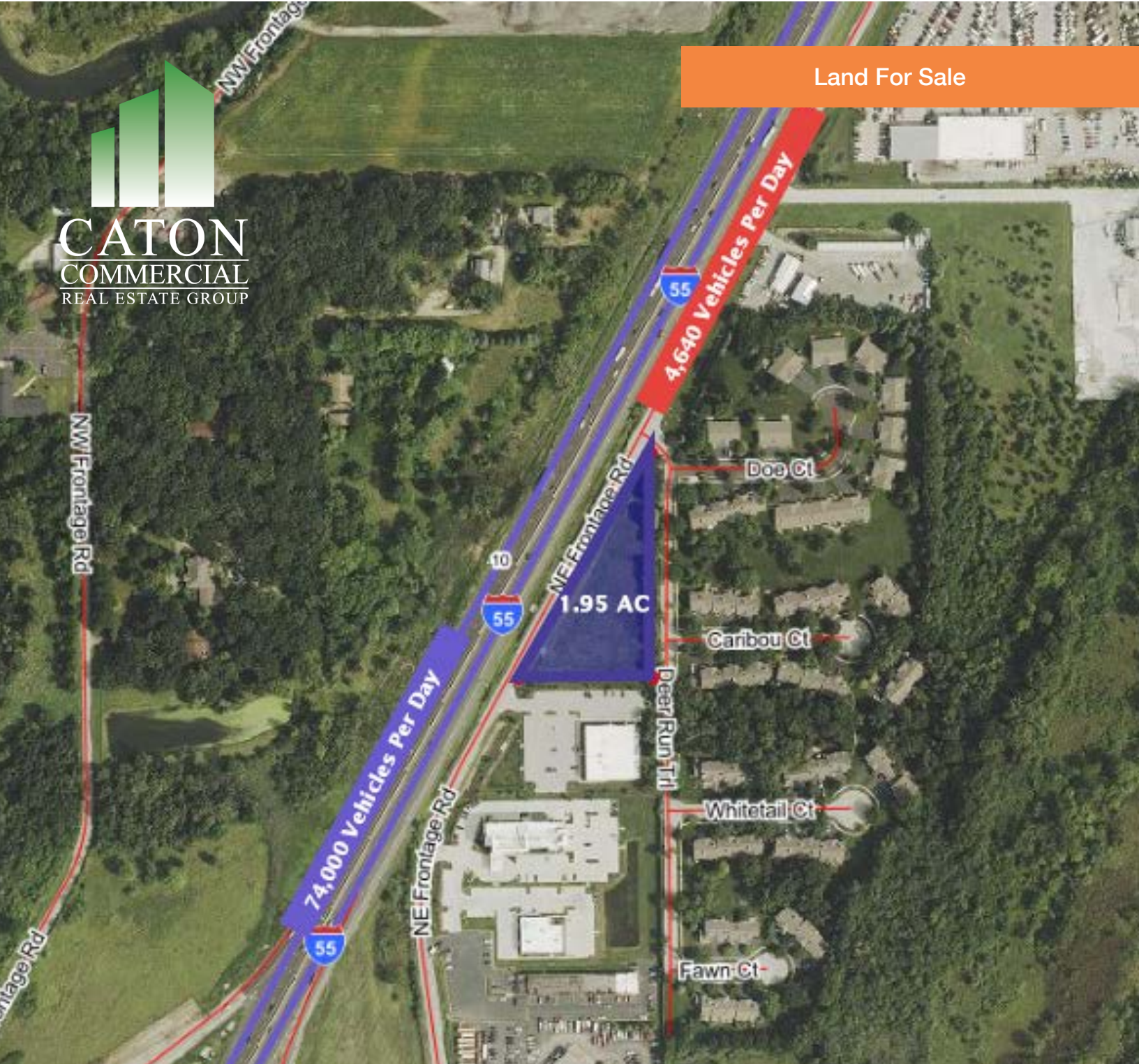


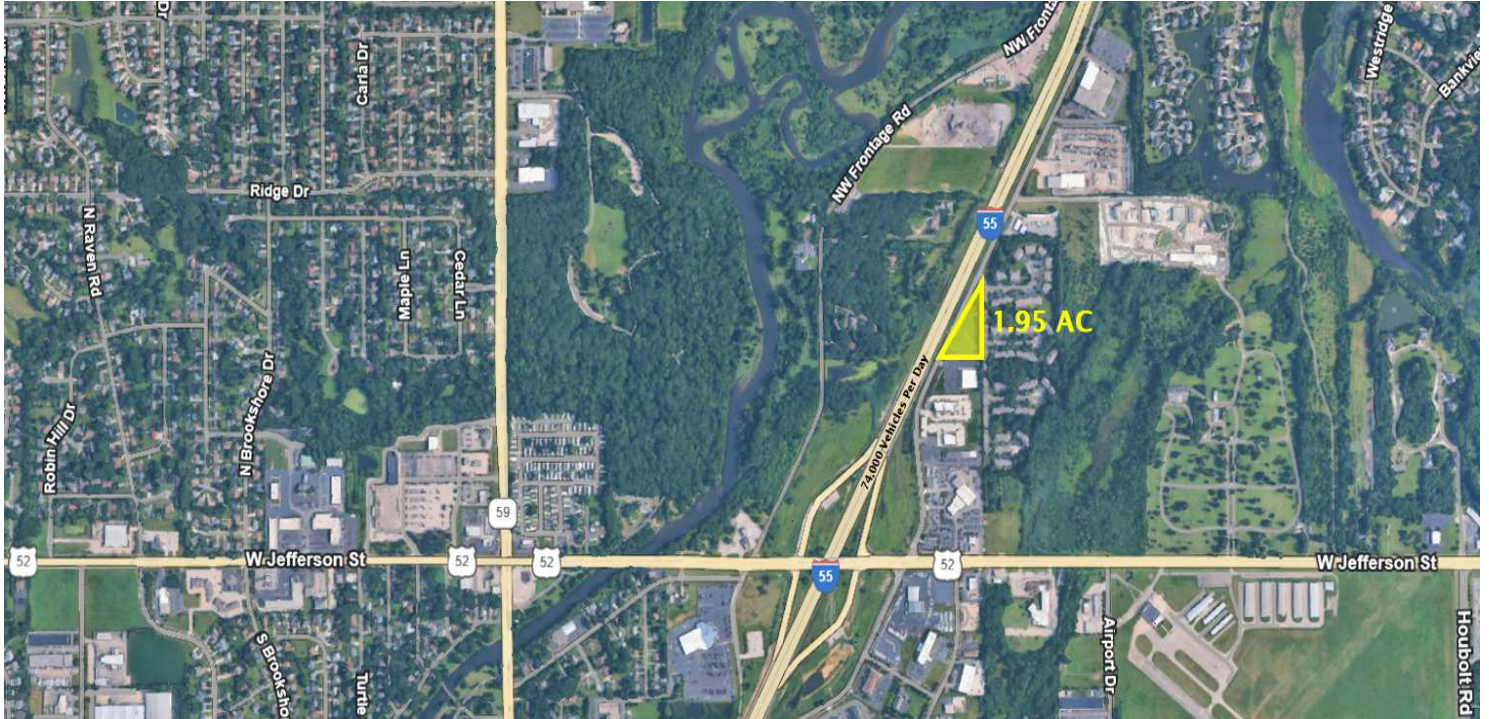
Land For Sale



1.95 ACRES I-55 FRONTAGE FOR SALE

BETWEEN RANGE USA & HARLEY DAVIDSON
I-55 NE FRONTAGE RD, SHOREWOOD, IL 60404

1.95 ACRES I-55 FRONTAGE FOR SALE



