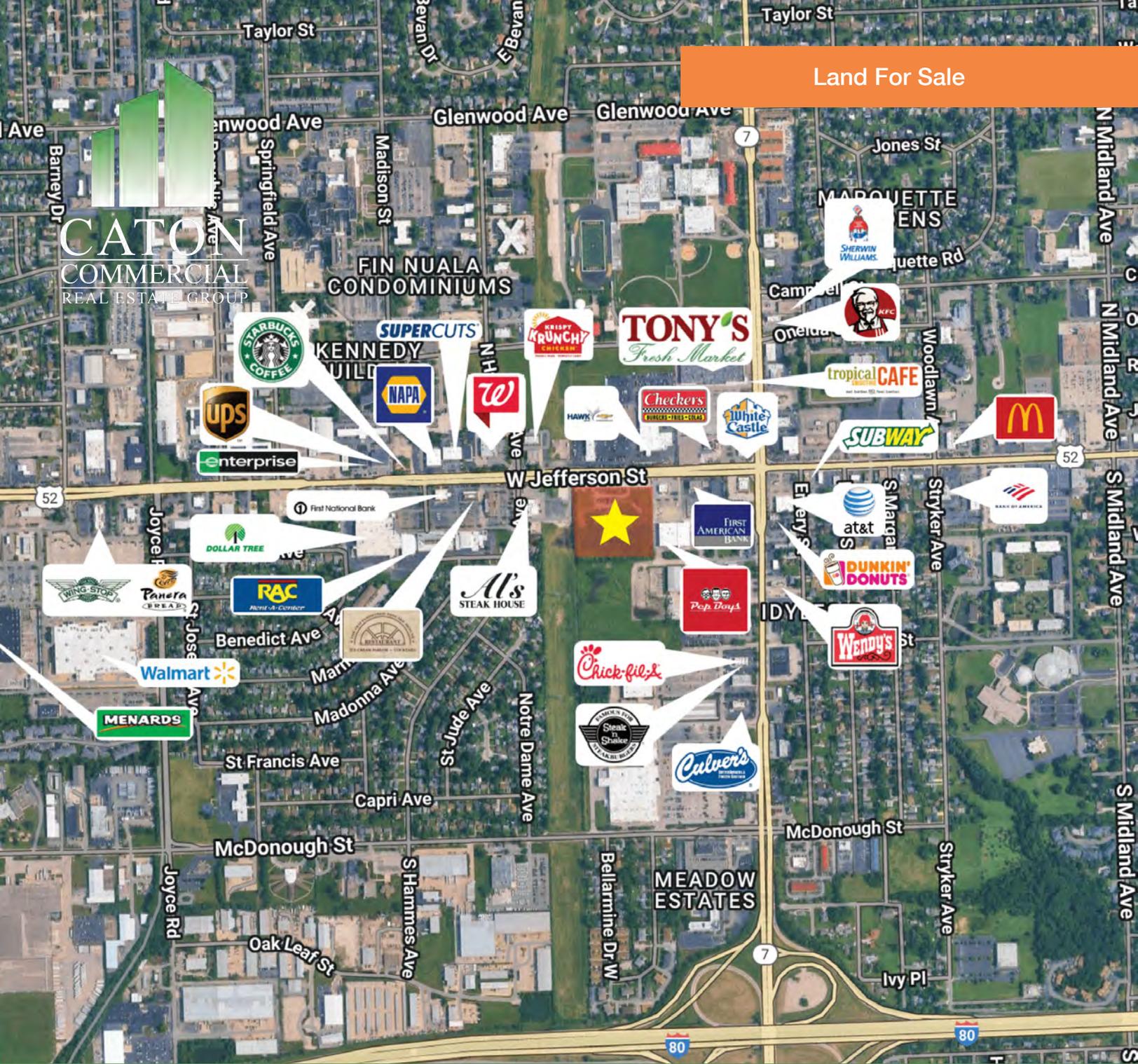


Land For Sale

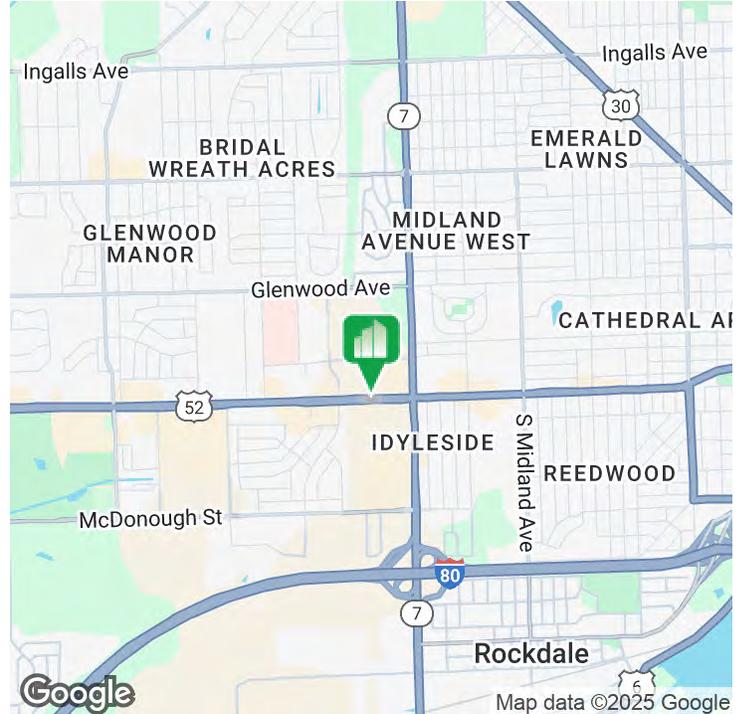
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RETAIL VACANT LAND FOR SALE /BUILD TO SUIT

2000 W JEFFERSON STREET, JOLIET, IL

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 3

- .86 Acres
- Proposed 8,585 SF retail
- 48 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 4

