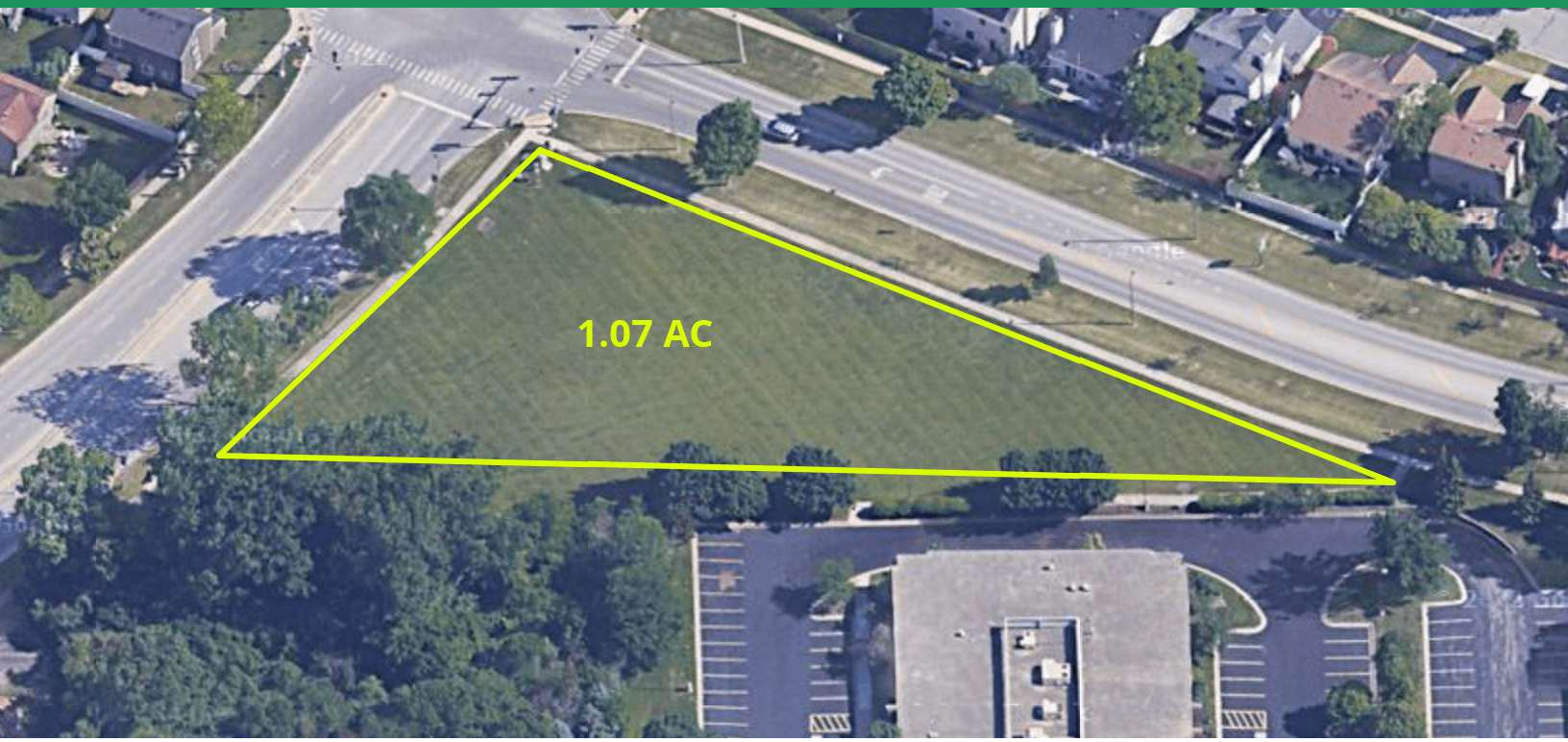
For Sale

Development Opportunity In Woodridge Town Centre

7100 Janes Ave, Woodridge, IL 60517



Location Description

Located at the southeast corner of 71st Street and Janes Avenue in Woodridge. Just north of 75th Street and directly west of I-355. Surrounded by Village municipality buildings including the Police Department, Public Works, Post Office, Public Library, and the Village of Woodridge Government building. Within walking distance from two neighborhood parks, Thomas Jefferson Jr. High School and the DuPage campus of Westwood College. Directly adjacent offices and residential.

