

VOLO TOWN CENTER

VOLO, IL

address

NWQ & SWQ Rand (US 12) & Gilmer Road
Volo, IL (50 miles to Chicago)

availability

- 1- 3.6 Acre Outparcels Available for Purchase, Ground Lease, Build-to-suit, and Multi-tenant building opportunities
- +/- 55,000 - 185,000 SF Anchor Parcels Available

features

- Exciting new development with 490,000 SF proposed retail space part of a 90-acre mixed use development
- Strategically located in strong growth market for a big-box power center or neighborhood center
- Fully zoned and entitled site
- SEC of the development includes 155 multi-family residential units
- Ellis Drive roadway connector with full access at Route 12
- Over 1,470 homes recently completed within the immediate area
- Pro growth municipality

neighboring tenants



demographics

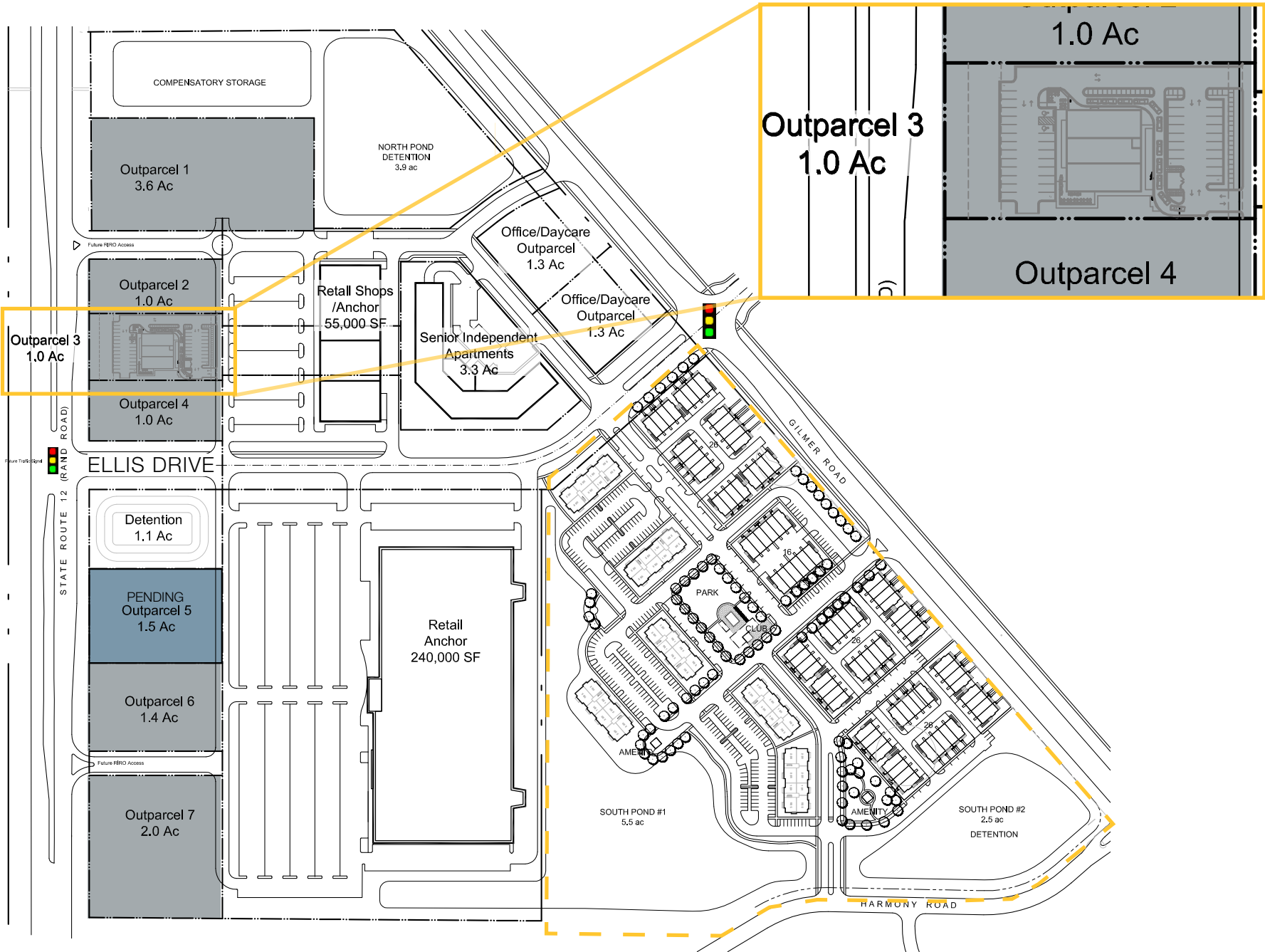
	1M	3M	5M
AVG HOUSEHOLD INCOME	\$126,829	\$109,051	\$99,048
POPULATION	2,282	20,993	90,744
DAYTIME POPULATION	2,176	18,191	73,619
HOUSEHOLDS	808	7,505	32,700