- 3.73 Acres
- Proposed 37,500 SF retail
- 81 car parking lot

Additional Site Plans available here

- Owner willing to build to suit

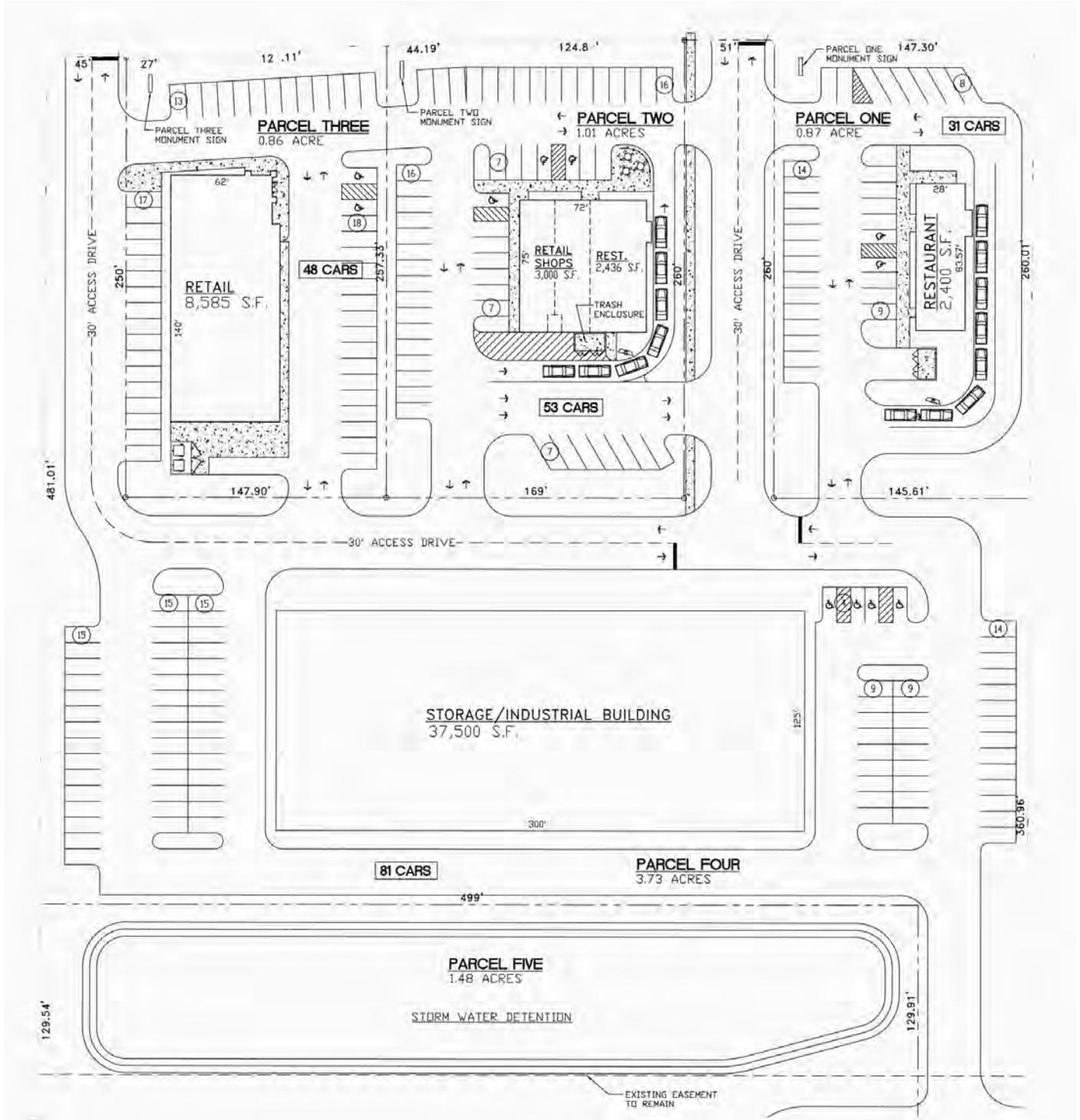
LOCATION OVERVIEW

