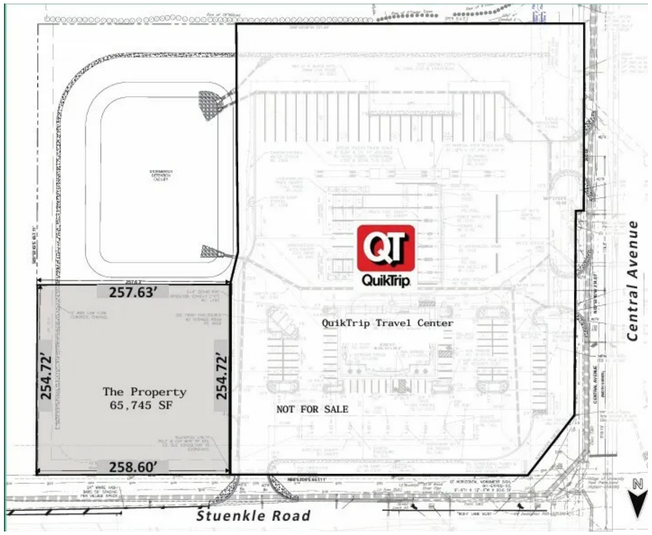
PRESENTED BY
Nick Manganais
708.205.5383
nick.manganais@svn.com

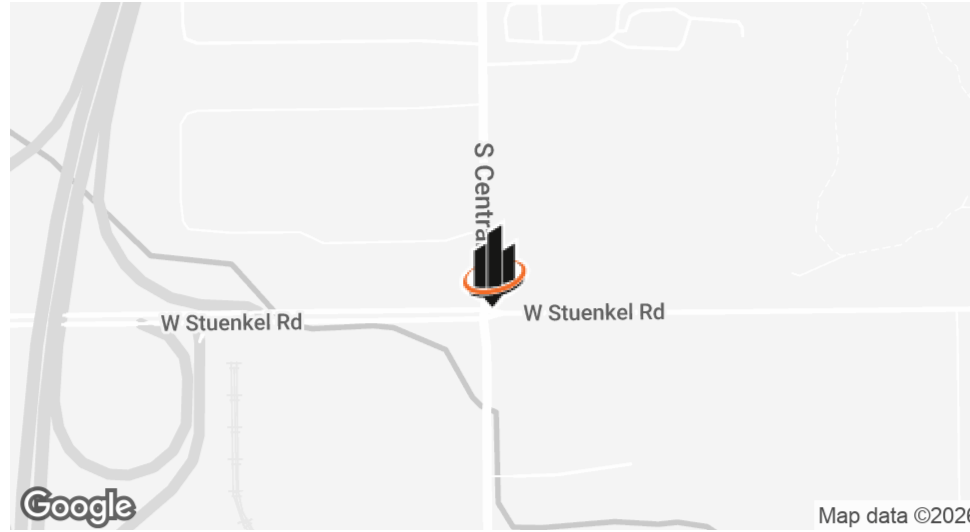
In collaboration with Jeremy Foreman of Situs Commercial Real Estate, LLC,

QuikTrip Travel Center Outlot For Sale
±1.5 Acre Site

SEC OF STUENKEL RD AND CENTRAL AVE
University Park, IL 60484

SVN®
CHICAGO COMMERCIAL





OFFERING SUMMARY

SALE PRICE:	$725,000
LOT SIZE:	1.5 Acres
PRICE / ACRE:	$483,333
ZONING:	Special Use
PRICE/SF:	$11.10

LOCATION OVERVIEW

The out-lot pad located at the Southeast Corner (SEC) of Stuenkel Ave and Central Ave, from the new State on-off ramp of I-57 and Stuenkel Ave, is the gateway into University Park, Illinois. The area immediately around the intersection of Central Ave. and Stuenkel Rd. has seen major industrial property development from Amazon, Central Wire and Steel, Carvana Distribution Center, Georgia Pacific Terminal, and DOT Foods expansion. Presently, directly across the street is the new 1 million SF of new spec industrial buildings being built. I-57 onto Stuenkel Rd. Going east is the main feeder road going to Governors State University, with a student population of around 4,500.

