

Commercial Land For Sale



**CATON**  
COMMERCIAL  
REAL ESTATE GROUP



# 8 LOTS TOTALING 1.46 ACRES

2532 PLAINFIELD ROAD, JOLIET, IL 60435



**OFFERING SUMMARY**

**Sale Price:** \$637,700

**Lot Size:** 1.46 Acres

**Market:** Western Suburbs

**Submarket:** Commercial

**PROPERTY OVERVIEW**

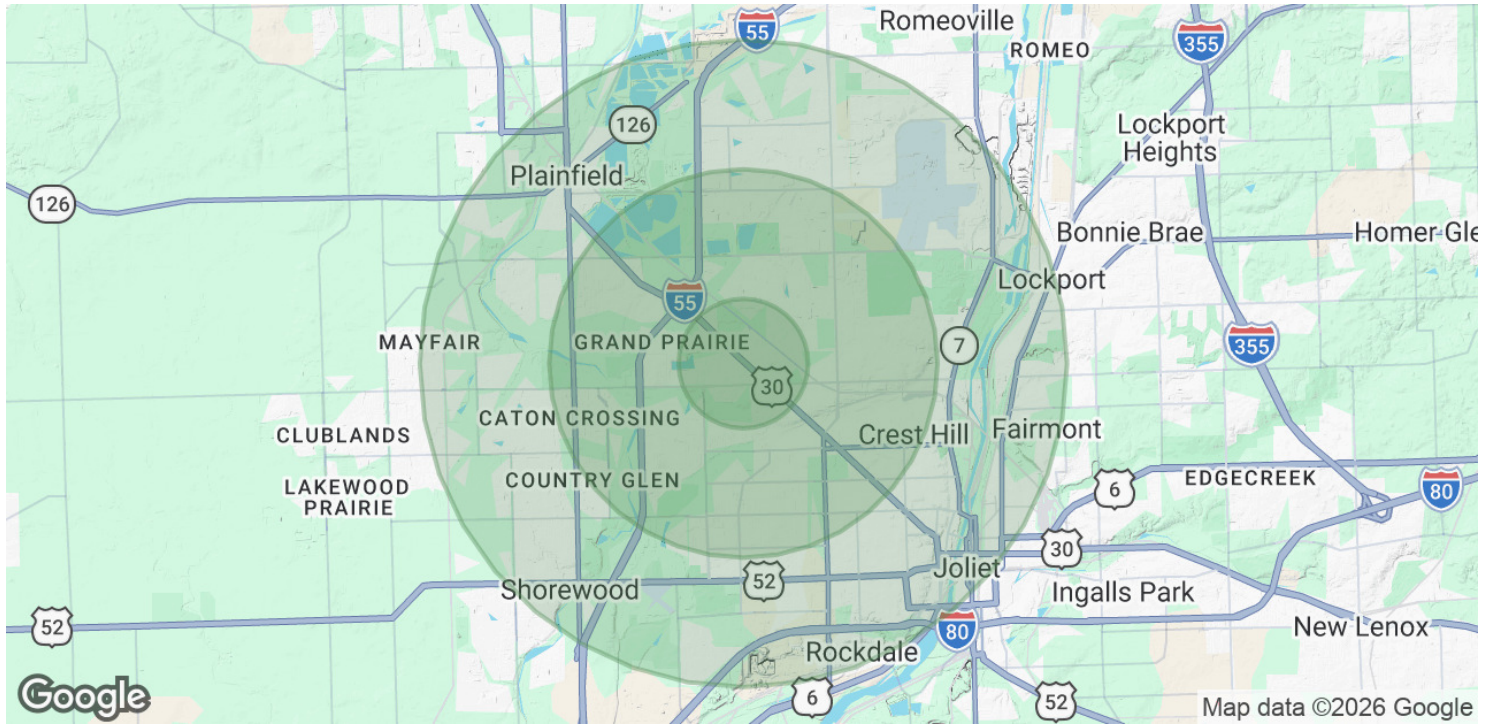
- 1.46 acre lot.
- Great potential to raze and build commercial.
- Annexable to Crest Hill with municipal utilities available
- High-visibility Plainfield Road frontage
- Strong surrounding retail growth and traffic generators
- Extra-deep lot with secondary access from rear street
- Adjacent land available for expansion
- Excellent access to I-55, regional retail, and residential rooftops

**IDEAL USE:**

- QSR & drive-thru concepts
- Neighborhood strip retail
- Medical, dental, urgent care
- Daycare / early education
- Automotive service
- Bank or credit union
- Fitness, pet services, specialty retail
- Mixed-use commercial development



**8 LOTS TOTALING 1.46 ACRES**



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,755	75,031	193,379
Average Age	35.4	35.9	35.2
Average Age (Male)	34.9	34.6	34.1
Average Age (Female)	35.1	36.8	36.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,875	26,980	67,065
# of Persons per HH	3.0	2.8	2.9
Average HH Income	\$79,702	\$72,271	\$72,078
Average House Value	\$208,479	\$207,357	\$210,457

2020 American Community Survey (ACS)