OFFERING SUMMARY

Sale Price: \$258,500

Lot Size: 1.95 Acres

Zoning: B-2 Zoning

Traffic Counts: 74,000 on I-55
4,640 on Frontage Rd

PROPERTY HIGHLIGHTS

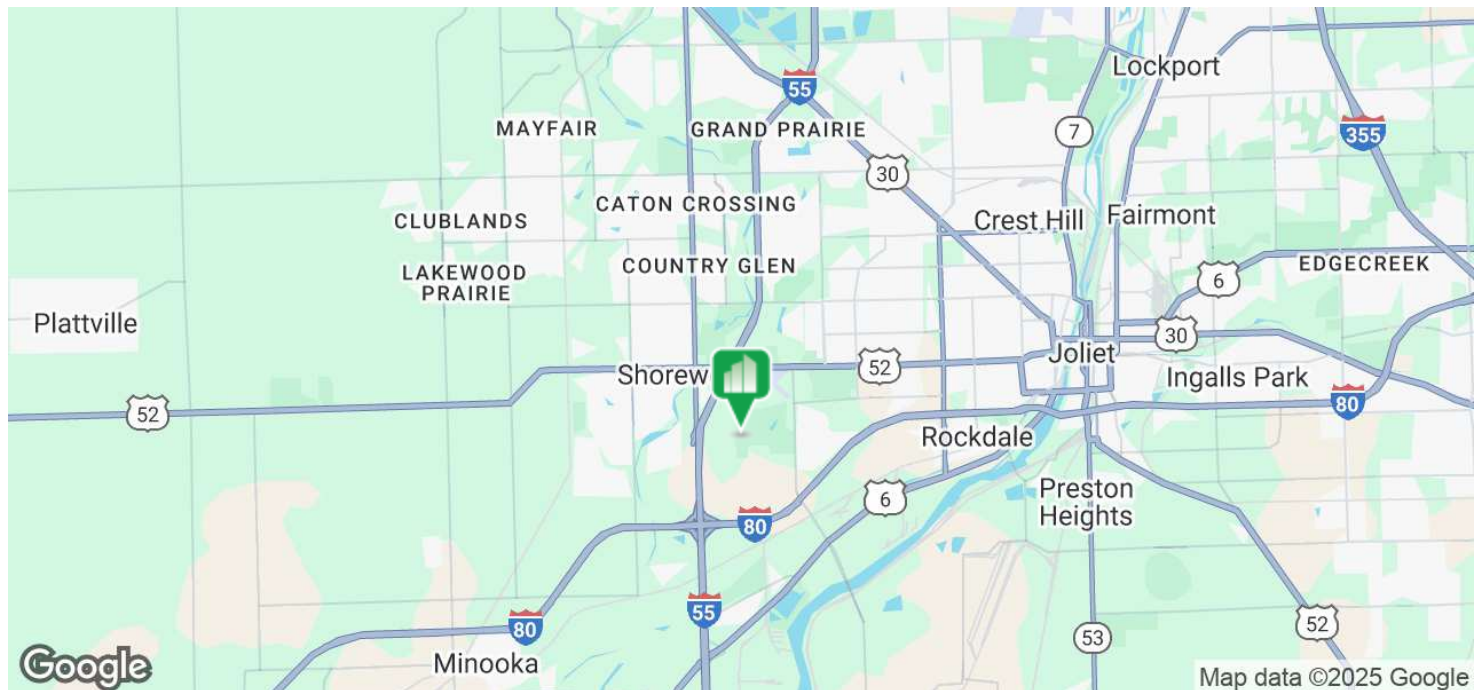
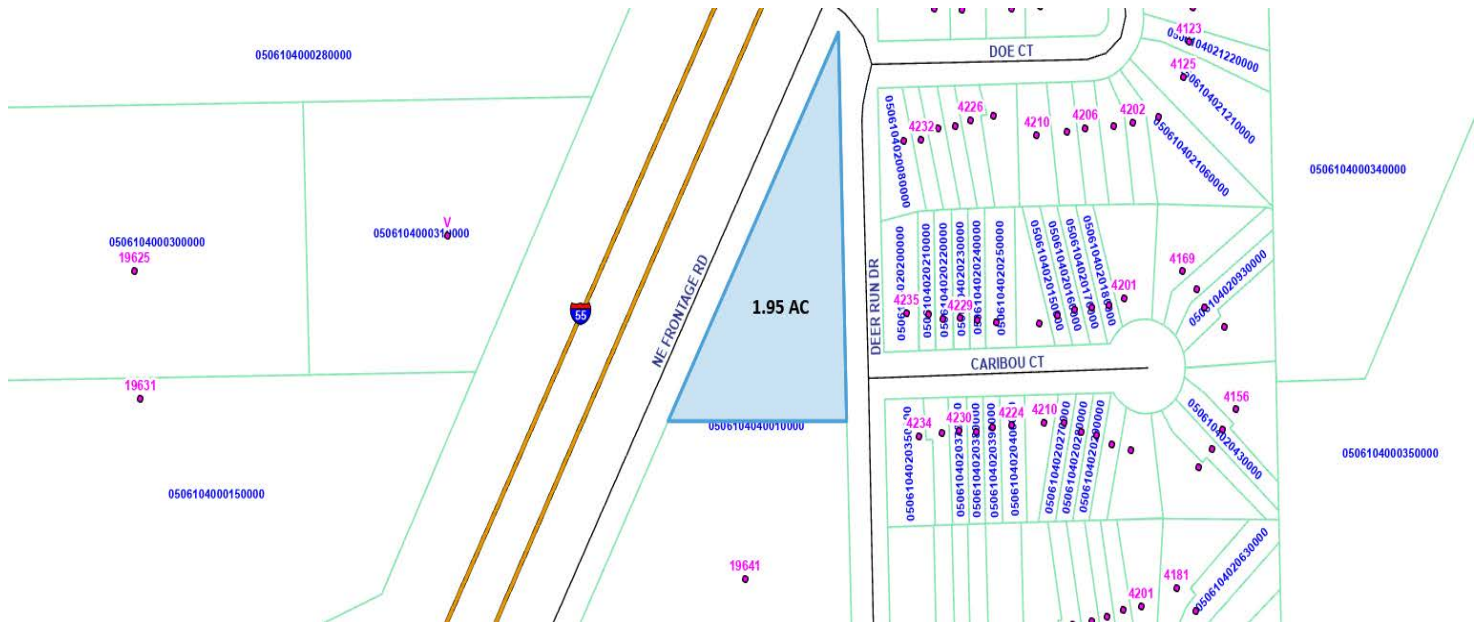
- B-2 Zoning
- 74,000 vehicles per day on I-55
- 4,640 vehicles per day on Frontage Rd
- Sewer, electric, gas and water within 100' of site
- Right off of I-55 and Rt 52 in Shorewood
- Perfect for small boutique hotel, office space, medical

