



McCOLLY BENNETT
COMMERCIAL *advantage*



Commercial Development - Divisible

*49.2 AC RT. 17 W Limestone
Kankakee, IL 60901*

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PROPERTY INFO:

*SUB. TO
OFFERS*

◆ **PROPERTY ADDRESS:**
*49.2 AC RT. 17 W LIMESTONE
KANKAKEE, IL 60901*

◆ **LAND SIZE:**
49.20 ACRES

**COMMERCIAL
DEVELOPMENT**
-
DIVISIBLE

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

LIMESTONE - DEVELOPMENT LAND FOR SALE - WILL DIVIDE LAND FOR COMMERCIAL USE!

Up to 49 acres for sale on Main thoroughfare / State Route 17.

Adjacent to Dollar General, this land can be divided down to small parcels for development such as QS Food, Gas stations, Retail, or other Commercial Developments.

Utilities nearby and ready to develop!

Not in a flood plain.

Great Visibility! Call today!

Commercial Development - Divisible

Kankakee IL 60901



PROPERTY PHOTOS



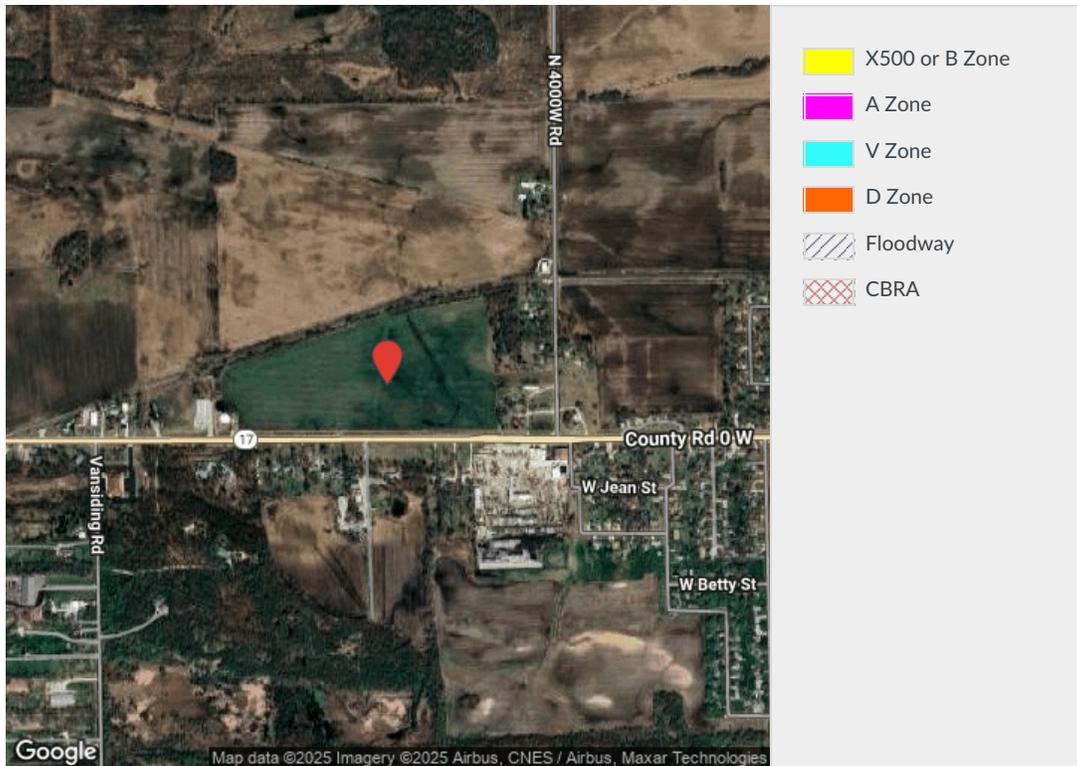
4045 W STATE ROUTE 17 KANKAKEE, IL 60901-7817

