

FOR SALE

143RD AND WALLIN DRIVE - LOT 6 - 1.06 ACRES
14361 S. Wallin Drive - Plainfield, IL 60544



PROPERTY DESCRIPTION

Join the growing ranks of the Crossroads of Plainfield development. A 1.06 acre parcel is now available for your commercial/retail concept. The parcel already has had a drive-thru special use permit approved and the detention is taken care of offsite.

The area boasts another 2,230 residential units in process, making the area not only growing in rooftop numbers, but in business and employee growth as well. The Diageo/Seefried Project in the area is bringing 450-500 employees initially and over 1.5 million SF under roof to the west.

PROPERTY HIGHLIGHTS

- Drive-thru special use permits approved.
- Offsite detention accounted for.
- B3 zoning - commercial / retail uses
- APN: 06-03-09-101-064
- 2024 Taxes: \$7,814.64

OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	1.06 Acres

DEMOGRAPHICS	1 MILE	5 MILES	7 MILES
Total Households	2,129	42,311	88,494
Total Population	7,392	132,299	270,396
Average HH Income	\$183,241	\$159,901	\$156,235

Brian Blackmore
(630) 207-8292

Sandra True
(630) 248-7518



COLDWELL BANKER
COMMERCIAL
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RETAILER MAP

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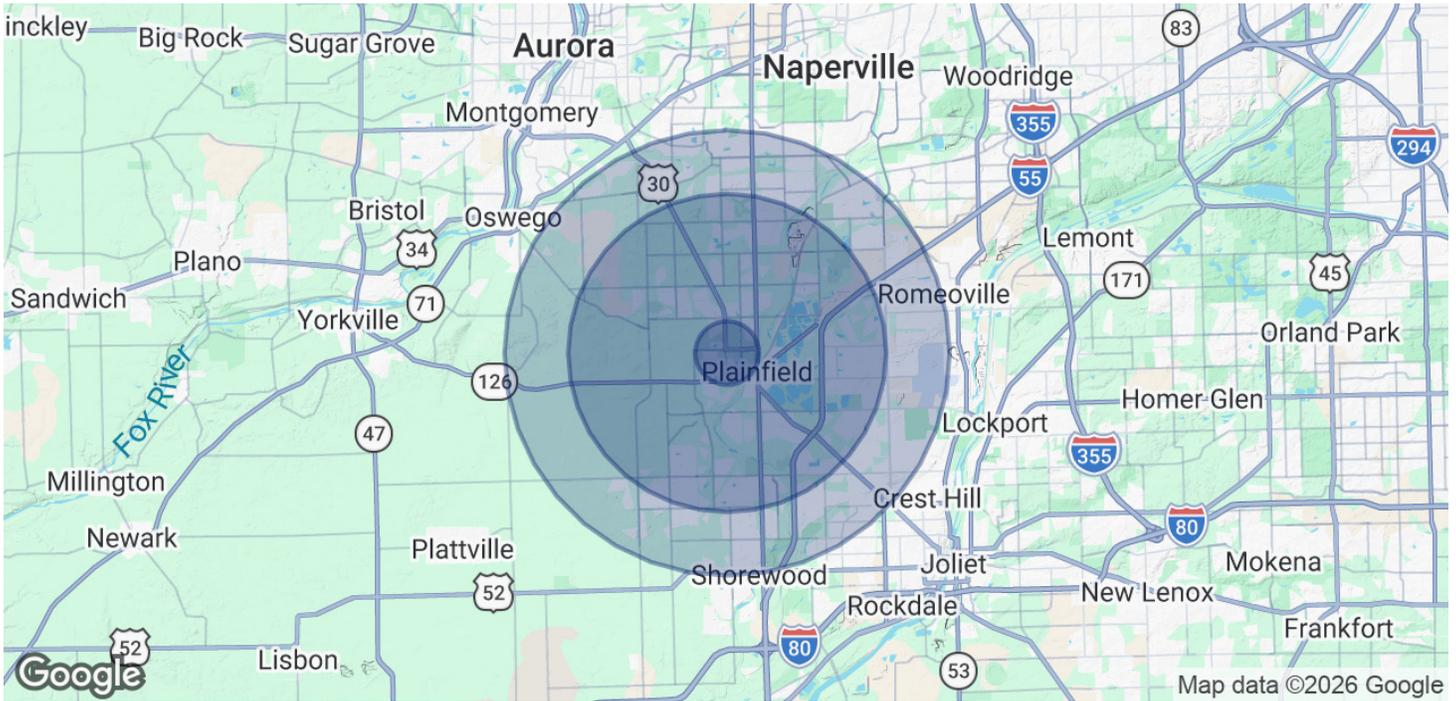


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DEMOGRAPHICS

143RD AND WALLIN DRIVE - LOT 6

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POPULATION	1 MILE	5 MILES	7 MILES
Total Population	7,392	132,299	270,396
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	36	39	39
HOUSEHOLDS & INCOME	1 MILE	5 MILES	7 MILES
Total Households	2,129	42,311	88,494
# of Persons per HH	3.5	3.1	3.1
Average HH Income	\$183,241	\$159,901	\$156,235
Average House Value	\$400,189	\$381,272	\$380,890

Demographics data derived from AlphaMap

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