NICHOLAS MANGANAIS
O: 312.756.7332
nick.manganais@svn.com

PROPERTY DESCRIPTION

SVN Chicago Commercial is presenting for sale an Out-lot Pad to a newly built QuikTrip Gas/Diesel with weight scales Travel Center Station at the SEC of Stunkel Ave and Central Ave in University Park, Illinois, Will County. The out lot is approximately 1.5 acres (258 feet of frontage on Stuenkel and 254 feet deep) and is part of the overall 10-acre development with the new Travel Center station and a stormwater detention area. The overall 10 acres went through zoning from Industrial to Special Use for the Travel Center Station development. This location, which is a gateway into University Park, is ideal for commercial development, such as a car wash, QSR, hotel, and other needed retail commercial-type properties. I-57 and the Stuenkel Road intersection are the main entries to University Park, Governors State University, with its 4,000 to 5,000 student population, and to one of the largest industrial parks in Illinois, doing both manufacturing and distribution.

COMPLETE HIGHLIGHTS

- OUTLOT TO THE NEW QUIKTRIP TRAVEL CENTER STATION WITH WEIGHT SCALES
- LOCATED AT THE LIGHTED INTERSECTION OF CENTRAL AVE AND STUENKEL ROAD
- 258 FEET OF FRONTAGE ON STUENKEL ROAD AND 254 FEET DEEP
- SITE SET UP FOR COMMERCIAL RETAIL DEVELOPMENT
- THE SITE IS CLOSE TO 5 MAJOR NEW INDUSTRIAL BIG-BOX DEVELOPMENTS
- NEW 1 MILLION SF OF SPEC INDUSTRIAL BUILDINGS ARE BEING BUILT ACROSS THE STREET FROM THIS SITE
- STUENKEL ROAD OFF OF I-57 IS THE GATEWAY INTO UNIVERSITY PARK AND TO GOVERNORS STATE UNIVERSITY WITH A STUDENT POPULATION OF AROUND 4,500

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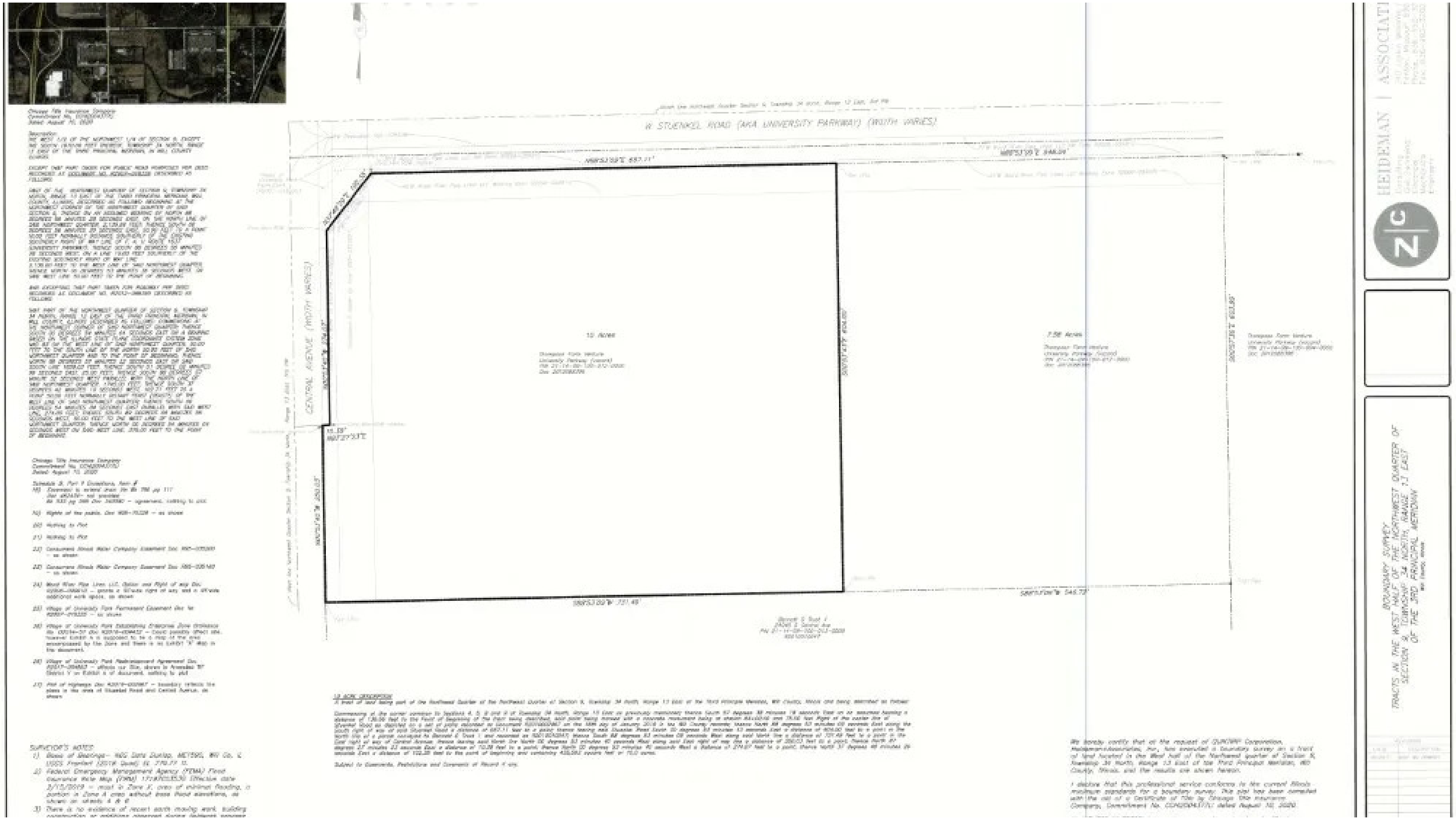
QUIK TRIP 10 ACRE ALTA SURVEY



