



for sale



HEARTLAND CROSSING DEVELOPMENT

2051 Ridge Rd, Minooka, IL

PRICE REDUCED – NEARLY \$1 MILLION OFF



Offering Summary

AVAILABLE SF | 11 ACRES
ASKING PRICE | \$1,500,000
ZONING | B-2



Traffic Count:

100,000+ VPD



Population:

40,102 (5 MILES)



Avg HH Income:

\$115,609 (3 MILES)



#Households:

13,694 (3 MILES)

Price Reduced: Heartland Crossing offers prime Route 6 frontage and strong visibility in one of Minooka's most active commercial corridors. This 11-acre outlot sits directly beside the area's only full-service Jewel-Osco, ensuring steady, necessity-driven traffic.

- **Jewel-Anchored Site:** B-2-zoned land positioned next to a full-service grocery anchor for maximum exposure and reliable daily activity.
- **Flexible Potential:** Available for sale or build-to-suit, suitable for retail, dining, medical, or service-based uses in the fast-growing Minooka market, 52 miles southwest of Chicago.

Nearby Tenants:



CHASE

Jewel-Osco

Walgreens



JIMMY JOHN'S



DUNKIN' DONUTS



BMO



MATANKY REALTY GROUP
200 N LASALLE ST STE 2350
312-337-1001
MATANKY.COM

TROY BATES
217-202-3344
TBATES@MATANKY.COM

TERRI COX
312-977-2028
TCOX@MATANKY.COM



THE COMMUNITY: UP & COMING FAMILIES

The residents of this area comprise a market in transition: upwards. Their homes are new. They are just beginning to form families. They are younger Millennials, more mobile & willing to take more risks. They are ambitious, setting down roots & work hard to get ahead.

Typical housing is single family. Median value is just under \$200,000. These residents rely on the Internet for entertainment, news & shopping. They enjoy leisure in family activities, theme parks and zoos, and sports. They drive imported SUVs or compact cars - usually the latest models.

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



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