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

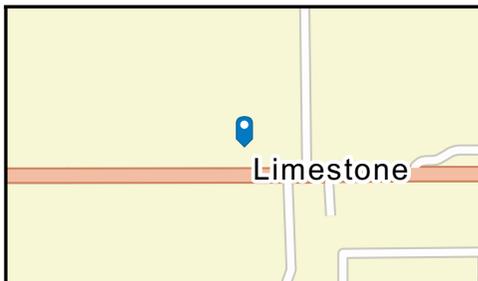
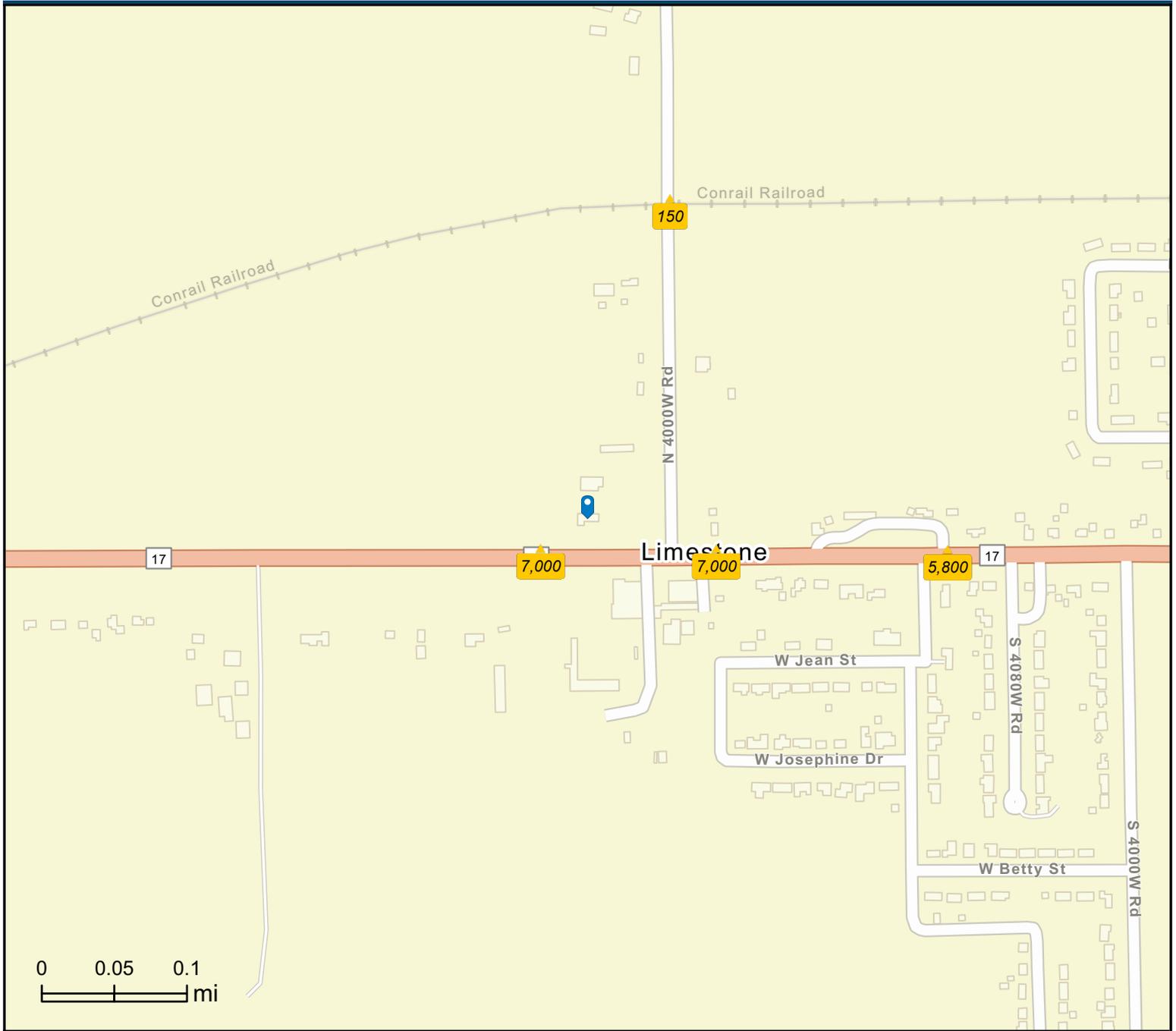
COMMUNITY	171397	PANEL	0375E
PANEL DATE	January 20, 2010	MAP NUMBER	17091C0375E



Traffic Count Map - Close Up

4045 W State Route 17, Kankakee, Illinois, 60901
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.11870
Longitude: -87.95338



