

±1.17 AC Development Site in Unincorporated Will County

111 E ILLINOIS HWY

New Lenox, IL 60451

SALE

PRESENTED BY:

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Car Wash
& Gas Station

ROSATTI'S
PIZZA

RISING SUN
FRESH AUTHENTIC CORNED BEEF

**Simply
music**



CZ FAMILY DENTISTRY
New Lenox

Nail Salon
United Liquor

Illinois Hwy

S Cedar Rd

SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$515,000
LOT SIZE:	+/- 50,965 SF 1.17 AC
PIN NUMBERS:	15-08-22-304-009-0000 15-08-22-304-010-0000 15-08-22-304-011-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±1.17 AC Development opportunity located at 111 Illinois Hwy and 934 S Cedar Rd in New Lenox, Illinois. The property is situated at the signalized corner of Illinois Hwy and Cedar Road in unincorporated Will County. This intersection also includes an active Speedway gas station and car wash, as well as the Cedar Shopping Center, which includes Rosati's Pizza, a cancer center, nail salon, dentist, liquor store, and other businesses. Various development opportunities considered.

PROPERTY HIGHLIGHTS

- +/- 1.17 AC Development Site at Signalized Corner
- Unincorporated Will County at the Corner of Illinois Hwy and Cedar Road
- Across the street from Speedway car wash & gas station
- Diagonally adjacent to Cedar Shopping Center, which includes Rosati's Pizza, a cancer center, nail salon, dentist, liquor store, and other businesses
- R-3 zoning currently, but annexation into the Village of New Lenox would allow a C-1 Neighborhood Convenience Shopping District or Single-Family/Duplex Residential Development

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RETAILER MAP



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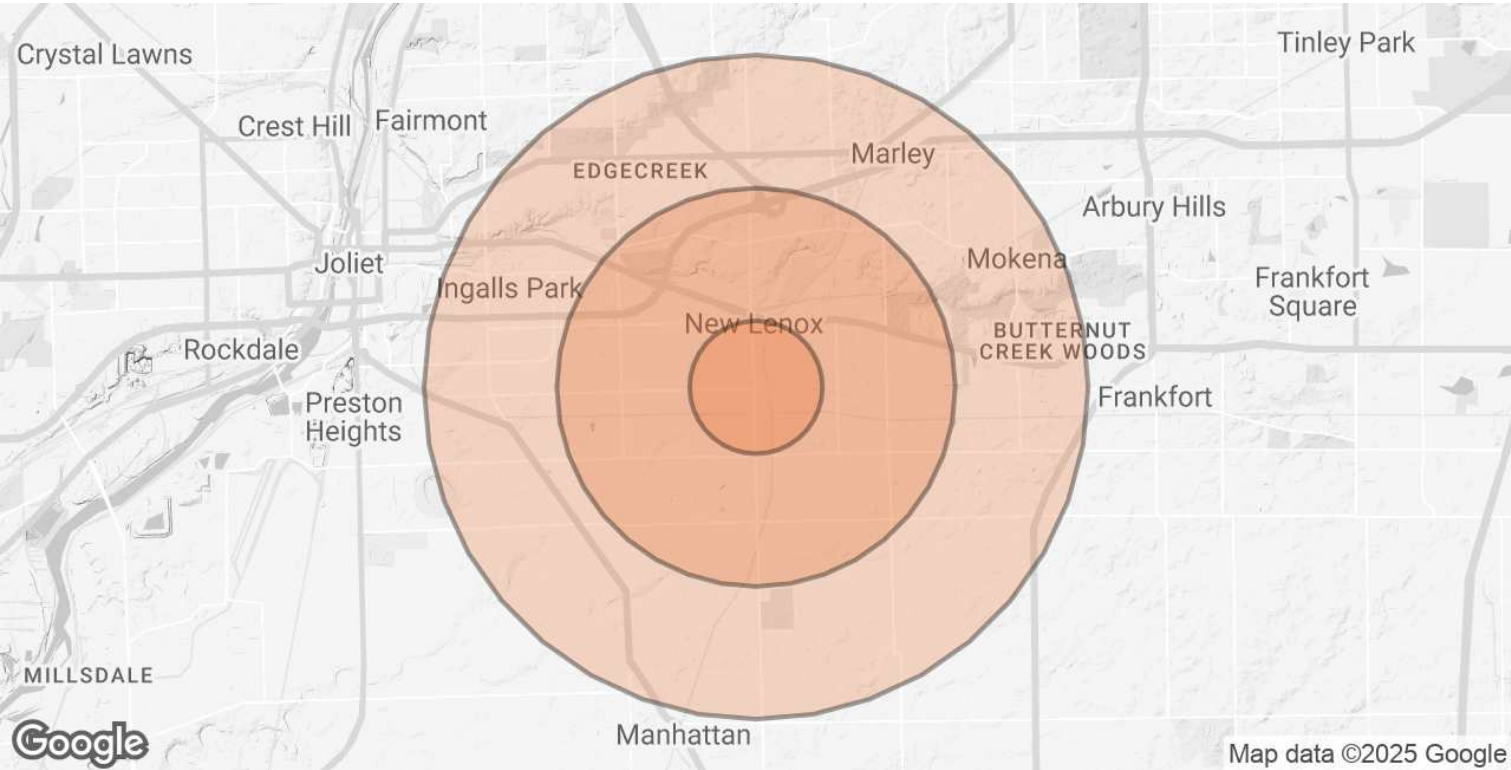
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,603	34,161	79,030
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,430	11,906	27,334
# OF PERSONS PER HH	2.7	2.9	2.9
AVERAGE HH INCOME	\$132,197	\$150,906	\$150,053
AVERAGE HOUSE VALUE	\$357,220	\$398,229	\$406,581

Demographics data derived from AlphaMap

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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