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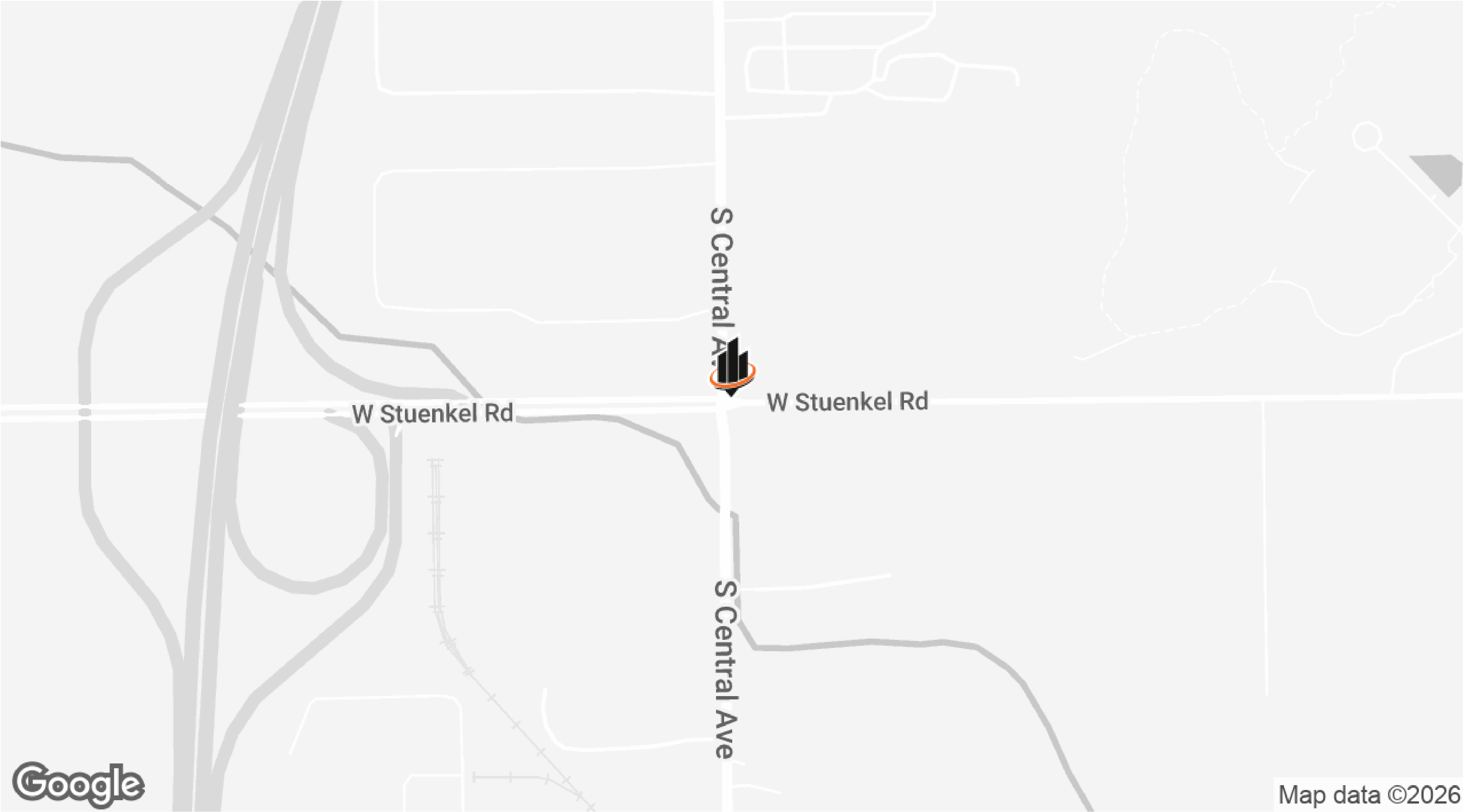
LOCATION MAP