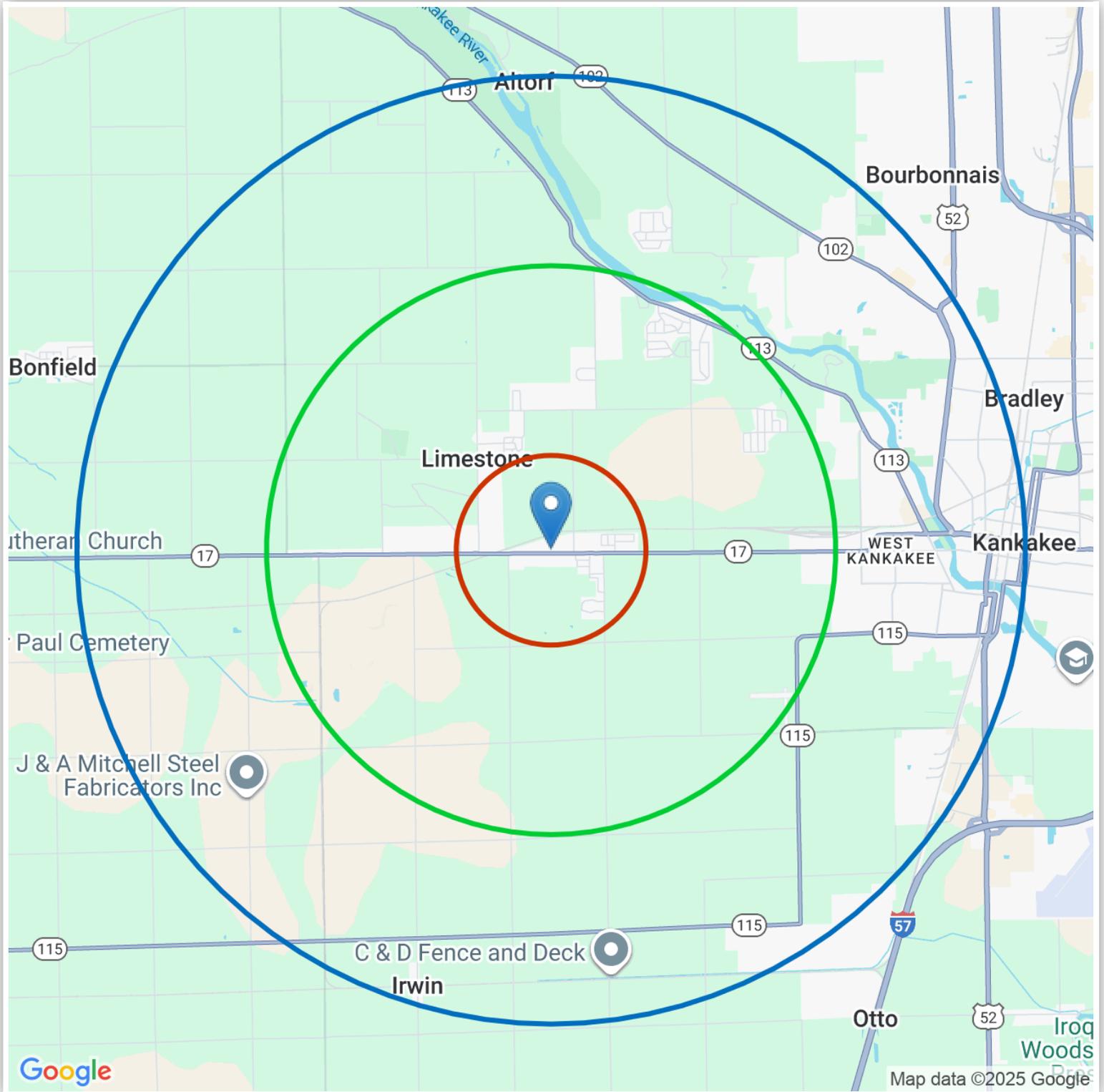
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

Commercial Development - Divisible

49.2 AC RT. 17 W Limestone, Kankakee, IL, 60901
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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KEY FACTS

873
Population

45.2 Median Age

2.59
Average Household Size

344
Total Households

EDUCATION

1.43%
No High School Diploma

14.44%
High School Graduate

23.33%
Some College

12.54%
Bachelor's/ Grad

BUSINESS

19
Total Businesses

92
Total Employees

EMPLOYMENT

10
Manufacturing Employees

3
Retail Trade Employees

0
Eating & Drinking Employees

8
Finance/Ins/Real Estate Emp

5.4% Unemployment Rate

Households by Income

The largest group : \$100,000 - \$149,999 (29.08%) ■

The smallest group : \$25,000 - \$34,999 (2.08%) ■

Indicator	Value(%)	
< \$15,000	6.23	■
\$15,000 - \$24,999	3.86	■
\$25,000 - \$34,999	2.08	■
\$35,000 - \$49,999	9.79	■
\$50,000 - \$74,999	13.65	■
\$75,000 - \$99,999	10.98	■
\$100,000 - \$149,999	29.08	■
\$150,000 - \$199,999	12.17	■
\$200,000+	11.87	■

INCOME

\$103,296
Median Household Income

\$50,431
Per Capita Income

\$458,146
Median Net Worth



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KEY FACTS

3,912
Population

44.9 Median Age

2.55
Average Household Size

1,551
Total Households

EDUCATION

1.18%

No High School Diploma

11.25%

High School Graduate

25.14%

Some College

13.97%

Bachelor's/ Grad

BUSINESS

74
Total Businesses

397
Total Employees

EMPLOYMENT

27
Manufacturing Employees

17
Retail Trade Employees

0
Eating & Drinking Employees

22
Finance/Ins/Real Estate Emp

4.2% Unemployment Rate

\$115,208
Median Household Income

\$56,676
Per Capita Income

\$645,594
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (27.86%) ■

The smallest group : \$25,000 - \$34,999 (1.9%) ■

Indicator	Value(%)	
< \$15,000	4.05	■
\$15,000 - \$24,999	2.49	■
\$25,000 - \$34,999	1.9	■
\$35,000 - \$49,999	8.24	■
\$50,000 - \$74,999	13.08	■
\$75,000 - \$99,999	8.57	■
\$100,000 - \$149,999	27.86	■
\$150,000 - \$199,999	16.02	■
\$200,000+	17.79	■



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KEY FACTS

30,240
Population

39.1 Median Age

2.37
Average Household Size

12,266
Total Households

EDUCATION

5.67%
No High School Diploma

10.34%
High School Graduate

21.06%
Some College

12.62%
Bachelor's/ Grad

BUSINESS

1,305
Total Businesses

20,474
Total Employees

EMPLOYMENT

746
Manufacturing Employees

2,751
Retail Trade Employees

1,072
Eating & Drinking Employees

1,619
Finance/Ins/Real Estate Emp

4.7% Unemployment Rate

INCOME

\$73,221
Median Household Income

\$39,394
Per Capita Income

\$213,033
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.64%) ■
The smallest group : \$15,000 - \$24,999 (5.93%) ■