LOCATION OVERVIEW

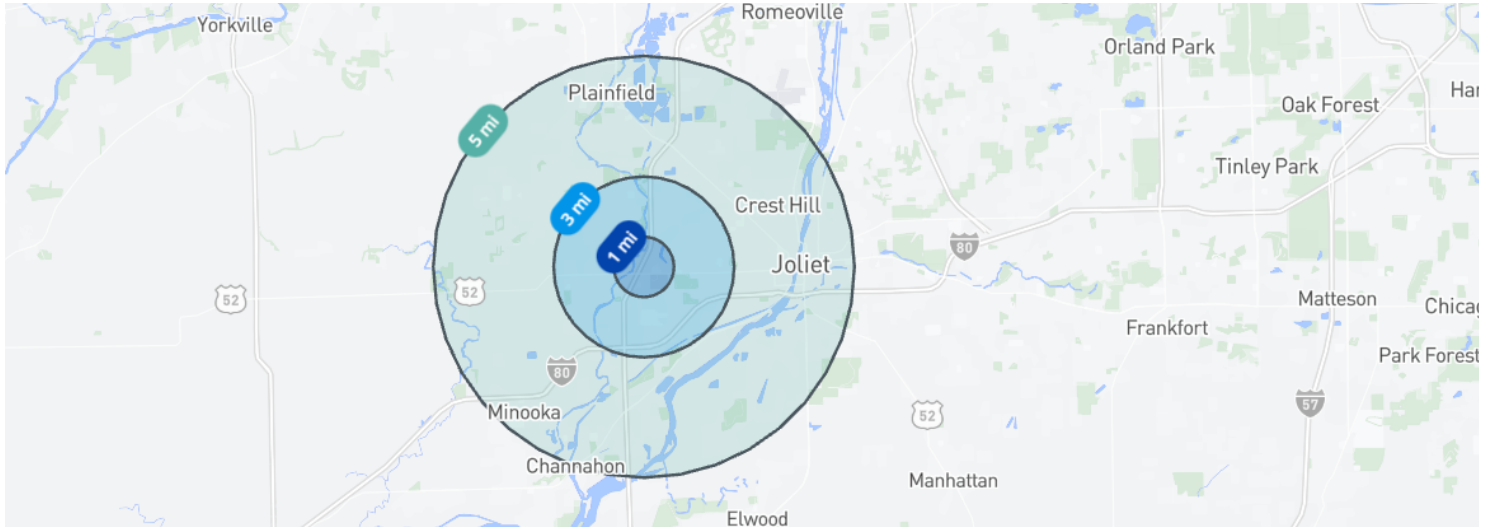
Located only 40 miles from Downtown Chicago, adjacent to the intersection of Interstate 55 and Interstate 80, Shorewood is truly situated at the "Crossroads of the Midwest." Easy access is afforded by two interchanges off I-55, with transportation being further aided by state Highway Routes 52 and 59, which intersect in the heart of the Village. Shorewood has all of the components that provide for a healthy commercial/retail economy.

Nearby Range USA, La Quinta Inn & Suites, Pizza Ranch and soon Hollywood Casino Joliet

1.95 ACRES I-55 FRONTAGE FOR SALE



1.95 ACRES I-55 FRONTAGE FOR SALE



1 mile



\$77,573

Median Household
Income



\$46,374

Per Capita
Income



\$295,083

Median Net
Worth

46.6

Median Age



3,032

Population



1,249

Households



\$59,843

Median Disposable
Income

3 miles



\$97,139

Median Household
Income



\$43,856

Per Capita
Income



\$394,320

Median Net
Worth

40.6

Median Age



67,448

Population



24,960

Households



\$77,103

Median Disposable
Income

5 miles



\$89,001

Median Household
Income



\$39,733

Per Capita
Income



\$329,802

Median Net
Worth

38.3

Median Age



167,781

Population



60,213

Households



\$70,767

Median Disposable
Income