

Land For Sale

CATON
COMMERCIAL
REAL ESTATE GROUP

2.5 AC

8.04 AC

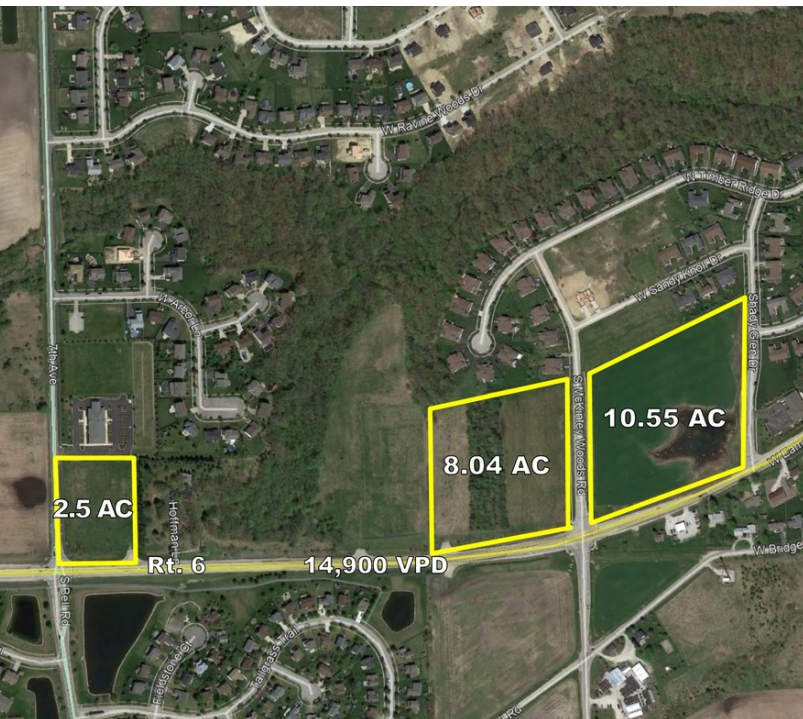
10.55 AC

**DOLLAR
GENERAL**



+/- 21 AC DIVISIBLE

RT 6 , CHANNAHON, IL 60410



OFFERING SUMMARY

+/- 2.5 AC Lot \$598,950

+/- 8.04 AC Lot: \$1,751,112

+/- 10.55 AC Lot: \$2,297,790

Zoning: C-3

PROPERTY OVERVIEW

3 Development lots available for purchase on US Route 6
PRICING IS FOR BULK PURCHASE

PROPERTY HIGHLIGHTS

- 5 miles from I-55
- 6 miles from I-80
- All lots zoned C-3
- Will Divide - Inquire for Pricing
- Channahon indicated they are open to other uses (ie: Senior housing, apartments, etc)

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	3,692	8,380	40,761
Total Population	11,364	25,456	120,673
Average HH Income	\$94,233	\$92,431	\$84,145