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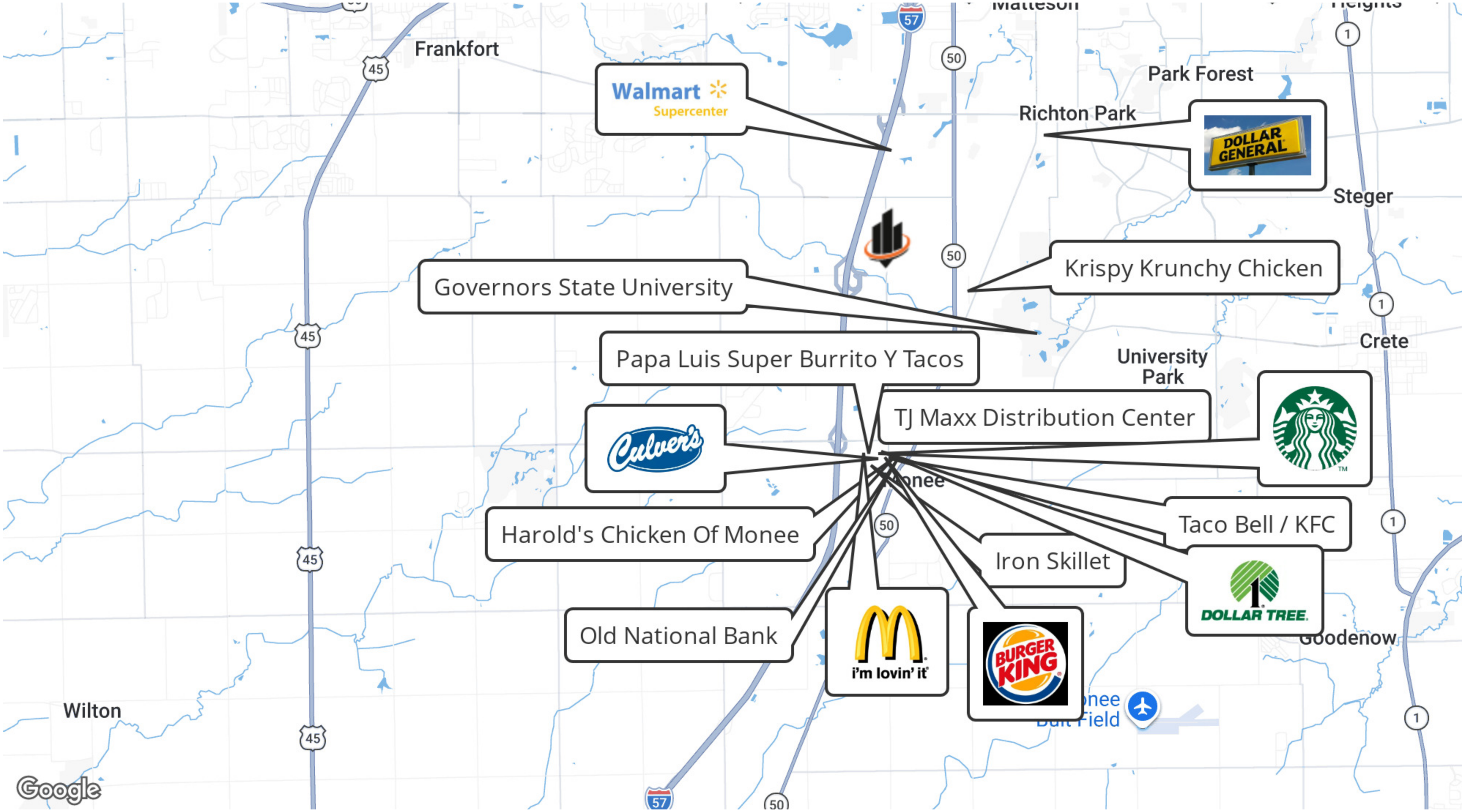

