

RETAIL DEVELOPMENT OPPORTUNITY

580 CATON FARM ROAD | JOLIET/PLAINFIELD



Ridge Rd- 9,482 VPD



Caton Farm Rd - 13,300 VPD

580 Caton Farm Rd
Joliet, IL 60586

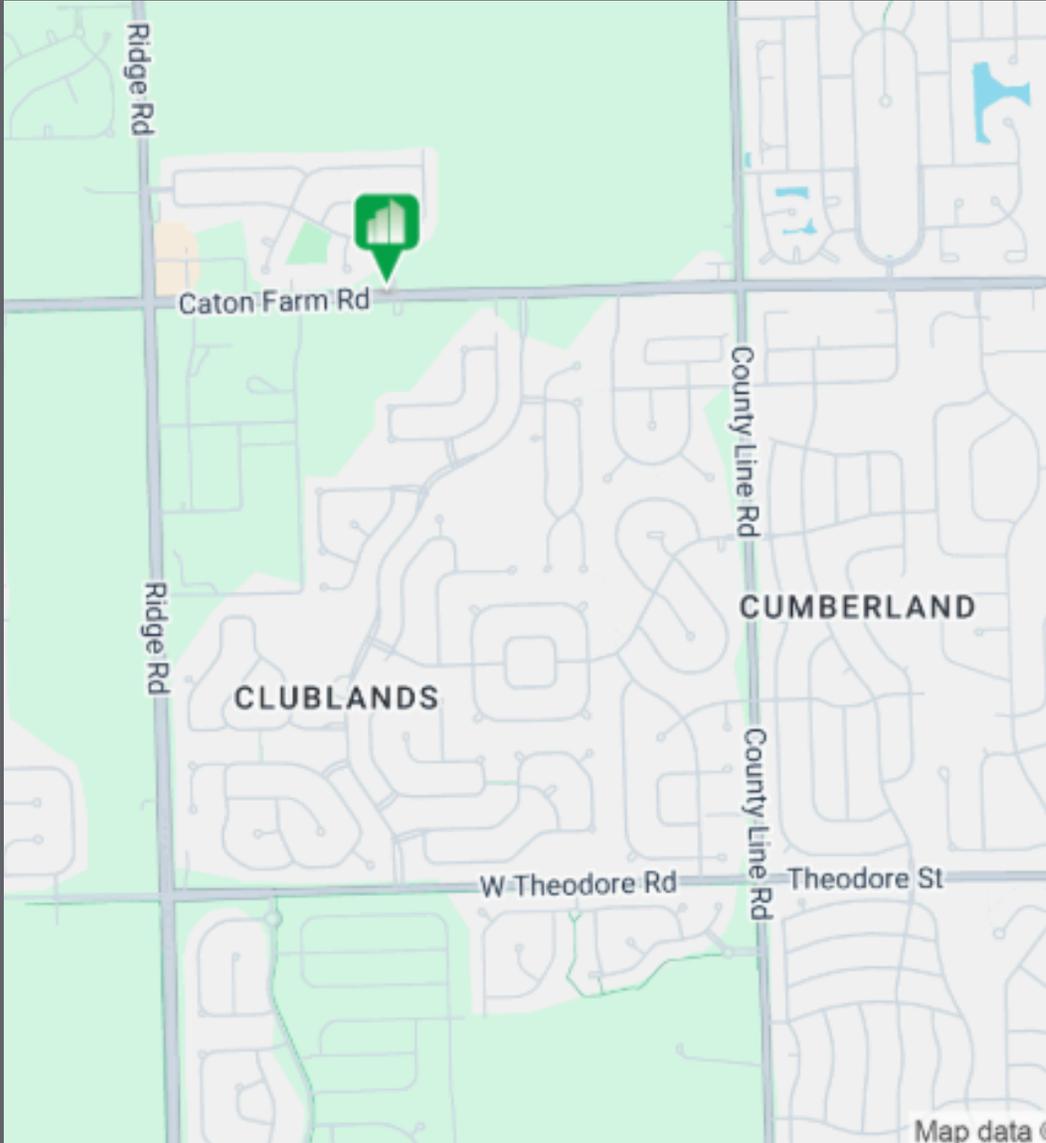


CATON
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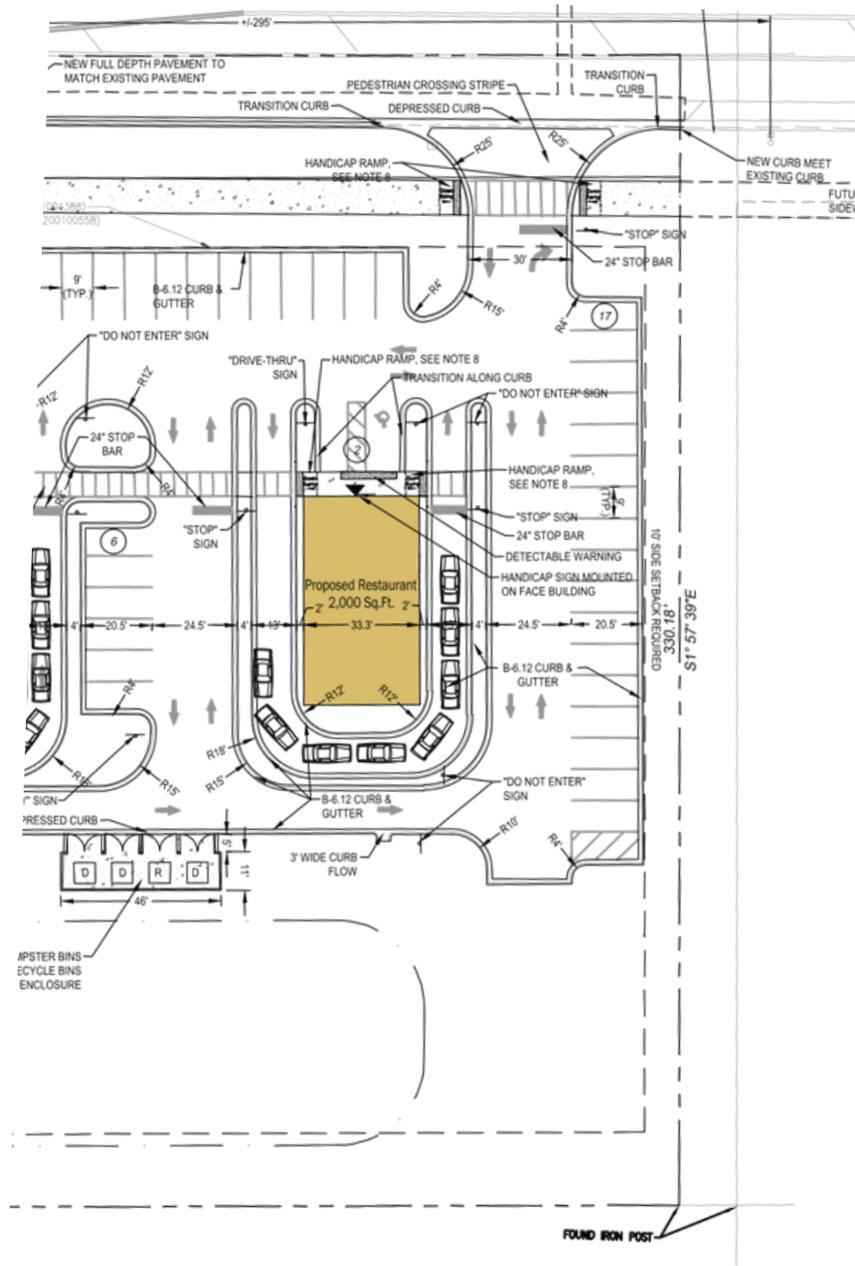
PROPERTY DETAILS



PROPERTY OVERVIEW

- 5 ACRE PARCEL IN THE JOLIET/PLAINFIELD CORRIDOR
- B-2 COMMERCIAL/RETAIL ZONING
- EXCELLENT VISIBILITY
- ACCESS TO MAJOR TRANSPORTATION ROUTES INCLUDING IL-59, US-30, I-55 & I-80
- 0.7 MILES FROM PLAINFIELD SOUTH HIGH SCHOOL
- PROXIMITY TO RETAILERS INCLUDING WALGREENS & ALDI
- 13,300 VPD ON CATON FARM RD.
- 9,300 VPD ON RIDGE RD.
- SALE PRICE: \$617,500

LOT 3



DEVELOPMENT SUMMARY

Plainfield & Joliet Future New Homes within 3 Miles

Development	Development Name	Address	Type	Sites (Sold/Total)	Price Range	Status	Square Footage