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

POTENTIAL LAYOUT

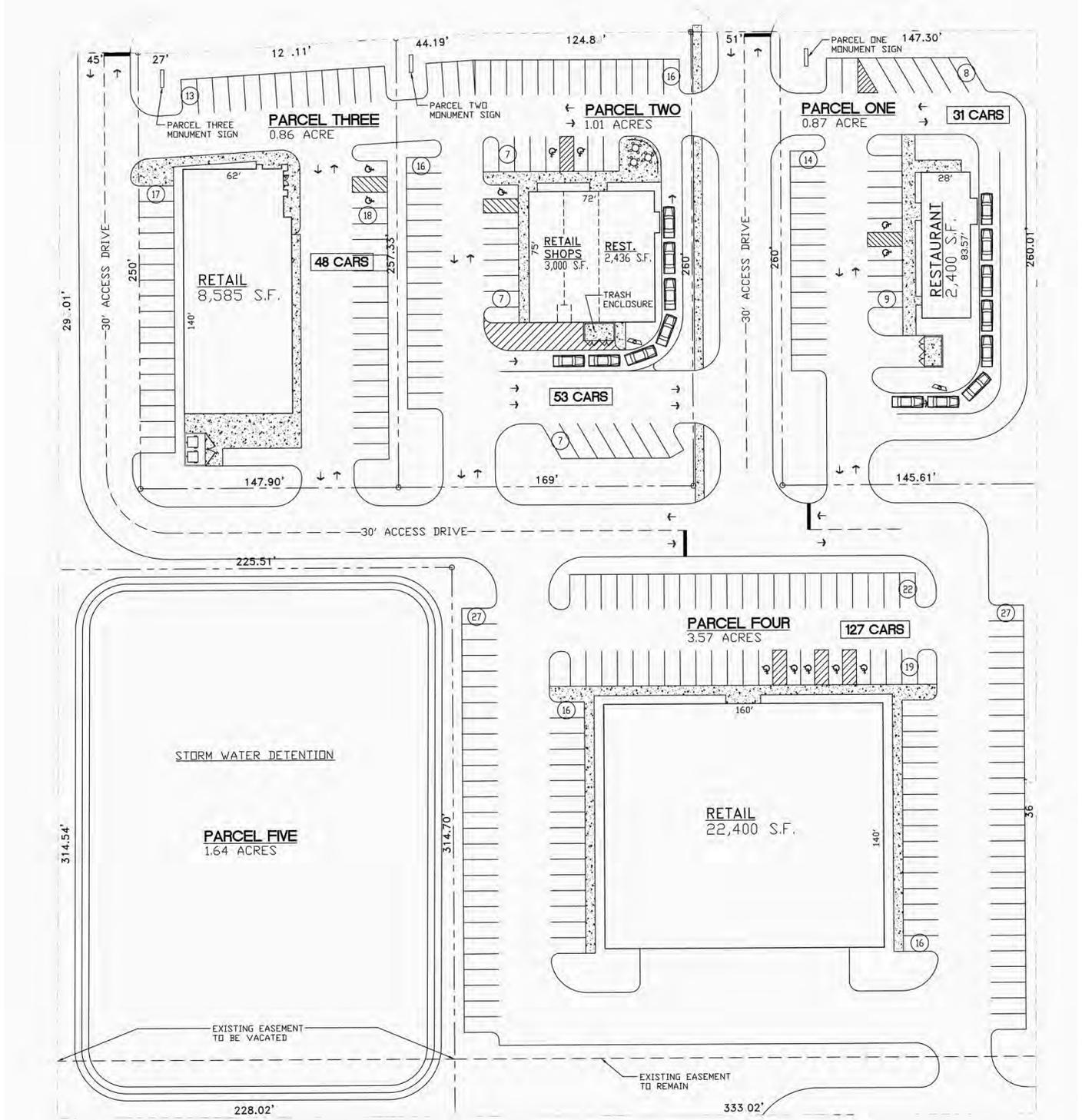




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2000 W JEFFERSON ST, JOLIET, IL 60432

