

# 1± AC On Jefferson Street

Shorewood, IL 60404

COMMERCIAL DEVELOPMENT LAND



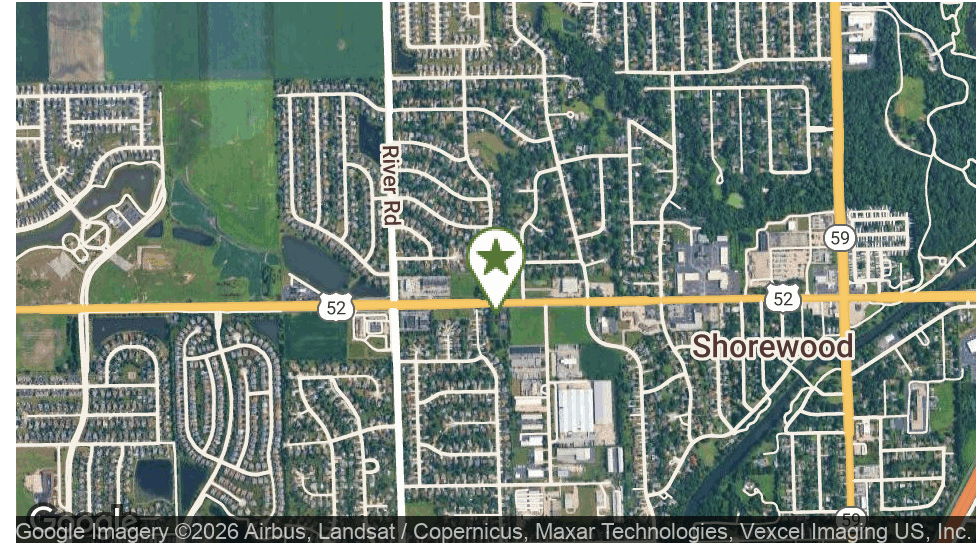
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john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



## OFFERING SUMMARY

Sale Price:	\$274,900
Lot Size:	1.0 Acres
Zoning:	B-2 (Community Shopping Center District)
Traffic Count:	16,700
2024 Taxes:	\$6,256

## PROPERTY OVERVIEW

Fully improved vacant lot zoned B-2 with excellent visibility and easy access along Jefferson Street (Route 52).

## PROPERTY HIGHLIGHTS

- Fully Improved Lot
- Zoned B-2 (Community Shopping Center District)
- Close to I-55 and I-80
- Heavy traffic area with 16,700 VPD on Jefferson St.

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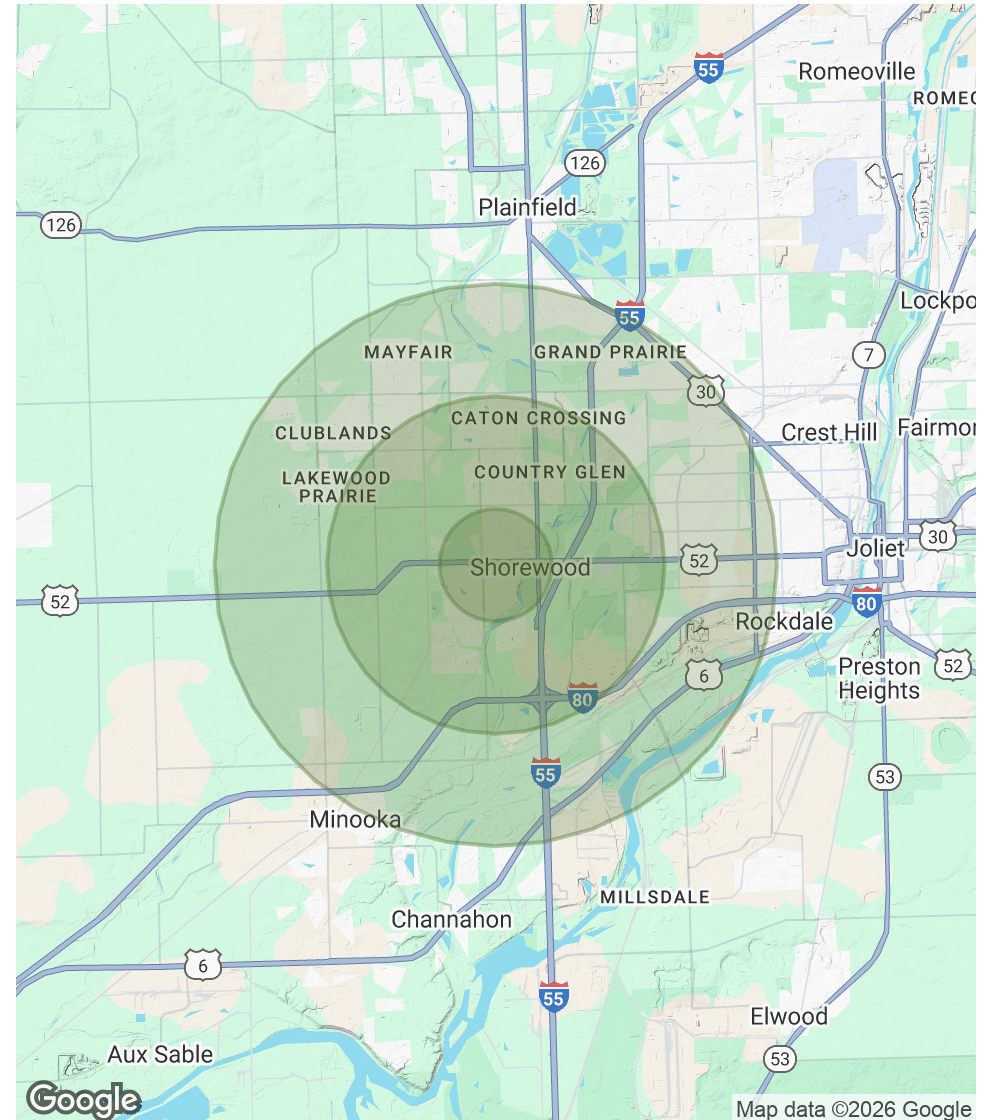
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,690	46,355	113,525
Average Age	39.4	34.9	34.9
Average Age (Male)	39.1	34.6	34.4
Average Age (Female)	40.6	35.2	35.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,364	14,959	36,759
# of Persons per HH	2.8	3.1	3.1
Average HH Income	\$96,343	\$91,611	\$87,348
Average House Value	\$232,267	\$230,804	\$234,315

2020 American Community Survey (ACS)



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