Indicator	Value(%)	
< \$15,000	9.58	■
\$15,000 - \$24,999	5.93	■
\$25,000 - \$34,999	8.69	■
\$35,000 - \$49,999	10.4	■
\$50,000 - \$74,999	16.23	■
\$75,000 - \$99,999	10.66	■
\$100,000 - \$149,999	19.64	■
\$150,000 - \$199,999	10.13	■
\$200,000+	8.73	■



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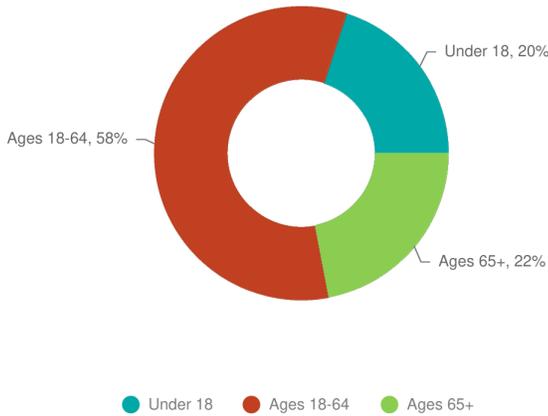
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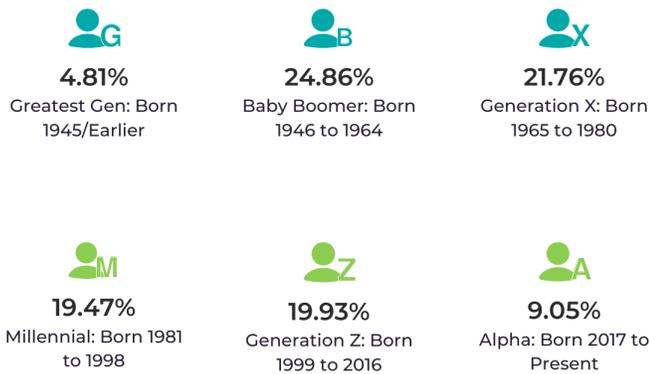
POPULATION TRENDS AND KEY INDICATORS
 1 Miles Ring

873 Population	337 Households	45.2 Median Age
2.59 Avg Size Household	\$103,296 Median Household Income	\$255,435 Median Home Value
133 Wealth Index	136 Housing Affordability	23.4 Diversity Index

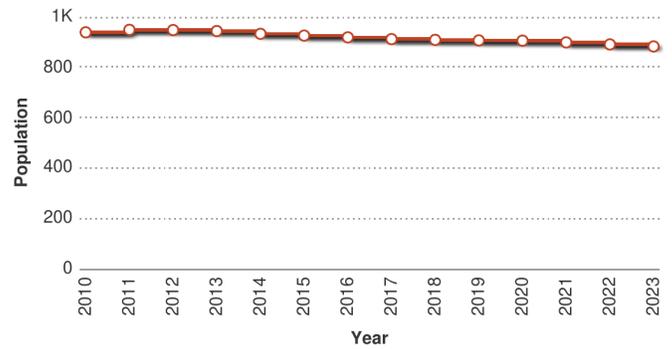
POPULATION BY AGE



POPULATION BY GENERATION



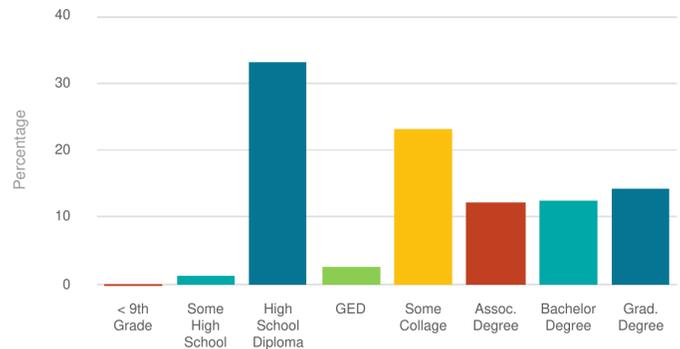
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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POPULATION TRENDS AND KEY INDICATORS
 3 Miles Ring

3,912 Population	1,529 Households	44.9 Median Age
2.55 Avg Size Household	\$115,208 Median Household Income	\$282,500 Median Home Value
169 Wealth Index	137 Housing Affordability	22.4 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.88%