POTENTIAL LAYOUT



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STEVE CATON, CCIM
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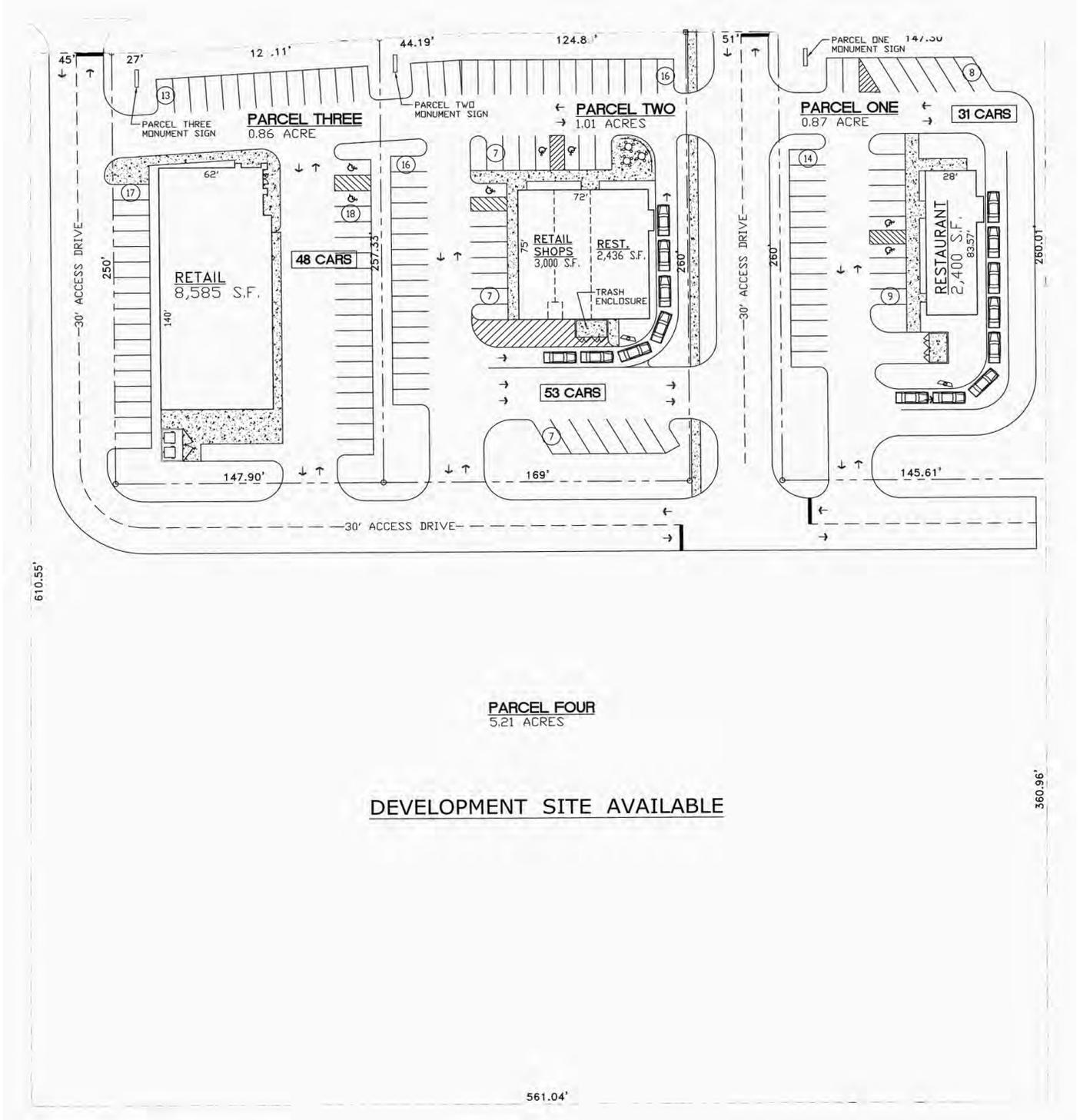
MATTHEW MAUL
