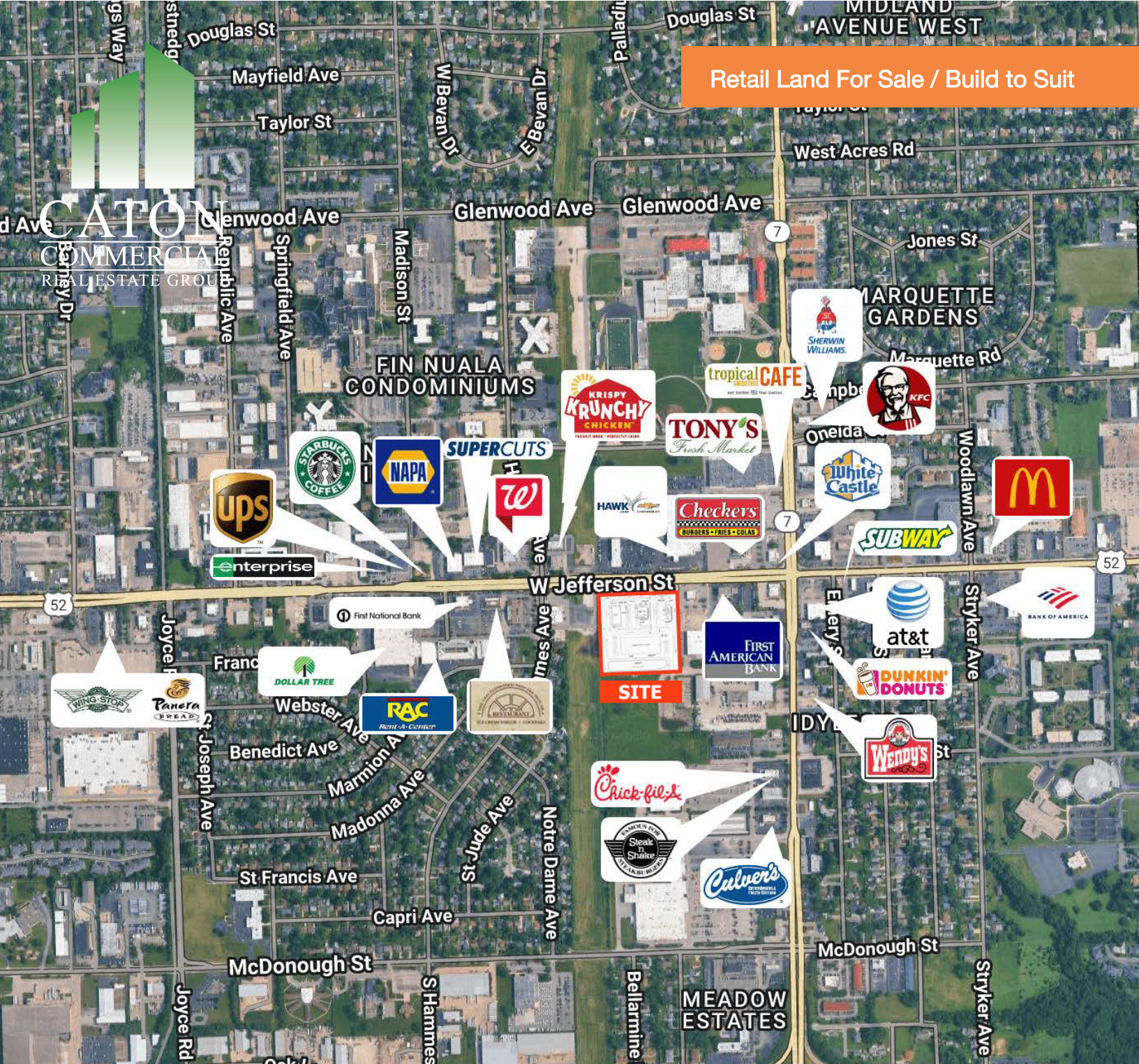


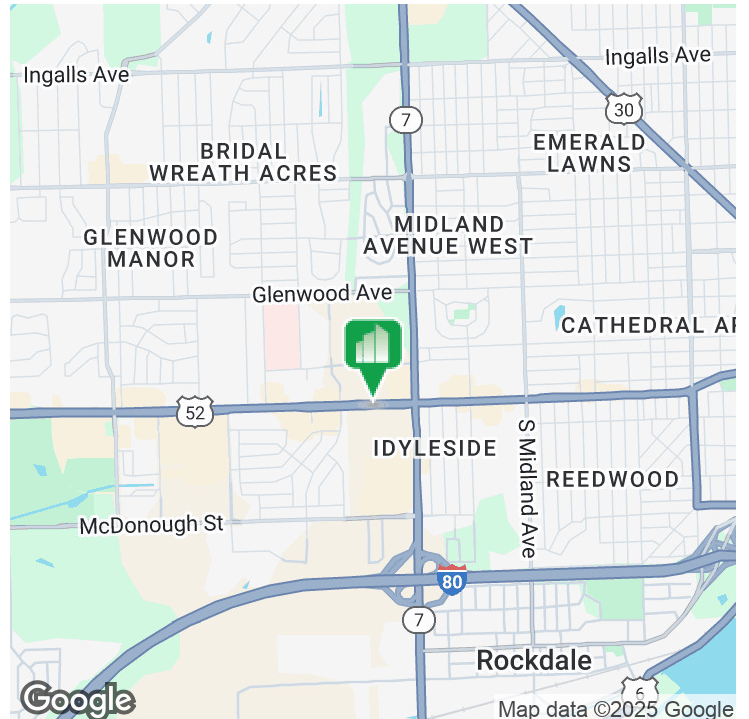
Retail Land For Sale / Build to Suit



RETAIL VACANT LAND FOR SALE /BUILD TO SUIT

2000 W JEFFERSON ST, JOLIET IL 60432

RETAIL VACANT LAND



OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	7.95 Acres
Zoning:	B-3 & Potential Industrial
Taxes 2024:	\$53,524.00

PROPERTY OVERVIEW

- 7.95 AC with over 560' of Jefferson St frontage
- Across the street from redeveloped grocery anchored development
- **Parcel 1**
 - .87 Acres
 - Proposed 2,400 SF restaurant
 - 31 car parking lot
- **Parcel 2**
 - .87 Acres
 - Proposed 2,436 SF restaurant and 3,000 SF retail shops
 - 5,436 SF total parcel space
 - 53 car parking lot
- **Parcel 3**
 - .86 Acres
 - Proposed 8,585 SF retail
 - 48 car parking lot
- **Parcel 4**
 - 3.73 Acres
 - Proposed 37,500 SF retail
 - 81 car parking lot

