



For Sale

Retail / Office Land Sites In Mokena

SWQ 191ST ST & LAGRANGE RD, Mokena, IL 60448

Negotiable

6.4+ ACRES of RETAIL/OFFICE land available with full access from LaGrange Road (US Rte. 45) and 191st Street, located about 1/4 mi from Interstate 80.

- Lot #1 191160 Greenwich Rd. - 3.76 acres / 163,785 sf.
- Lot #3 Under Contract
- Lot #4 191184 S. Meridian Cir. - 1.78 acres / 77,536 sf.
- Lot #10 19667 191str St. - .86 acres / 37,263 sf.

Contact us:

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PROPERTY DETAILS

LOCATION INFORMATION

Street Address	VARIES
City, State, Zip	Mokena, IL 60448

LIST OF AVAILABLE LOTS

#1 - 19160 Greenwich Road	3.76 Acres
#3 - Under Contract	3.07 Acres
#4 - 19184 S. Meridian Circle	1.78 Acres
#10 - 19667 191st Street	.86 Acres

PRICING

#1 - 19160 Greenwich Road	\$1,965,000
#3 - Under Contact	
#4 - 19184 S. Meridian Circle	\$930,000
#10 - 19667 191st Street	\$515,000

PROPERTY INFORMATION

Property Type	Land
Zoning	C3
Property Subtype	Retail-Pad
Lot Size	6.4 Acres
Corner Property	Yes

TRAFFIC COUNTS

191st Street:	19,433 VPD
US Rte 45 / LaGrange Rd:	32,733 VPD

TRANSPORTATION

Mokena/Hickory Creek Station	.08 miles / 15 min walk
Interstate 80	1 mile
Midway Airport	35 min. / 22 miles



Chris Irwin

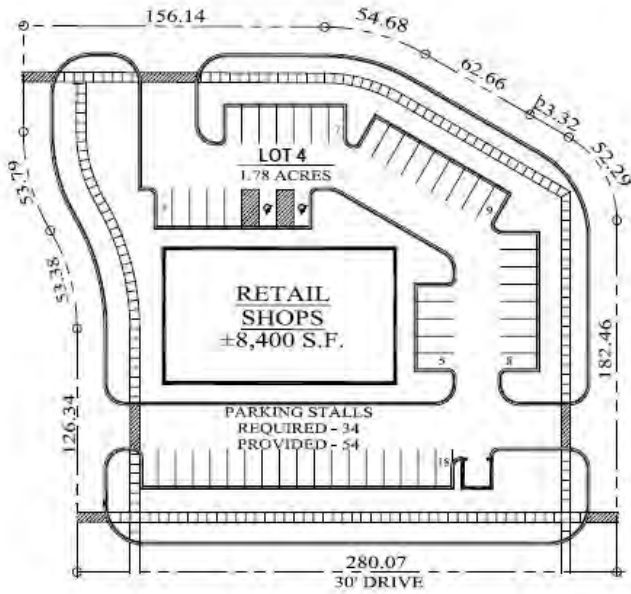
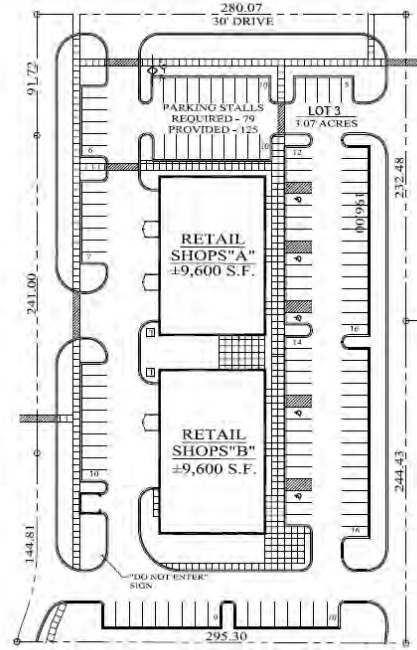
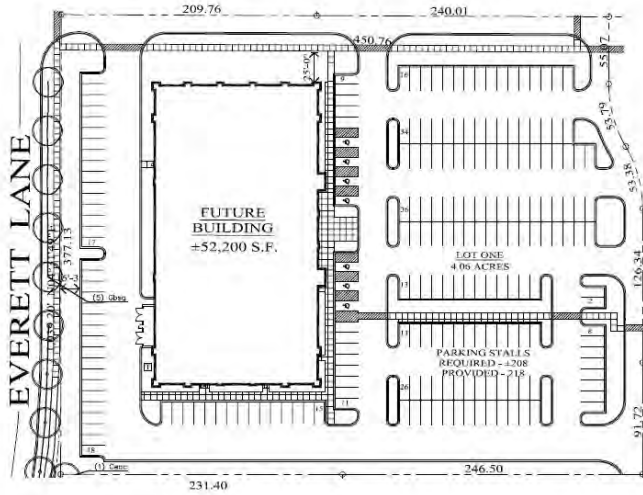
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LOT 1 / LOT 3 / LOT 4 / LOT 10