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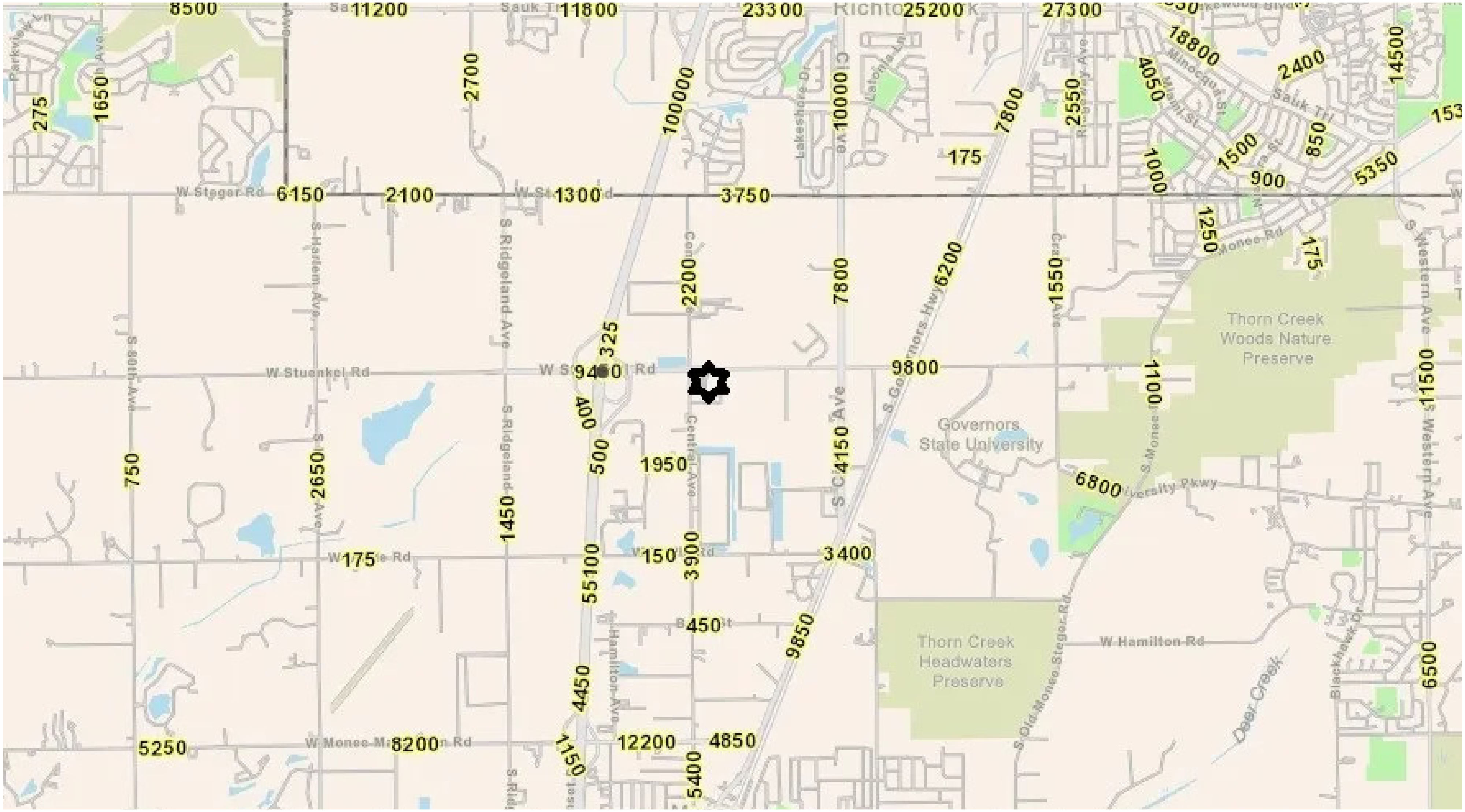
TRAFFIC COUNT MAP