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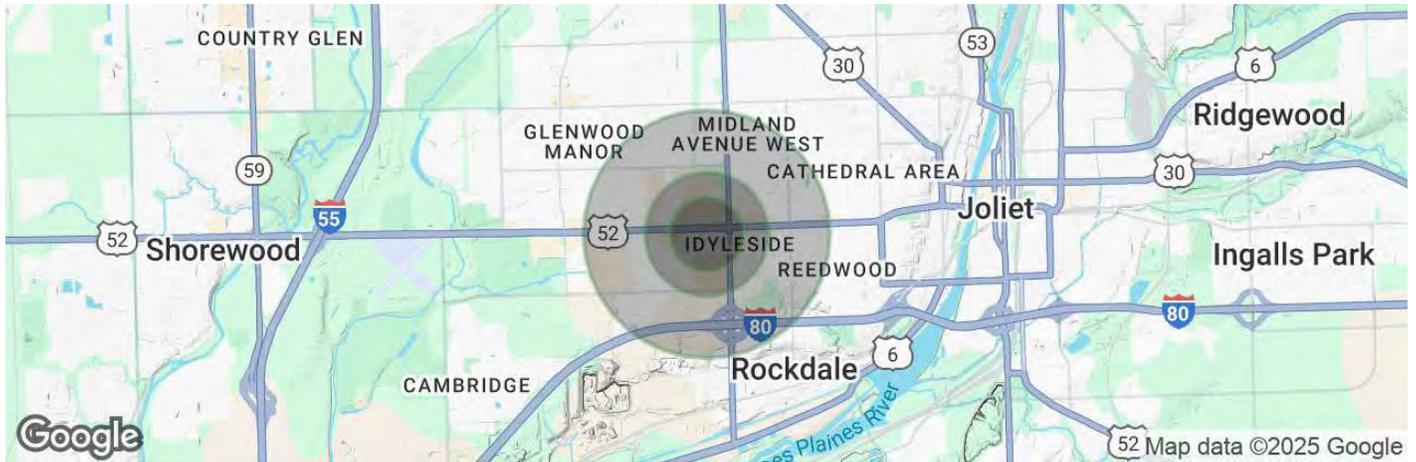
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NEARBY TENANTS



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