2024-2029
Forecasted
Growth Rate

-0.59%





Household
Population

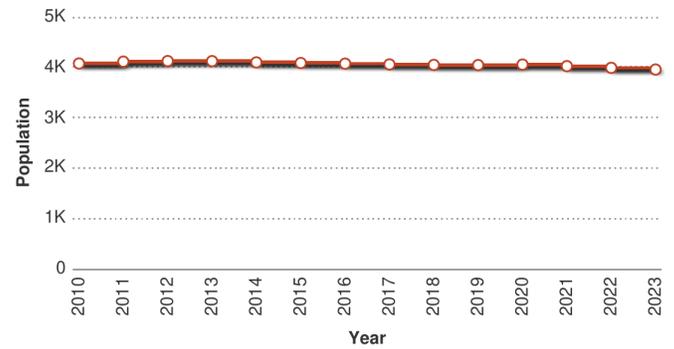
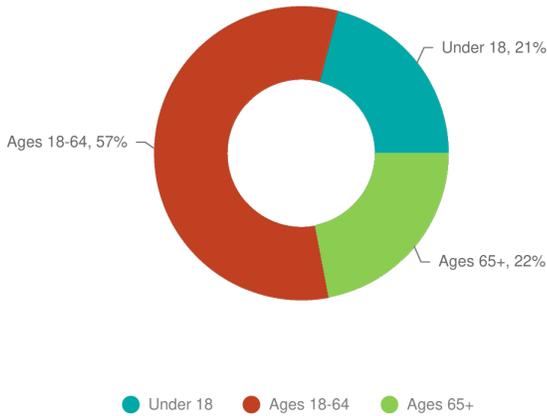
3,801



Population
Density

135

POPULATION BY AGE



DAYTIME POPULATION



2,526
2024 Total Daytime Population



1,913
2024 Daytime Pop: Residents



613
2024 Daytime Pop: Workers



89
2024 Daytime Pop Density

POPULATION BY GENERATION



5.01%
Greatest Gen: Born
1945/Earlier



25.2%
Baby Boomer: Born
1946 to 1964



20.88%
Generation X: Born
1965 to 1980



19.35%
Millennial: Born 1981
to 1998

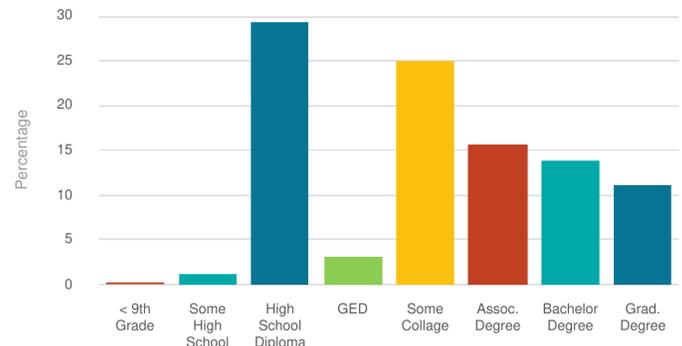


20.68%
Generation Z: Born
1999 to 2016



8.9%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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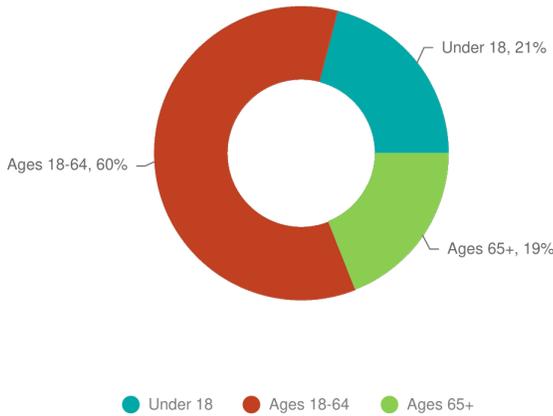
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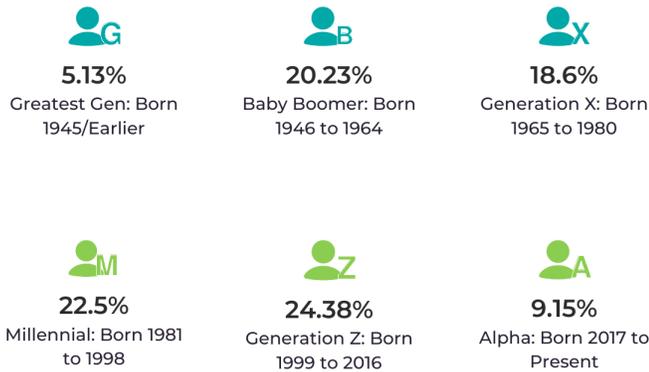
POPULATION TRENDS AND KEY INDICATORS
 5 Miles Ring

30,240 Population	12,062 Households	39.1 Median Age
2.37 Avg Size Household	\$73,221 Median Household Income	\$206,245 Median Home Value
94 Wealth Index	119 Housing Affordability	58.9 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

