

# NWC of Route 126 and Wallin Drive

Plainfield, IL 60544

COMMERCIAL LAND FOR SALE

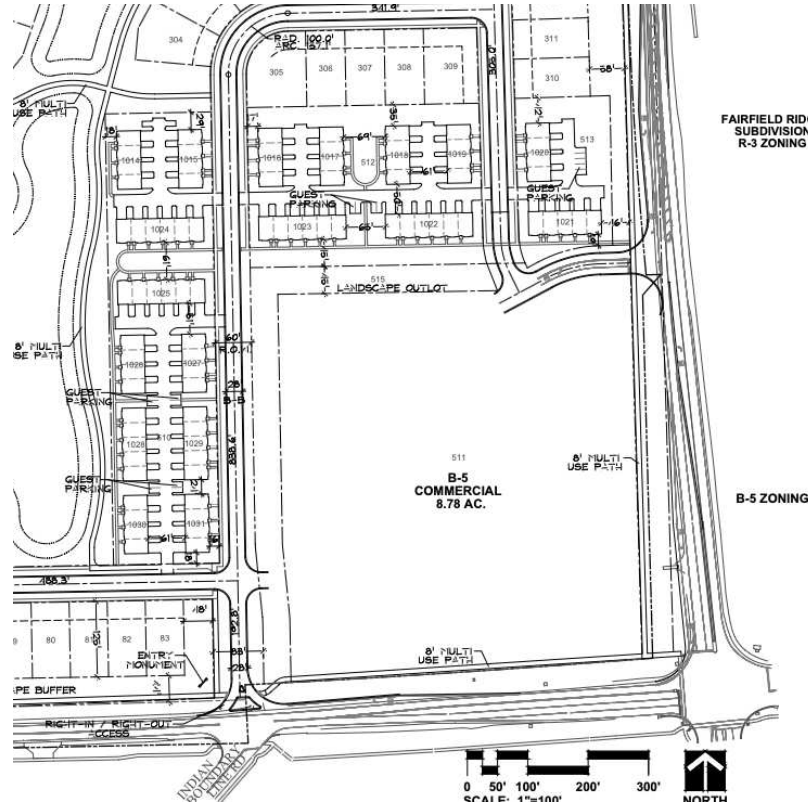
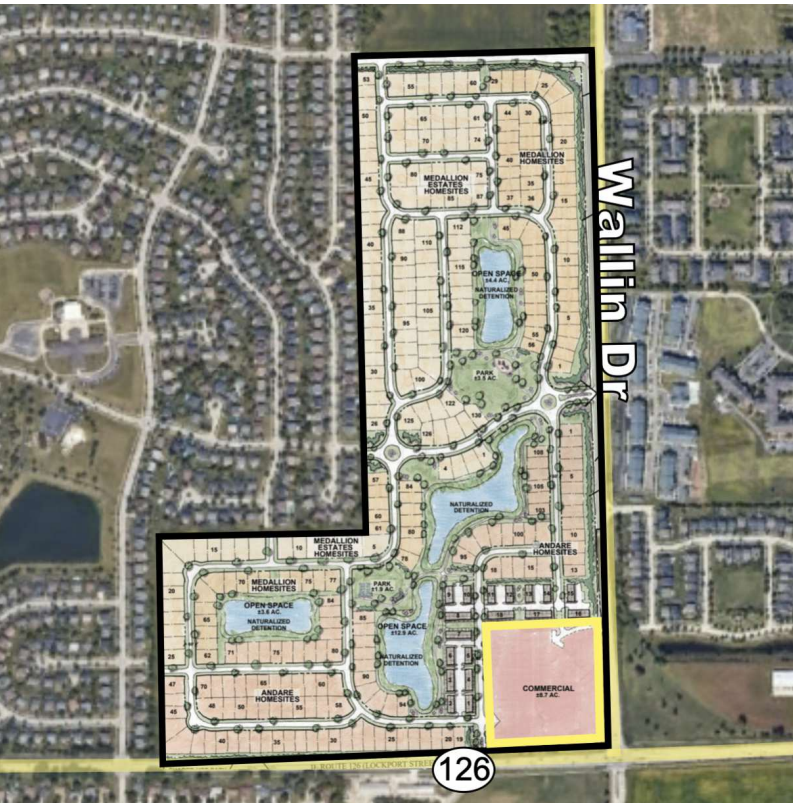


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# NWC of Route 126 and Wallin Drive | Plainfield, IL 60544

COMMERCIAL LAND FOR SALE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



## OFFERING SUMMARY

Sale Price: \$7.50 / SF

Lot Size: 8.7 Acres

Traffic Count: 18,400 VPD (Route 126)

Planned Access: Right in/Right out on Route 126  
Full Intersection on Wallin Dr.

