Annual lifestyle spending



\$2,705

Travel



\$34

Tickets to Movies



\$68

Theatre/Operas/Concerts



\$73

Admission to Sports Events



\$11

Online Gaming Services

Households & population



87,903

Current total population



86,418

5 Year total population



33,941

Current total households



33,848

5 year total households

Education

5%

No high school diploma



19%

High school graduate



27%

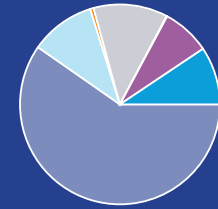
Some college



49%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



2,161

Total businesses



27,597

Total employees

Annual household spending



\$2,579

Apparel & Services



\$306

Computers & Hardware



\$4,368

Eating Out



\$7,814

Groceries



\$8,355

Health Care

Employment



73%

White collar



17%

Blue collar



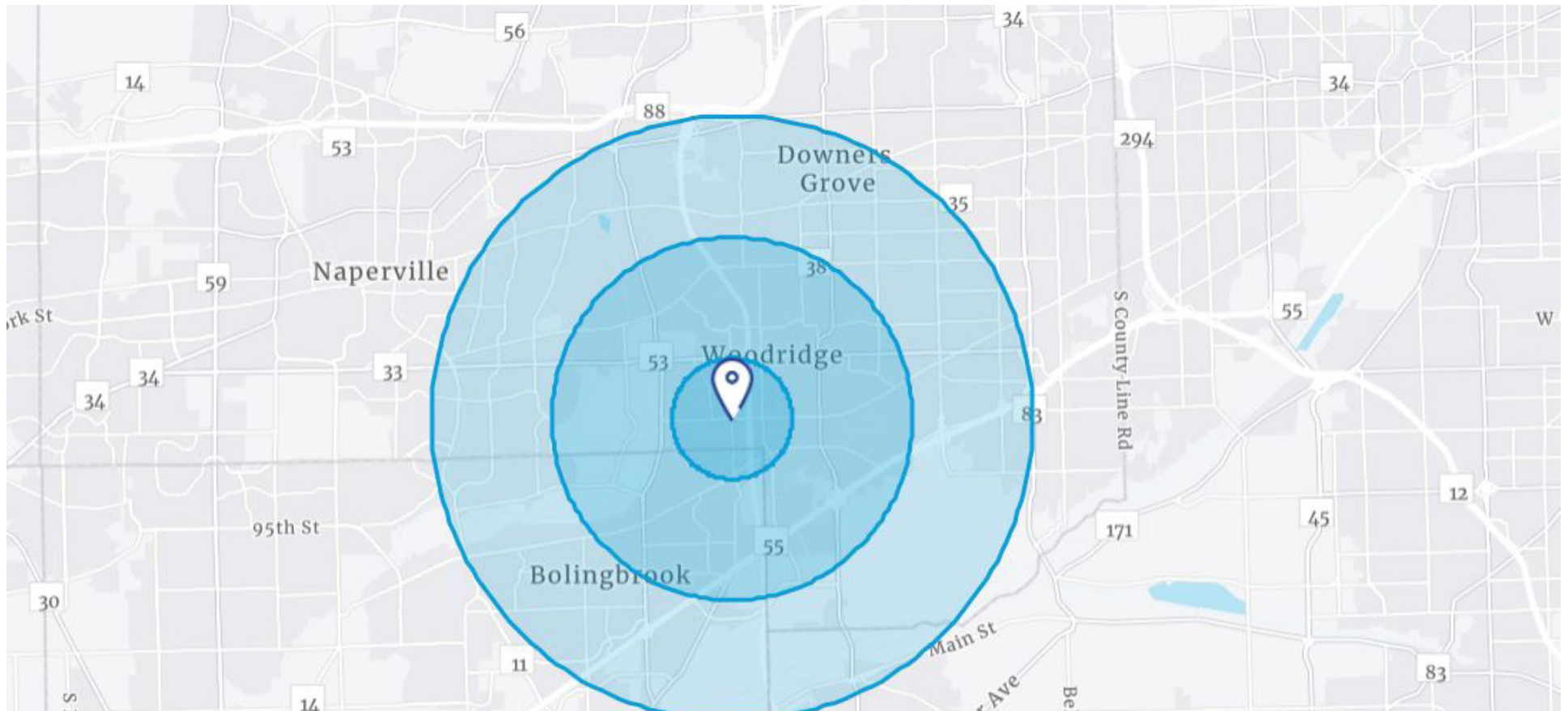
10%

Services

5.0%

Unemployment rate

Demographics



1 mile



15,808
people



10,674
daytime pop



\$115,376
average HHI

3 mile



88,599
people



70,895
daytime pop



\$128,953
average HHI

5 mile



234,620
people



205,668
daytime pop



\$135,144
average

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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