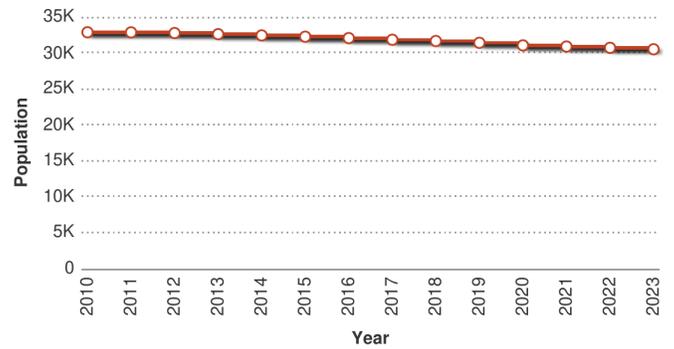


HISTORICAL & FORECAST POPULATION



Household Population
27,857

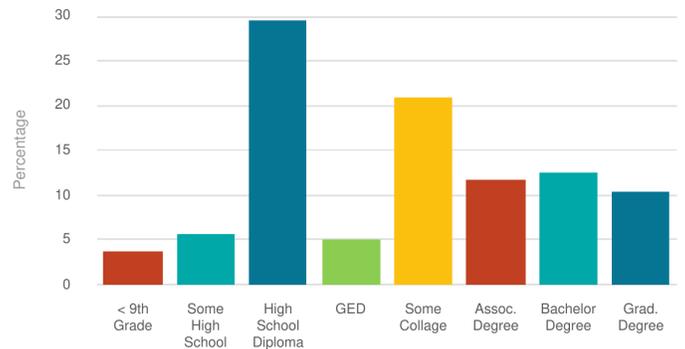
Population Density
376



DAYTIME POPULATION



POPULATION BY EDUCATION



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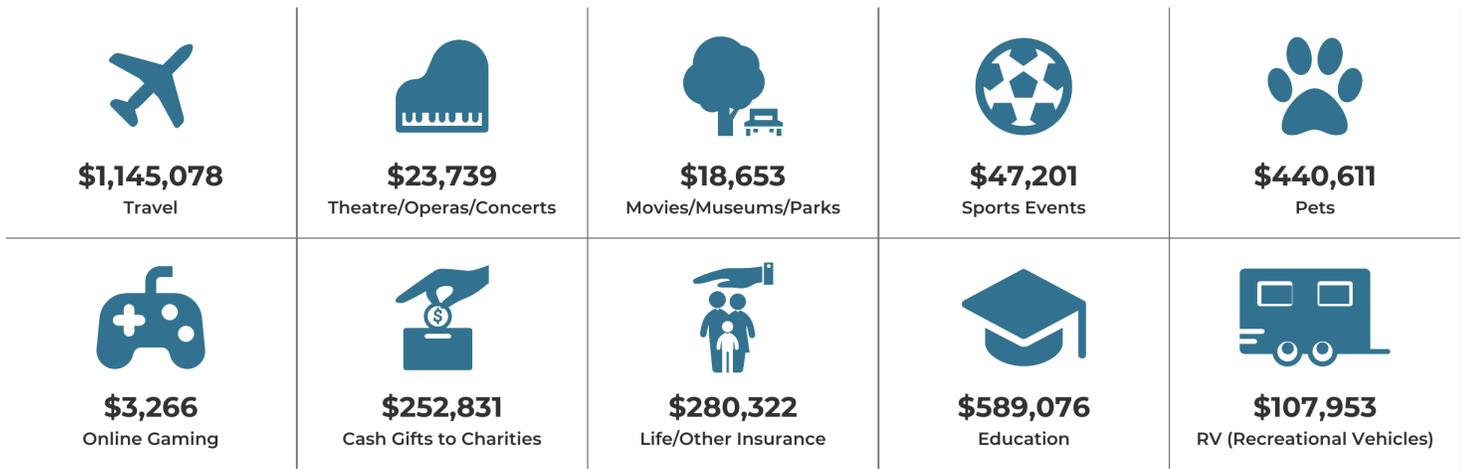


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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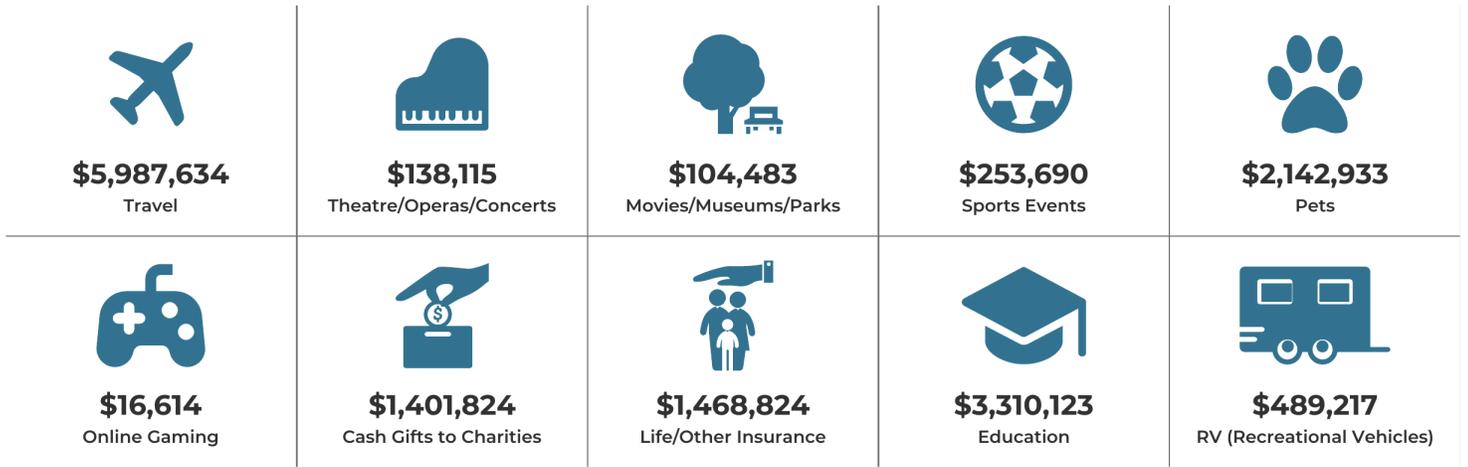