D.R. Horton	Playa Vista	13500 Carmel Blvd, Plainfield, IL	Homes & Townhomes	315	\$425K - \$600K	Active	1,800 - 3,000 sq ft
D.R. Horton	Ashford Place	1987 Overland Dr, Plainfield, IL	Homes & Townhomes	500	\$454K - \$625K	Active	1,600 - 3,500 sq ft
Lennar	Lakewood Prairie	7998 Night Shade Ln, Joliet, IL	Homes & Townhomes	225	\$425K - \$480K	Active	1,800 - 2,600 sq ft
Pulte Homes	Ashton Homes	24455 W Prairie Dr, Plainfield, IL	Homes & Townhomes	225	\$389K - \$480K	Active	1,800 - 2,600 sq ft
McNaughton	Vista Ridge of Joliet	Caton Farm Rd & Greywall Blvd, Joliet, IL	Homes & Townhomes	397 (Sold Out)	—	Sold Out	—
Ryan Homes	Deer Crossing	7914 Graywall Blvd, Plainfield, IL	Homes	400 / 800	\$420K - \$580K	Active	1,800 - 3,500 sq ft
M/I Homes	Blayton Pointe	26341 W Stablewood Circle, Plainfield, IL	Homes	398 (3 locations)	\$600K - \$720K	Active	2,600 - 4,200 sq ft

