



DEVELOPMENT OPPORTUNITY
+/- 1.0 ACRE SITE

31827 N US ROUTE 12 • VOLO, IL

CBRE



PROPERTY INFO

- +/- 1.0 Acre Site
- 27,500 VPD on Route 12
- 22,000 VPD on W Belvidere Rd

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,545	23,968	97,404
AVERAGE HH INCOME	\$181,552	\$148,384	\$123,686
DAYTIME POPULATION	1,698	15,684	68,638



SURVEY



PHOTOS



AERIAL





DEVELOPMENT OPPORTUNITY **+/- 1.0 ACRE SITE**

31827 N US ROUTE 12 • VOLO, IL

CONTACT US

PETER GRAHAM

First Vice President

+1 312 861 7851

peter.graham@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.