PROPERTY VIDEO



VOLO VILLAGE TOWN CENTER



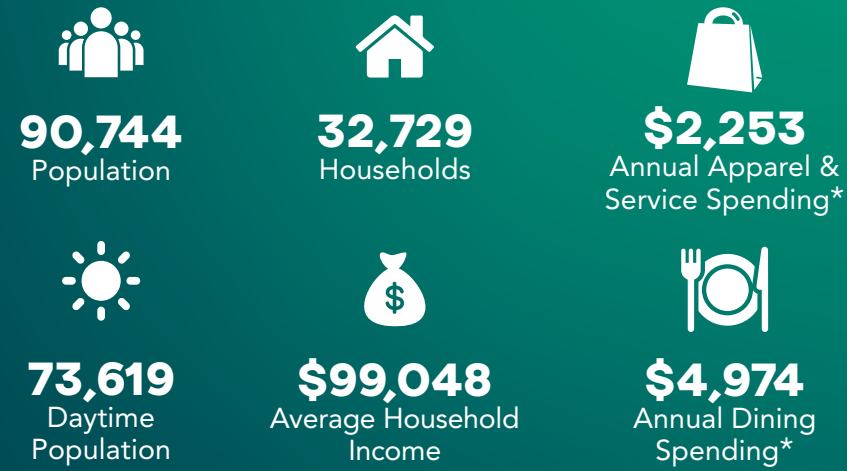
- The neighboring Woodman's is the 2nd most visited grocery store in Illinois and ranked #1 most visited grocer in a 15 mile radius.
- 2.1 million annual visitors 