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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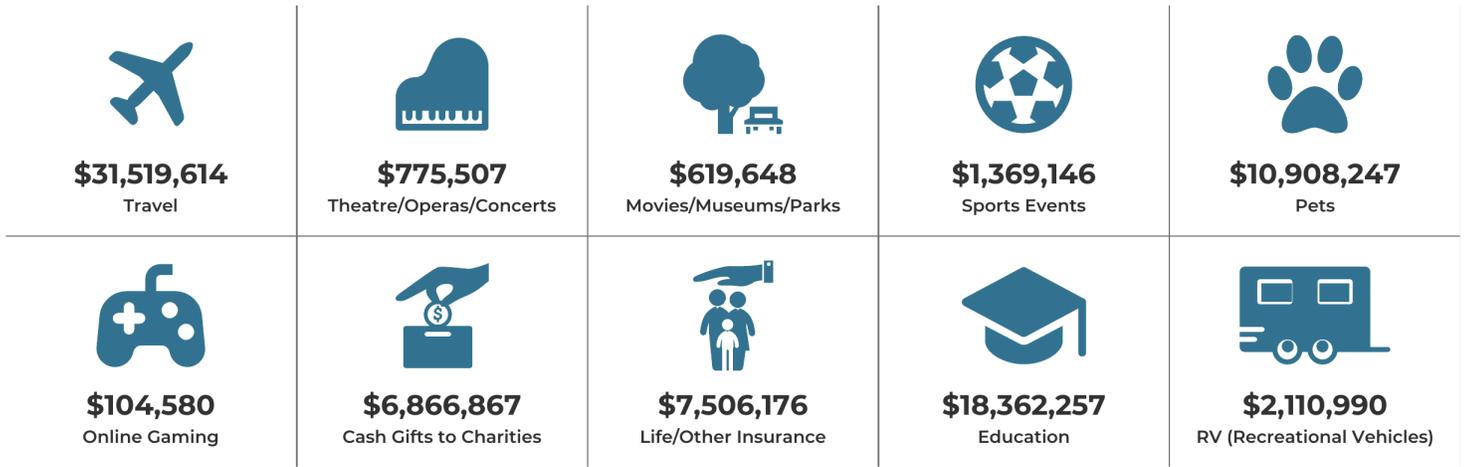


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |

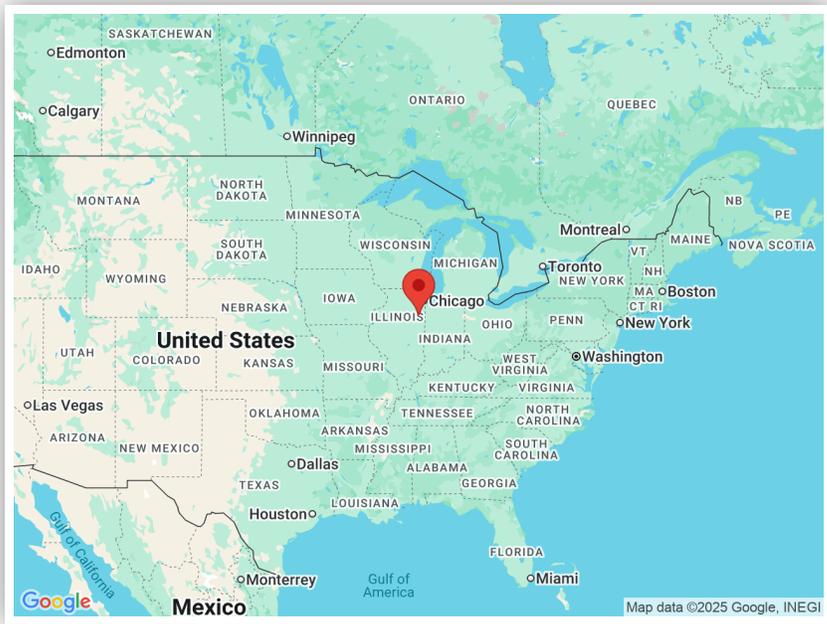
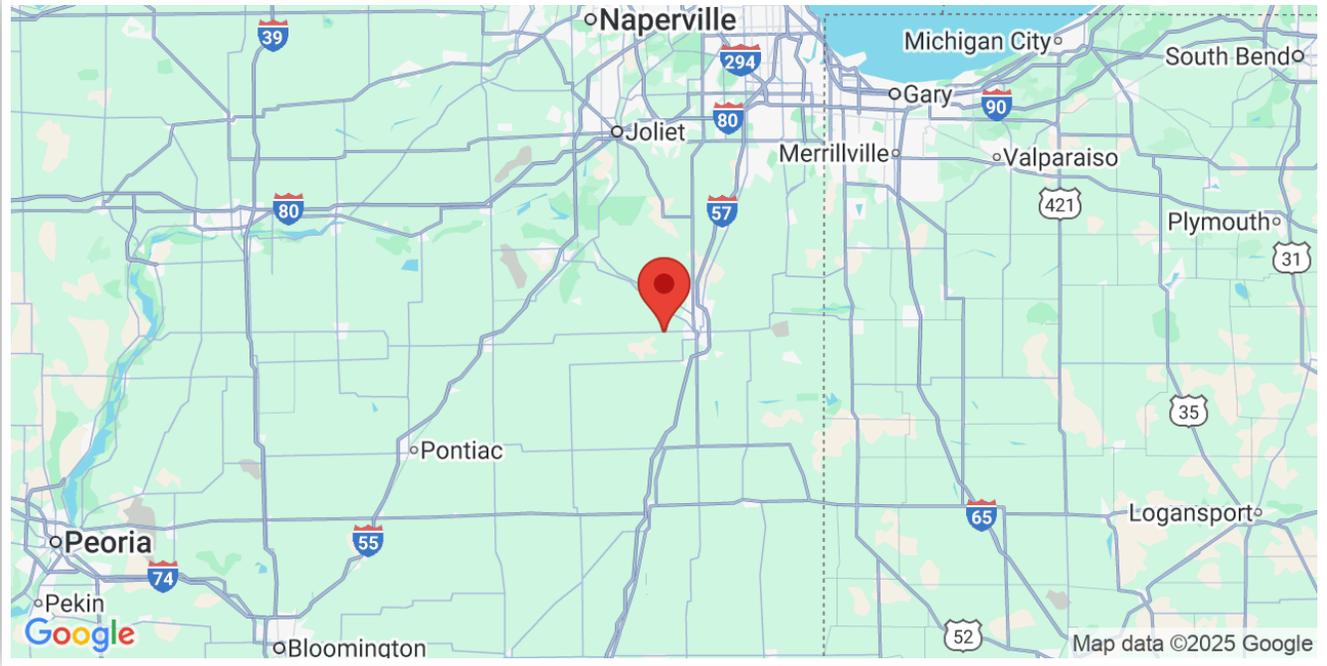