## PROPERTY OVERVIEW

8.7± AC commercial land at the northwest corner of Wallin Drive and Route 126, adjacent to Keller Farm, a new master-planned community by Lennar Homes that is currently under construction. Keller Farm offers single-family homes, ranch-style residences, and townhomes, providing new housing options that will support the surrounding area. The site benefits from strong visibility along Route 126 with traffic counts of approximately 18,400 vehicles per day.

## PROPERTY HIGHLIGHTS

- Adjacent to Keller Farm new construction community
- 18,400 VPD Route 126 exposure
- Right-in/right-out access on Route 126 & full intersection on Wallin Dr

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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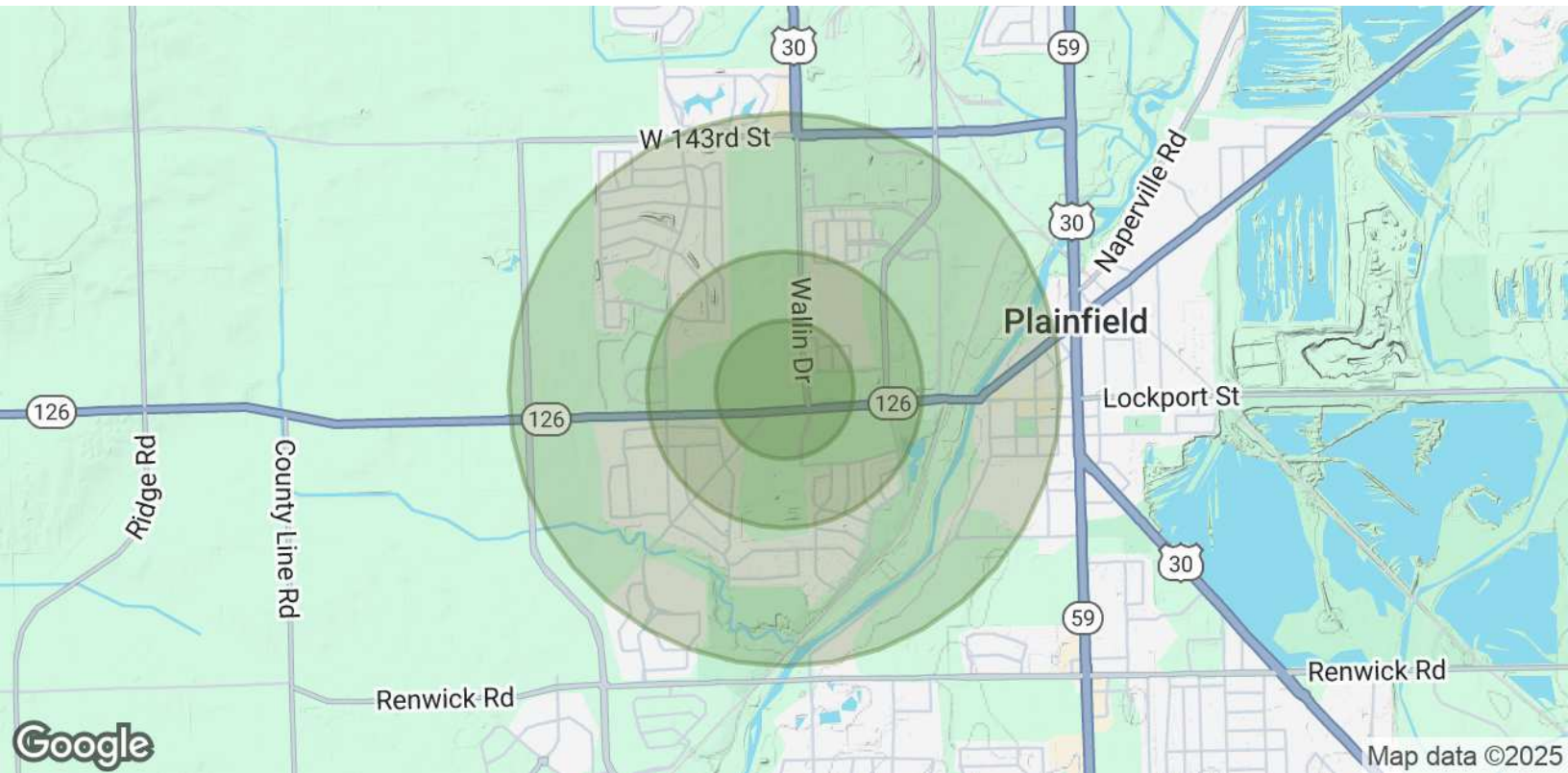
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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	458	1,834	7,069
Average Age	33.8	33.8	35.1
Average Age (Male)	37.5	37.5	37.6
Average Age (Female)	27.7	27.6	30.8

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	133	538	2,177
# of Persons per HH	3.4	3.4	3.2
Average HH Income	\$137,763	\$136,357	\$129,272
Average House Value	\$310,254	\$308,541	\$306,676

2020 American Community Survey (ACS)

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