Additional Site Plans available here

- Owner willing to build to suit

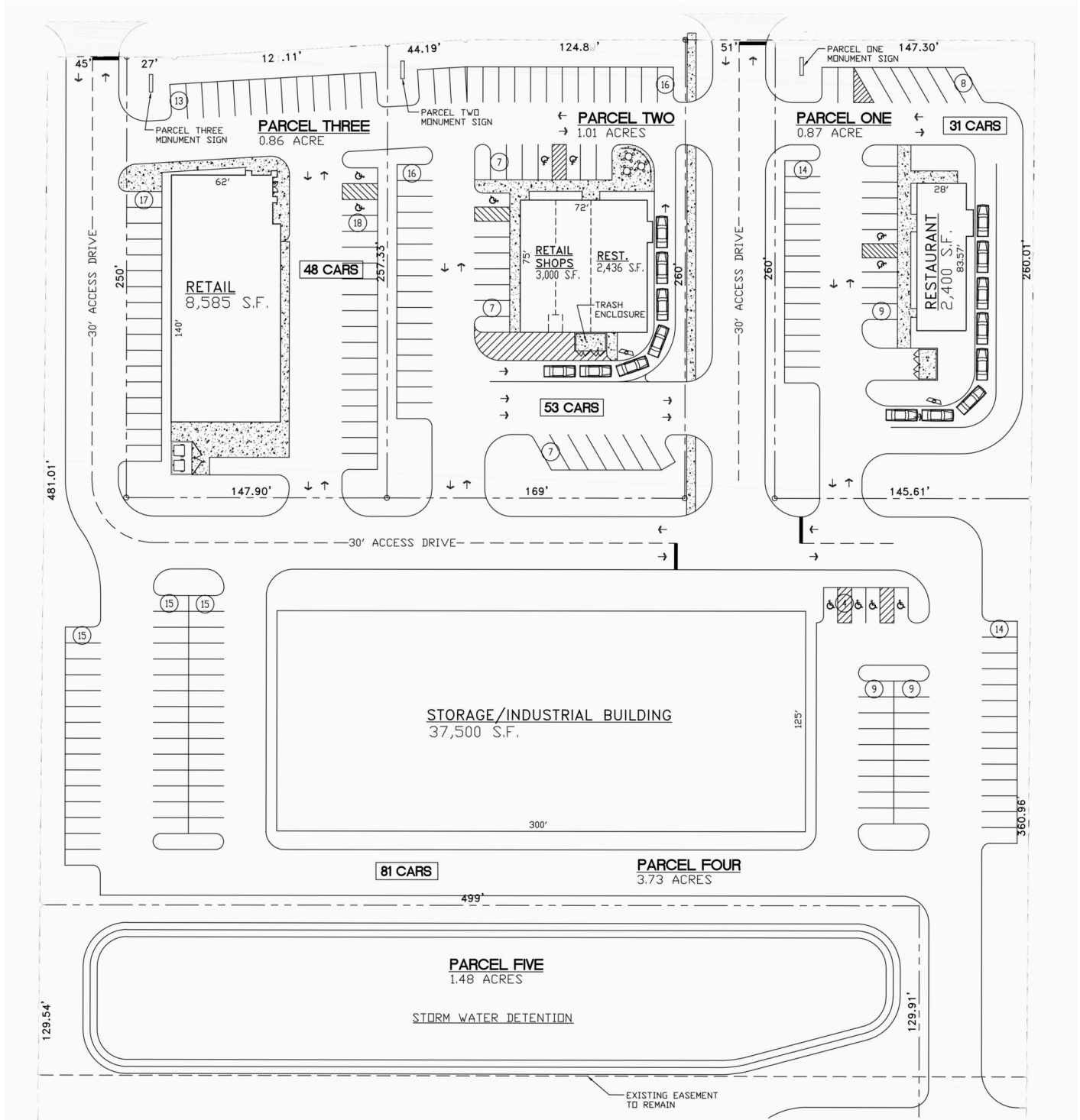
LOCATION OVERVIEW

Located at Jefferson St. & Larkin Ave. retail corridor, one of the busiest intersections in Joliet.

Traffic Count is 26,200 on Jefferson St and Larkin is 28,400

Quick access to I-80 interchange within ¼ mile

SITE PLAN



NEARBY TENANTS



2000 WEST JEFFERSON STREET



1 mile



\$62,269

Median Household Income



\$24,907

Per Capita Income



\$144,072

Median Net Worth



44

Median Age



11,037

Population



4,715

Households



\$67,326

Median Disposable Income

3 miles



\$70,229

Median Household Income



\$34,293

Per Capita Income



\$152,929

Median Net Worth



45

Median Age



81,911

Population



32,317

Households



\$55,431

Median Disposable Income

5 miles



\$78,569

Median Household Income



\$35,892

Per Capita Income



\$229,456

Median Net Worth



43

Median Age



160,265

Population



59,187

Households



\$61,857

Median Disposable Income