JOLIET - MARKETPLACE OVERVIEW



Median Household Income

\$47,684	\$57,644	\$68,154
1 mile	3 miles	5 miles



Median Home Value

\$176,134	\$186,882	\$234,890
1 mile	3 miles	5 miles



7 Nearby Colleges
10 Private and Award Winning
Public Schools



Population: ~150,489
49.6% Males, 50.4% Females
Average Age: 32.9 years old
52.7% White 34.7% Hispanic
2.1% Asian 17% African American



Joliet, Illinois is a thriving commercial hub in Chicago's southwest corridor, offering commercial real estate markets direct access to a large and growing population base. The city is anchored by a diverse economy—ranging from manufacturing and transportation to healthcare and entertainment—which supports a stable employment base and robust consumer spending.

Joliet holds excellent transportation access via Interstates 55 and 80, as well as proximity to key regional highways and rail lines, making it a strategic location for any business looking to tap into both local and regional markets. The surrounding trade area features a blend of mature neighborhoods and new residential developments, providing a balanced and expanding customer demographic. Traffic counts along major arterial roads near the site regularly exceed 30,000 vehicles per day, offering excellent visibility and exposure.

Significant development initiatives in Joliet have further positioned the area as a commercial powerhouse. With a robust infrastructure that supports economic expansion, this area features:

- **Established Businesses:** A strong base of employers across logistics, manufacturing, healthcare, and education sectors, including companies such as Amazon and IKEA.
- **Entertainment and Tourism:** Attractions like the Hollywood Casino, Chicagoland Speedway, and a vibrant downtown scene help drive tourism and support local businesses.
- **Development Initiatives:** Significant investment in industrial parks, logistics hubs, and mixed-use projects, supported by proactive local government and economic development programs have continuously grown in Joliet, IL.

With strong municipal support for economic development and an emphasis on infrastructure improvements, new property owners can feel confident that Joliet growth trajectory is poised to continue for the foreseeable future.

Sources: PropertyShark, CommercialCafe, Rofo, and CommercialSearch.



PLAINFIELD- MARKETPLACE OVERVIEW



Median Household Income

\$109,025	\$118,657	\$110,826
1 mile	3 miles	5 miles



Median Home Value

\$390,921	\$339,142	\$308,571
1 mile	3 miles	5 miles



12 Nearby Colleges
11 Private and Award Winning
Public Schools



Population: ~47,448
50.3% Males, 49.7% Females
Average Age: 41.2 years old
72.3% White 10% Hispanic
9.3% Asian 9% African American



Plainfield, Illinois, is one of the fastest-growing communities in the Chicago metropolitan area, offering a vibrant mix of suburban charm and economic opportunity. With a population now exceeding 45,000 residents and strong year-over-year growth,

Plainfield attracts families and professionals alike with its highly rated schools, expanding housing developments, and attractive quality of life. Plainfield's historic downtown district continues to thrive, blending unique local businesses with a supportive municipal environment focused on fostering commerce and community.

Located along key transportation corridors such as U.S. Route 30, Illinois Route 59, and Interstate 55, Plainfield offers excellent regional access, making it an ideal hub for retail development and business visibility.

Retailers in Plainfield benefit from a strong customer base and proximity to neighboring high-growth communities like Naperville, Bolingbrook, and Joliet. The village government actively encourages business development through incentive programs and streamlined approval processes.

The area is home to:

- **Established Retail Hubs**
- **Proximity to Downtown Plainfield** – A hub for community events like street festivals, parades, and farmers markets, which consistently draw large crowds, Downtown Plainfield offers an ideal spot for businesses looking to tap into both local residents and visitors from surrounding communities.
- **Ongoing Residential Development** – New subdivisions and housing projects continue to expand the local customer base and drive demand for additional retail services.

With strong municipal support for economic development and an emphasis on infrastructure improvements, new property owners can feel confident that Plainfield growth trajectory is poised to continue for the foreseeable future.

Sources: PropertyShark, CommercialCafe, Rofo, and CommercialSearch.