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PROPERTY DETAILS



6.4 Acres
Acreage



I-80
1 mile



C3
Zoning



19K VPD
191st Street



32K VPD
South LaGrange Road



\$129,000
AVG HH Income (3 mile)



20K
Households (3 mile)



LOCATION OVERVIEW

Mokena is a suburb of Chicago with a population of 20,674. Mokena is in Will County and is one of the best places to live in Illinois. Living in Mokena offers residents a sparse suburban feel and most residents own their homes. Many young professionals live in Mokena and residents tend to lean conservative. The public schools in Mokena are highly rated.

Development co-tenants include Starbucks, Chipotle, Firestone, LA Nails, Which Wich, Smoothie King, Verizon, CBD Kratom, Burger King, Hair Fusion, Crafted, Izzy's, Coldwell Bank, and Simply Slices. Strong traffic counts on US Rte 45 (32,100 ADT) and 191st St (18,800 ADT).

PROPERTY HIGHLIGHTS

- First signalized intersection south of the I-80/US Rte 45 full interchange
- Excellent visibility with all utilities & offsite detention
- High average household income
- Full access curb cuts along US Rte 45 & 191st St.
- Zoning: C3

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RETAIL CO-TENANCY ON SITE

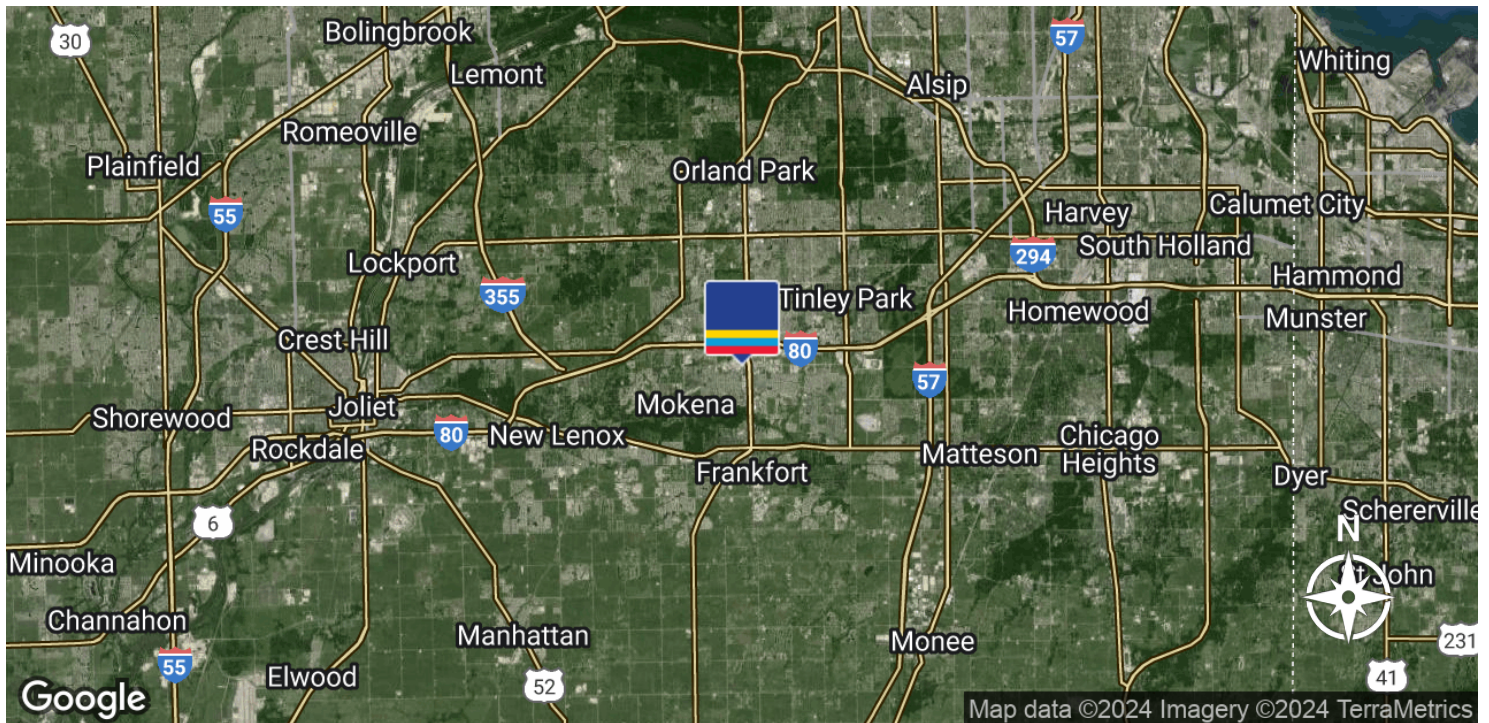
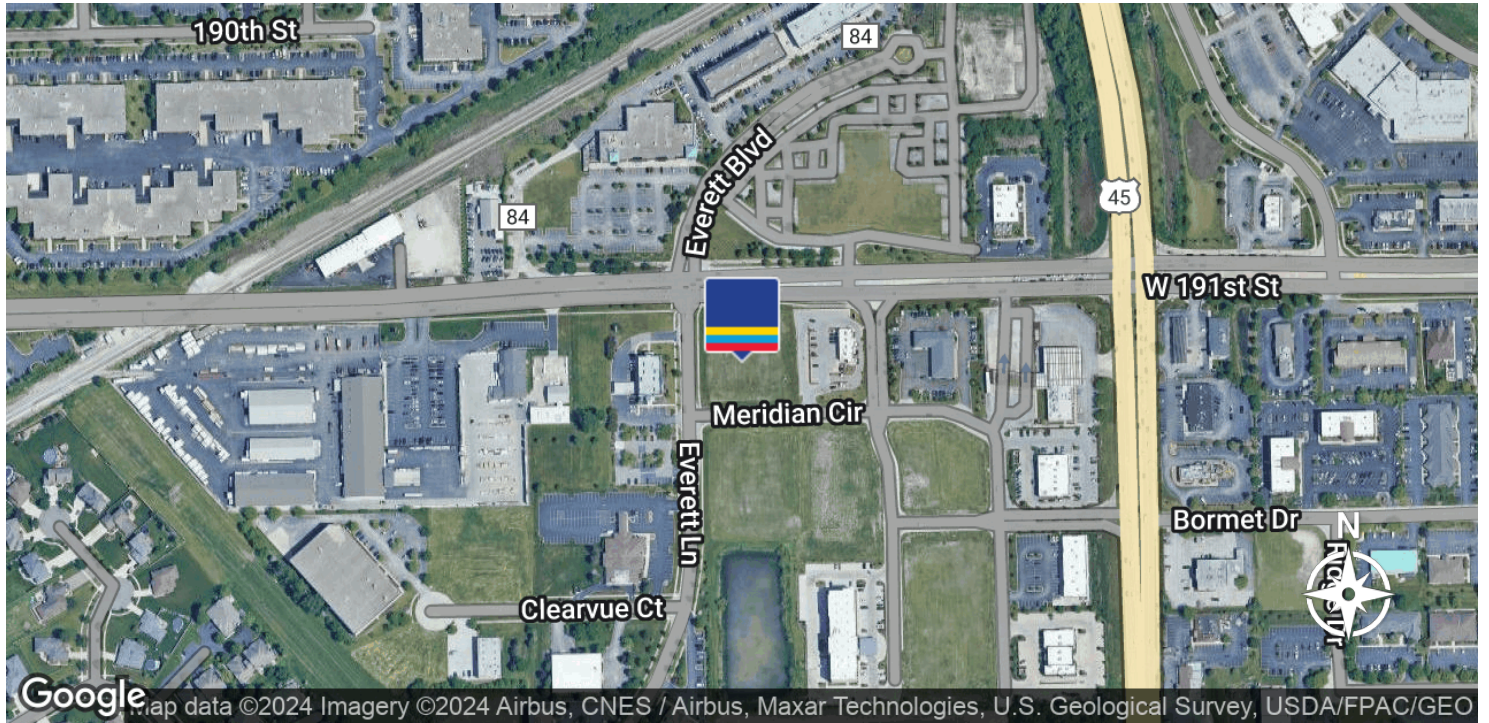


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LOCATION MAP



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