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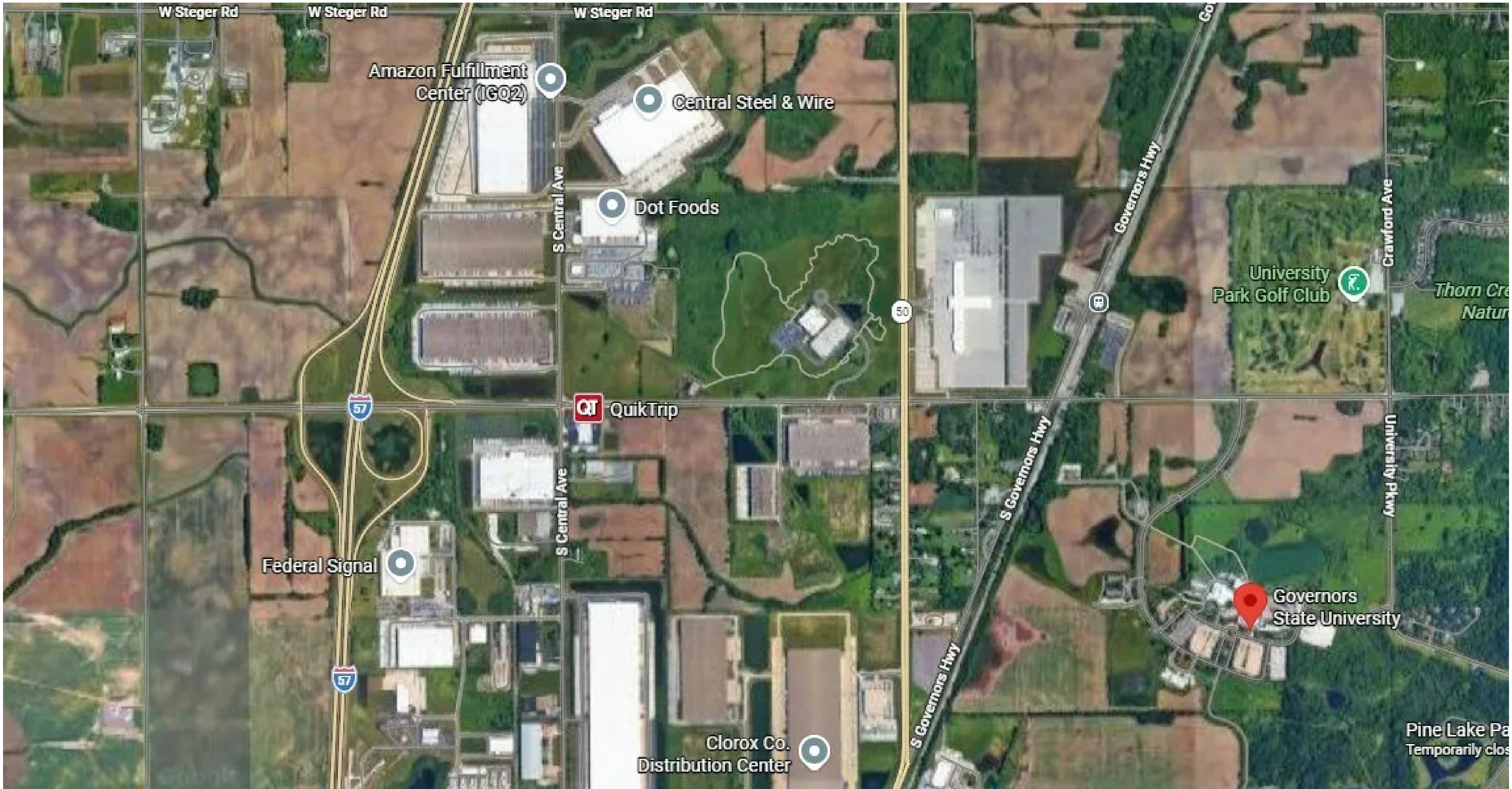
LOCATION OF QUIK TRIP TRAVEL CENTER TO GOVERNORS STATE UNIVERSITY