Property Highlights

- Motivated seller - All reasonable offers will be considered
- Excellent development opportunity in Town Centre of Woodridge
- 1.07 Acre site
- Zoned B-1 - Neighborhood Retail
- Many possible uses: retail, office, medical, mixed-use
- High day-time traffic counts

Offering Summary

Sale Price:	$185,000
Lot Size:	1.07 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,828	41,055	104,284
Total Population	13,902	95,671	255,336
Average HH Income	$89,437	$109,322	$115,516

Brian Dolan
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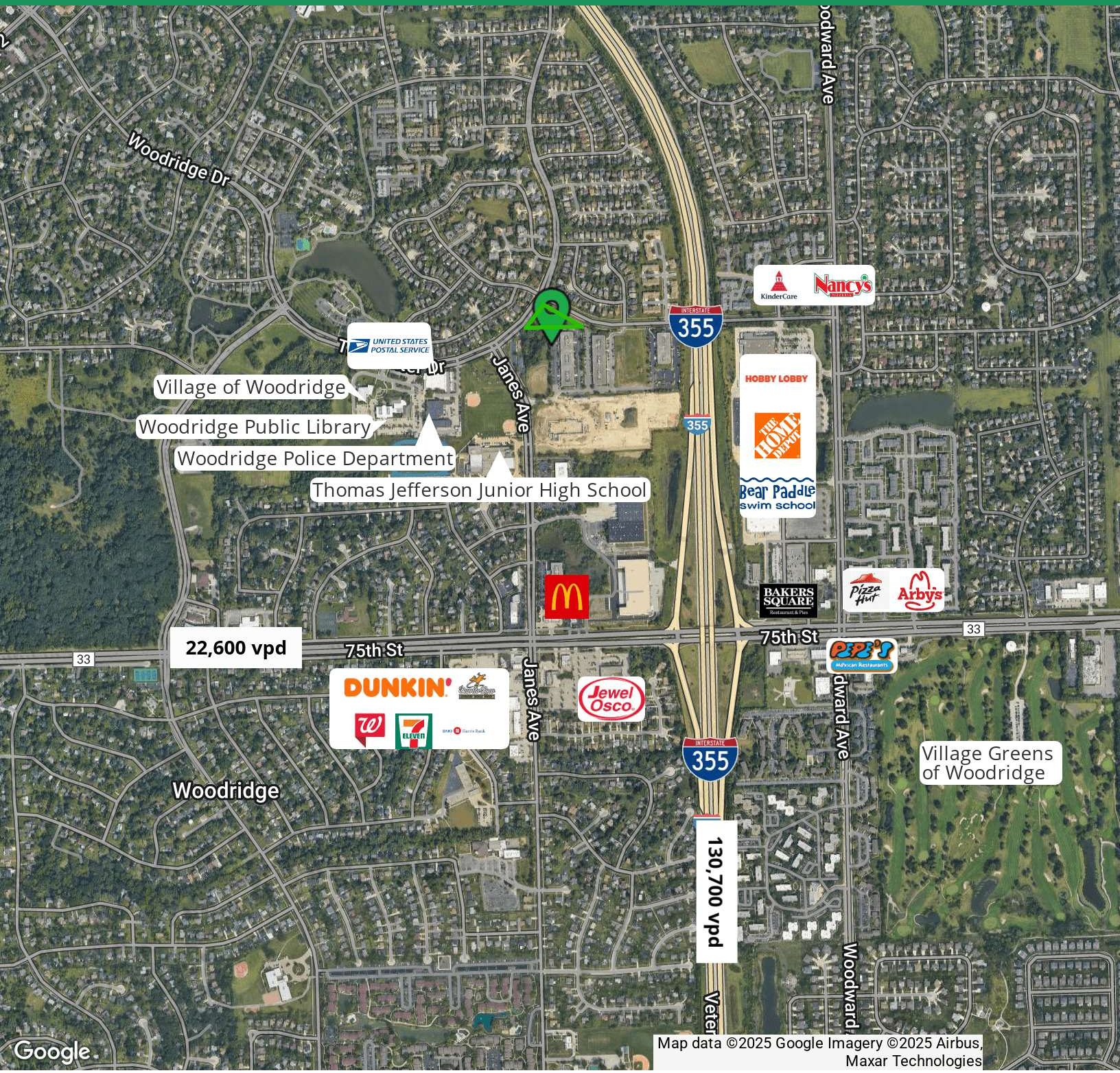

