



LOCATION FINDERS INTERNATIONAL, INC.

9440 Enterprise Drive | Mokena, IL 60448 | lfirealestate.com | 708.478.7666

Lockport, IL

301-335 South Farrell Road



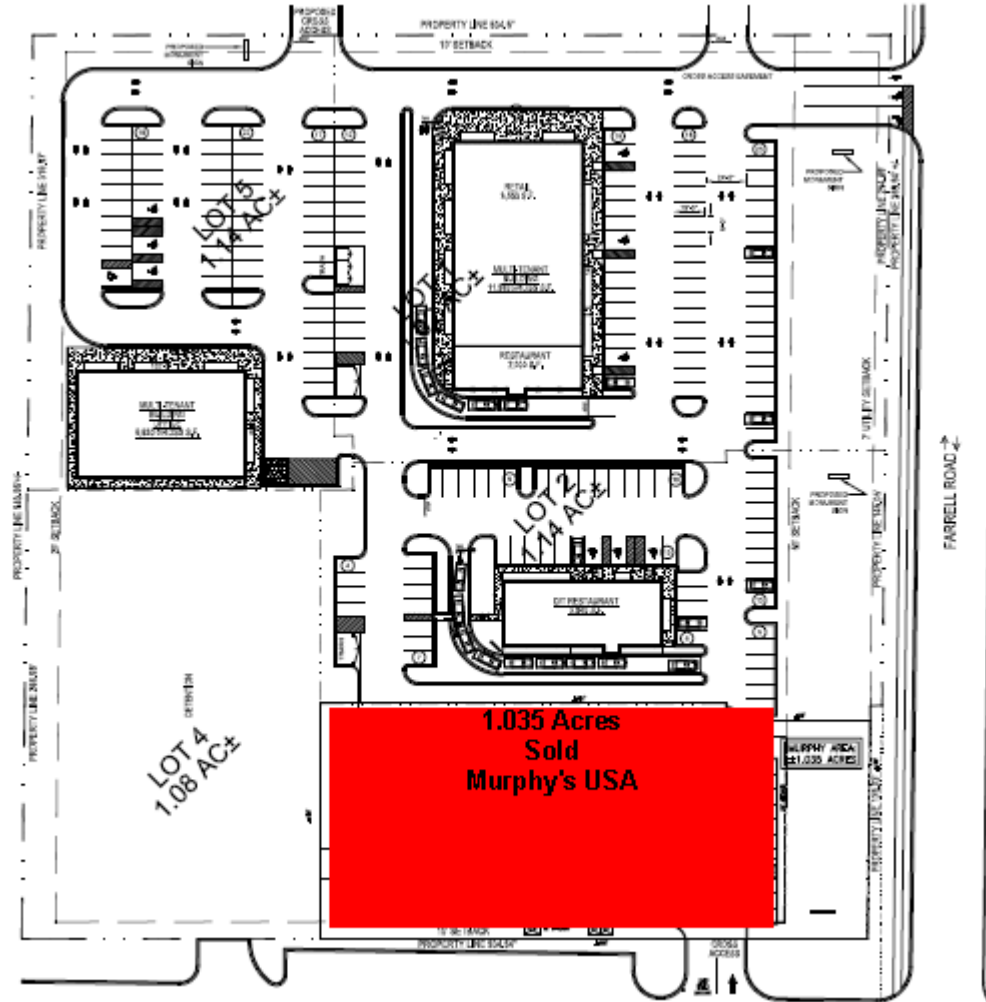


301-335 South Farrell Road



Site Plan Summary

- **Land Size:** 6.3 AC
- **Available:** 4.2 AC
- Outparcels available for development. Ideal for bank and restaurant. Proposed 8,105sf multi-tenant center with drive-thru
- **Access:** Full access off Farrell Rd.; cross access with Aldi and their shared signal with Walmart
- **Signage:** Pylon/Monument signage available
- **Trade Area:** High growth residential trade area serving surrounding Lockport and Homer Glen





301-335 South Farrell Road

Market Summary

This new development opportunity is strategically located directly across the street from a new Walmart Supercenter in a strong sub-regional trade area. This site serves the communities of Lockport and Homer Glen and is less than one mile from the full interchange at I-355. Additional area retailers include Jewel-Osco, Aldi, Walgreens, McDonald's, Culvers, Sonic, Starbucks, Gamestop, T-Mobile, Sprint, Verizon, and Chase Bank.

Contact Information:

Alan Erickson

e: aerickson@lfirealestate.com
p: (708) 390-1629

Diane Menza

e: dmenza@lfirealestate.com
p: (708) 390-1622

Demographics	3-Mile	5-Mile
Population	33,943	107,178
Avg. HHI	\$92,190	\$87,949