QuikTrip on maim road leading to Governors State University and its student population of between 4,000 to 5,000 students

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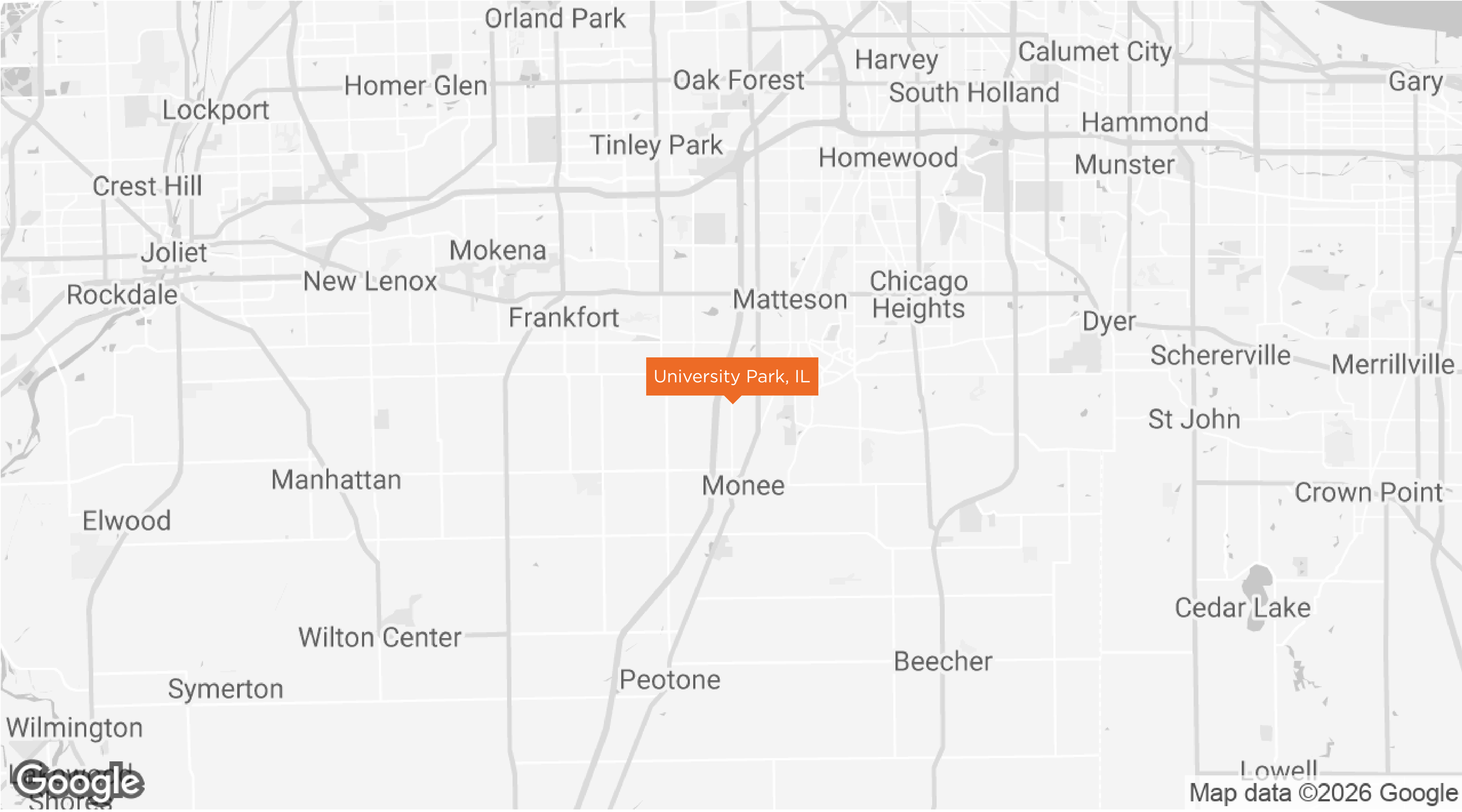
REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	955	7,950	22,102
AVERAGE AGE	35.9	39.4	41.0
AVERAGE AGE (MALE)	34.0	35.4	37.2