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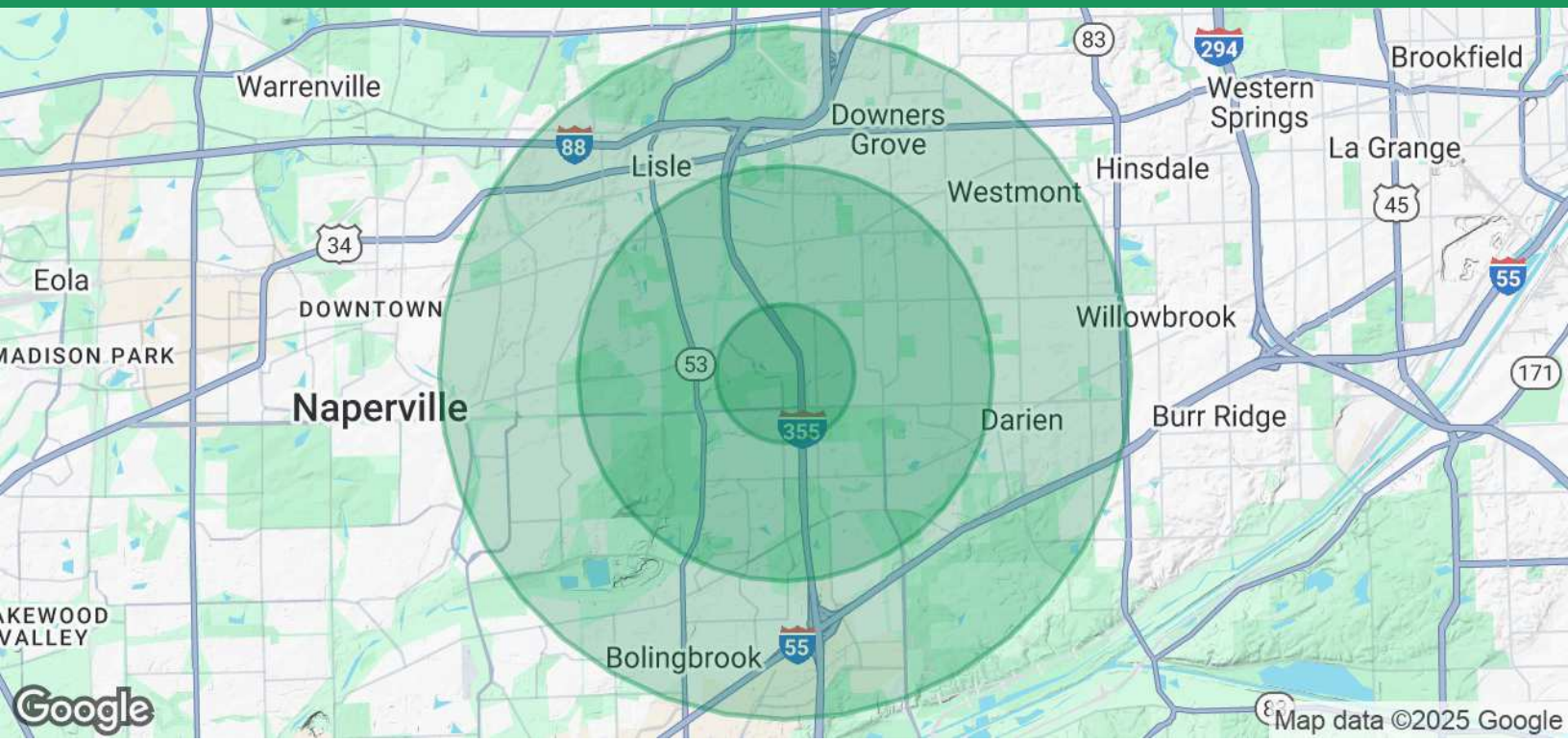

Population	1 Mile	3 Miles	5 Miles
Total Population	13,902	95,671	255,336
Average Age	39.1	42.5	41.6
Average Age (Male)	36.4	40.6	40.1
Average Age (Female)	41.7	44.3	43.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,828	41,055	104,284
# of Persons per HH	2.4	2.3	2.4
Average HH Income	$89,437	$109,322	$115,516
Average House Value	$287,848	$311,286	$318,277

2020 American Community Survey (ACS)

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DOLAN and MURPHY INC. Real Estate