-  Pending
-  Available

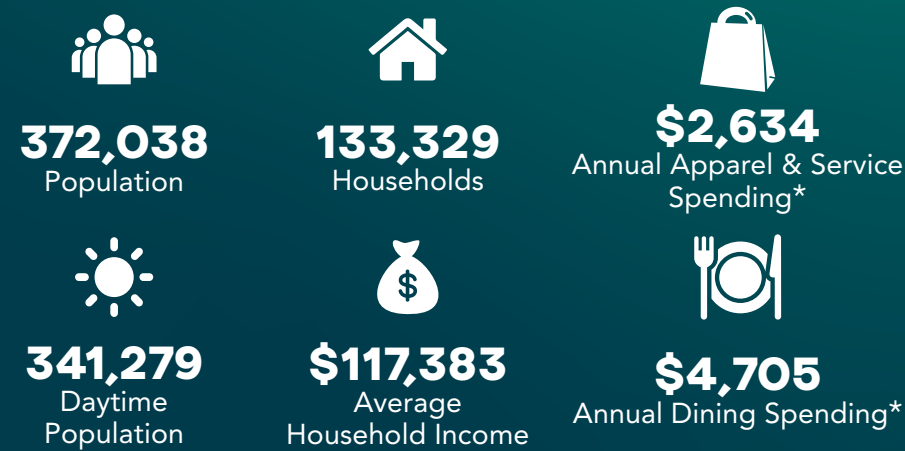


TRADE AREA STATS

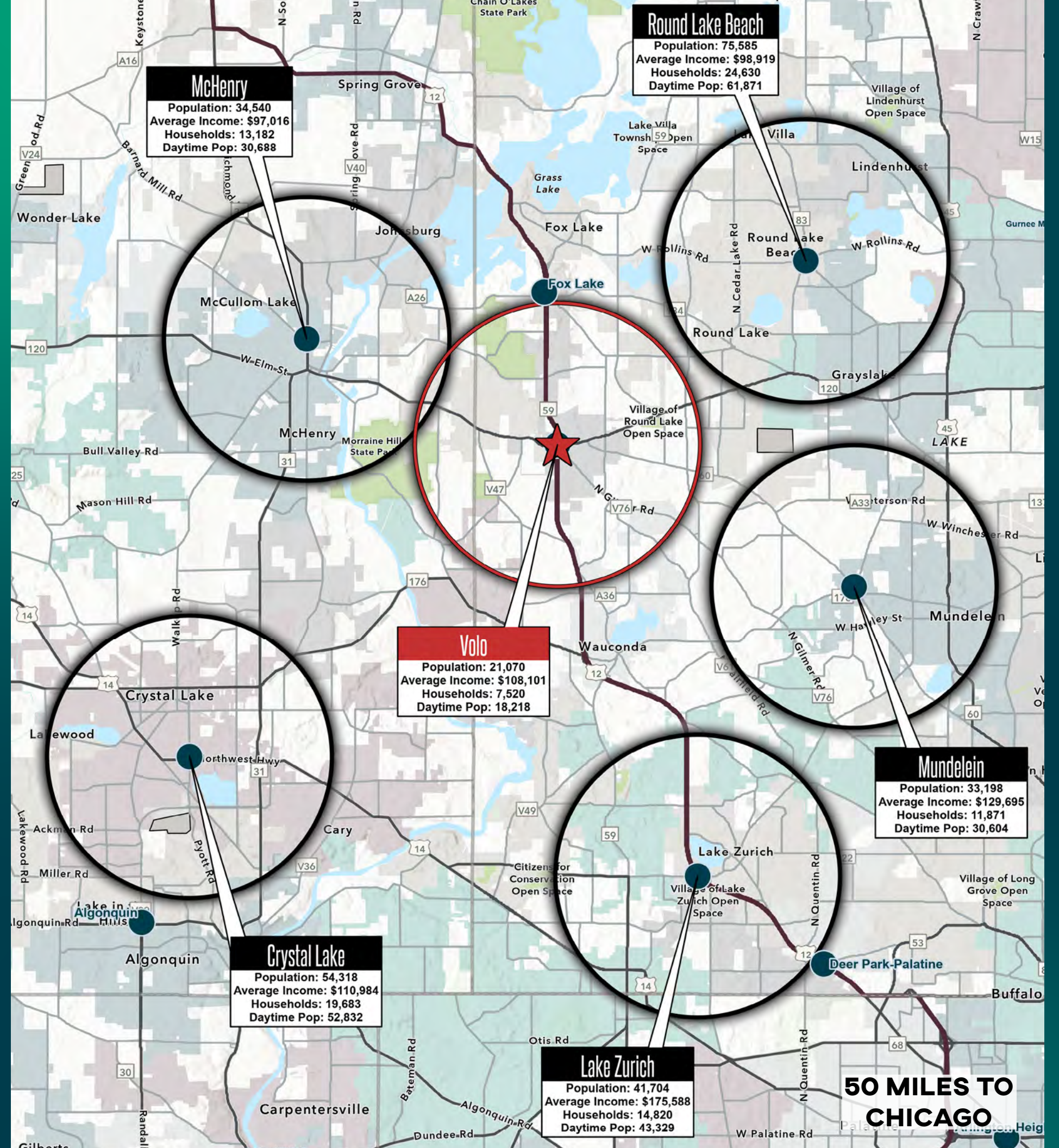
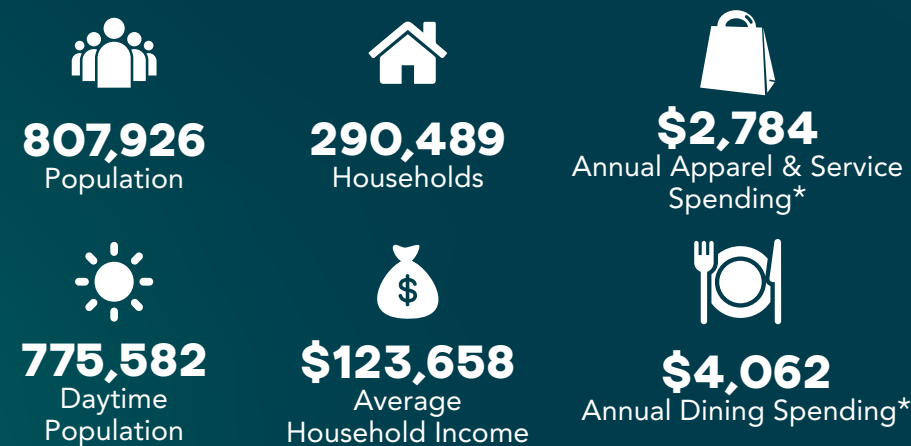
5 MILE



10 MILE



15 MILE



* PER CAPITA

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