AVERAGE AGE (FEMALE)	32.8	39.8	42.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	317	2,852	8,965
# OF PERSONS PER HH	3.0	2.8	2.5
AVERAGE HH INCOME	$137,477	$113,265	$92,801
AVERAGE HOUSE VALUE	$293,062	$245,635	$206,142
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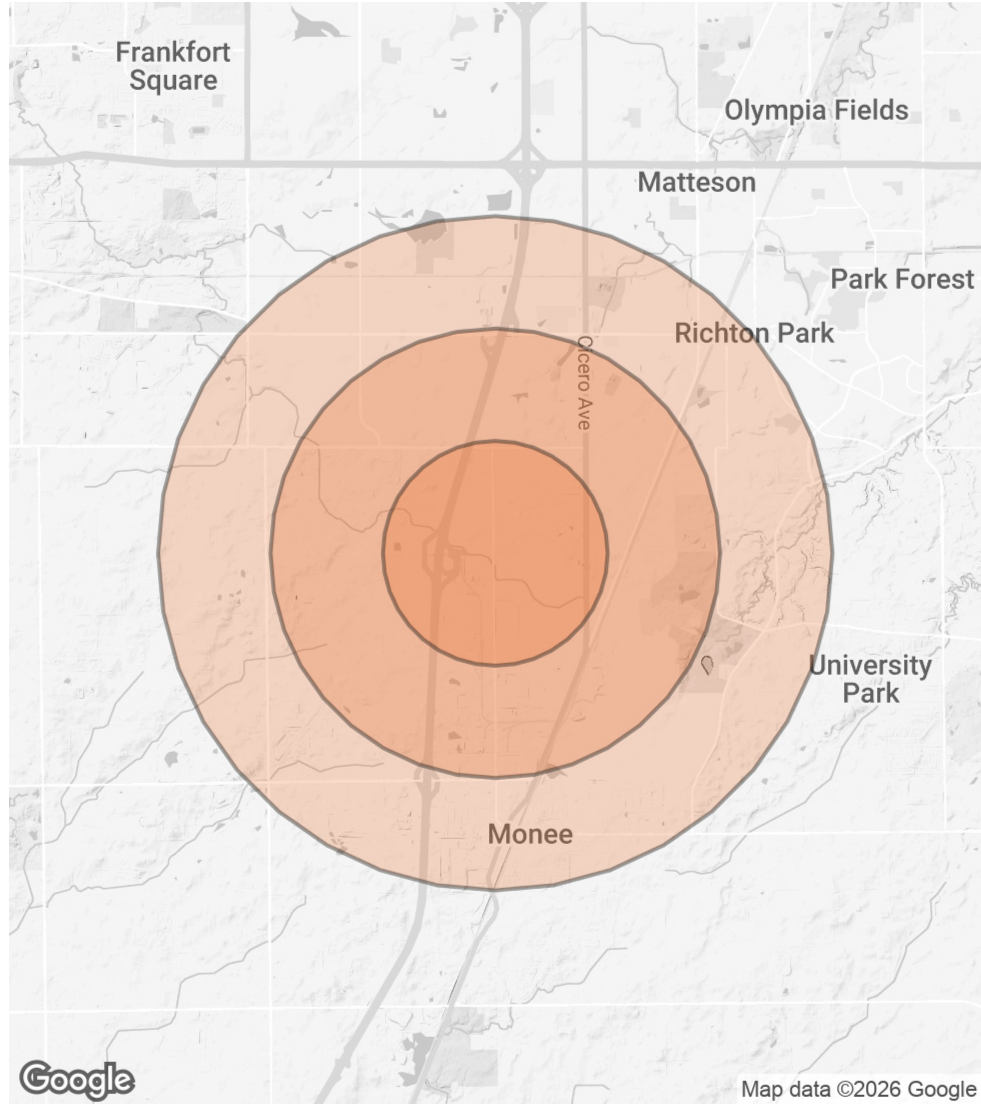

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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