

RETAIL/COMMERCIAL OUTLOTS - KANKAKEE, IL

Available For Sale

RIVERSTONE PARKWAY

- ◆ 80+/- Acre Retail Development
- ◆ Sites Available 1.09 or 3.60 Acres
- ◆ Electric, Gas, Water & Sewer to Park
 - 12" Water Main (Aqua Illinois) - North Side of Road
 - 8" Sanitary Sewer Line (KRMA) - South Side of Road
- ◆ Zoned C-3 (Central Commercial)
- ◆ Highway Visibility
- ◆ Interstate 57 (exit #308) - 1/8 Mile
- ◆ On-Site Detention
- ◆ TIF District #8 (City of Kankakee)
- ◆ Signalized Entrance - State Route 45/52
- ◆ Traffic Count: 24,600 (Interstate 57)
12,400 (Route 45/52 South)
- ◆ Surrounding Neighbors: Walmart SuperCenter, Tractor Supply, Hilton Garden Inn, Dollar Tree, Taco Bell, Dunkin' Donuts, Speedway Gas, Subway, T-Mobile, Aldi
- ◆ New Development Coming 2024: QT Travel Center, American Storage and Schuyler Point Senior Housing

**PSF Pricing:
Starting @ \$2.25 psf**



275 East Court Street
Suite 202
Kankakee, Illinois 60901
(815) 929-9095 phone
(815) 929-9095 fax
www.nugentcurtis.com



Joseph L. Nugent
Principal
(815) 509-9005 cell
jnugent@nugentcurtis.com

For More Information Call:

Christopher W. Curtis, SIOR
Principal
(815) 693-4949 cell
ccurtis@nugentcurtis.com

RIVERSTONE PARKWAY LOTS AVAILABLE

Available Lot Pricing

Lot #4	1.09 acres	\$150,000
Lot #15	3.60 acres	\$350,000

