

Land For Sale



CATON  
COMMERCIAL  
REAL ESTATE GROUP

Martin Auto Masters

ILLINOIS  
59

7.25 AC

INTERSTATE  
55

ibeca Marble & Granite

20,600 vehicles per day  
1,275 trucks per day

68,200 vehicles per day  
13,800 trucks per day

SE Frontage Rd

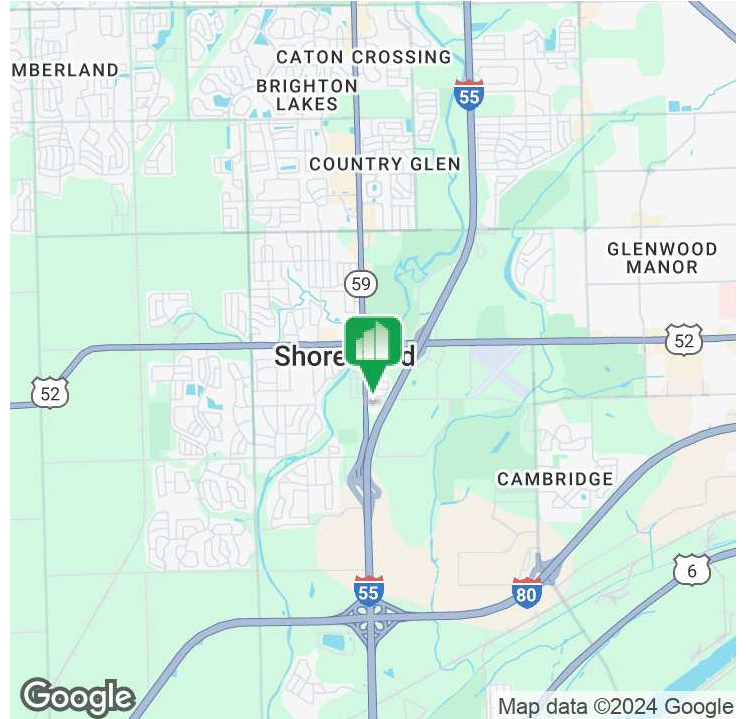
SE Frontage Rd

# ROUTE 59 DEVELOPMENT OPPORTUNITY 7.25 ACRES

900-904 COTTAGE STREET, SHOREWOOD, IL 60404



# ROUTE 59 DEVELOPMENT OPPORTUNITY - 7.25 ACRES



## OFFERING SUMMARY

Sale Price: Contact Broker

Lot Size: 7.25 Acres

## PROPERTY HIGHLIGHTS

- Development opportunity along I-55 and Route 59
- 4.12 AC zoned ORI with +/-10,500 SF building
- ORI permitted uses include warehouses, commercial kitchens, and laboratories
- 3.13 AC B-2 with 2 single family houses
- Great retail, restaurant, dealership, hotel potential
- No industrial, truck, or storage uses
- TIF district with approximately 18 years left
- Traffic on I-55 is 68,200 vehicles per day and heavy commercial volume with 13,800 trucks per day
- Heavy Commercial Traffic on Cottage Rd (Route 59) 1,275 trucks per day
- Water and sewer to site

## LOCATION OVERVIEW

Located on Route 59 along I-55.



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**NEW INTERCHANGE**  
  
**UNDER CONSTRUCTION**





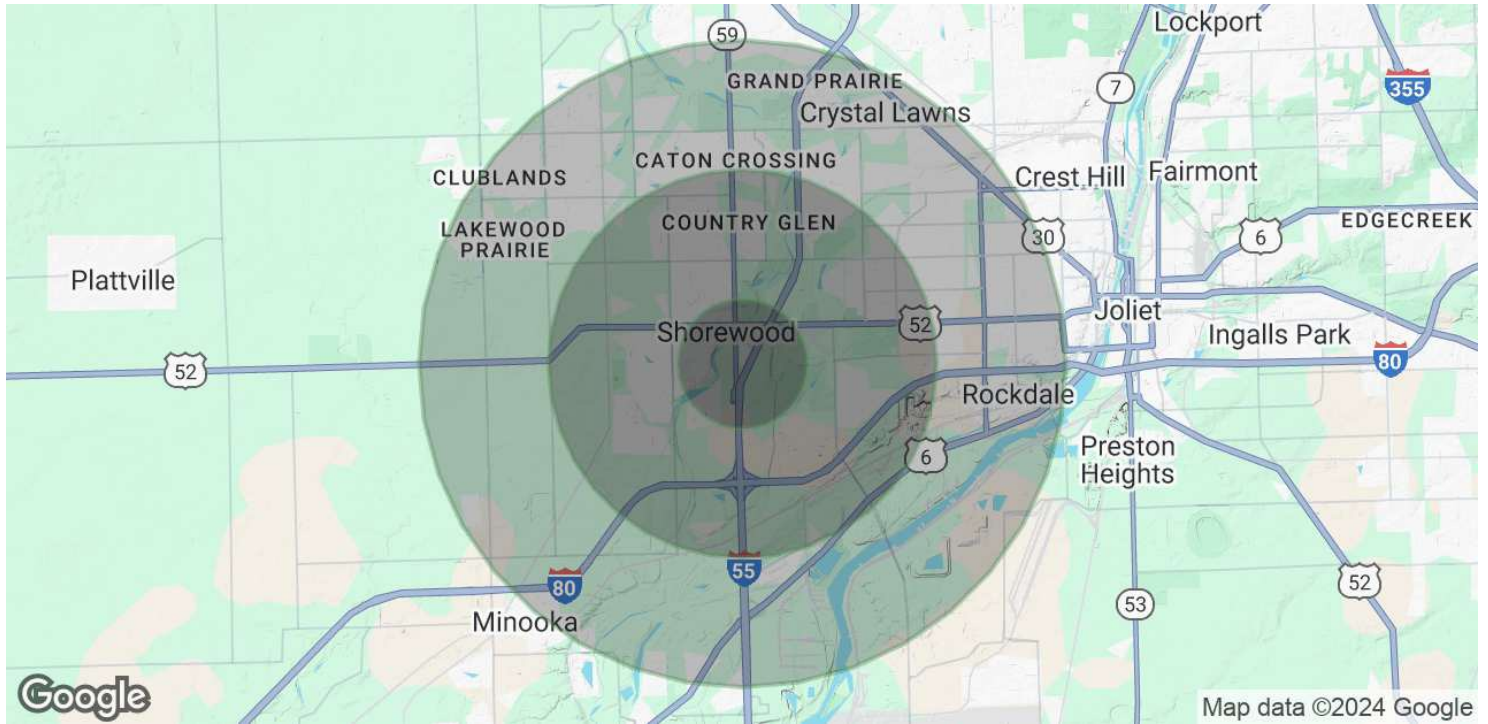
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,689	42,962	130,013
Average Age	42.9	40.5	38.0
Average Age (Male)	42.9	38.2	37.1
Average Age (Female)	42.5	41.5	38.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,819	16,072	47,042
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$98,273	\$102,387	\$93,158
Average House Value	\$207,869	\$235,051	\$209,183

2020 American Community Survey (ACS)