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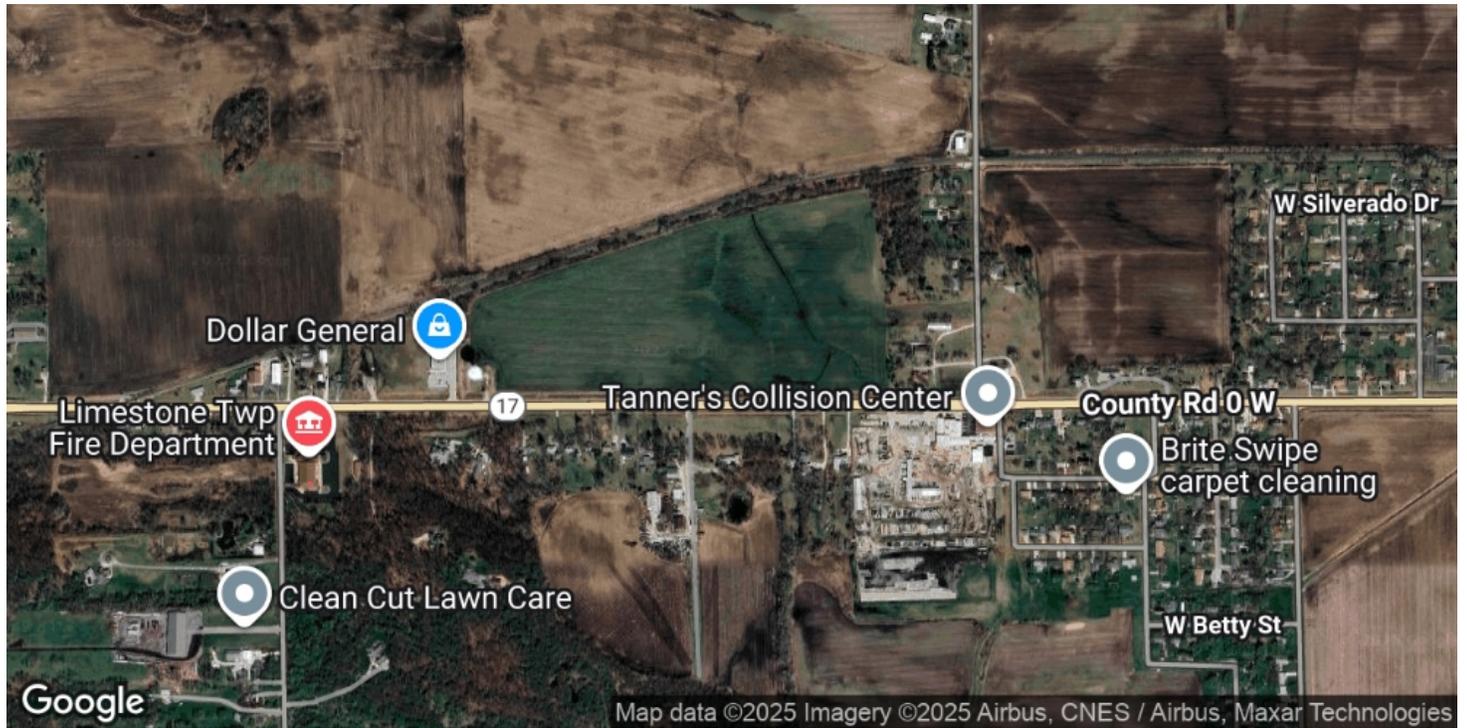


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