

10 ACRE PARCEL

AT

Route 53 &
Peotone-
Wilmington Rd.

(Will Subdivide)



For More Information,
Contact:

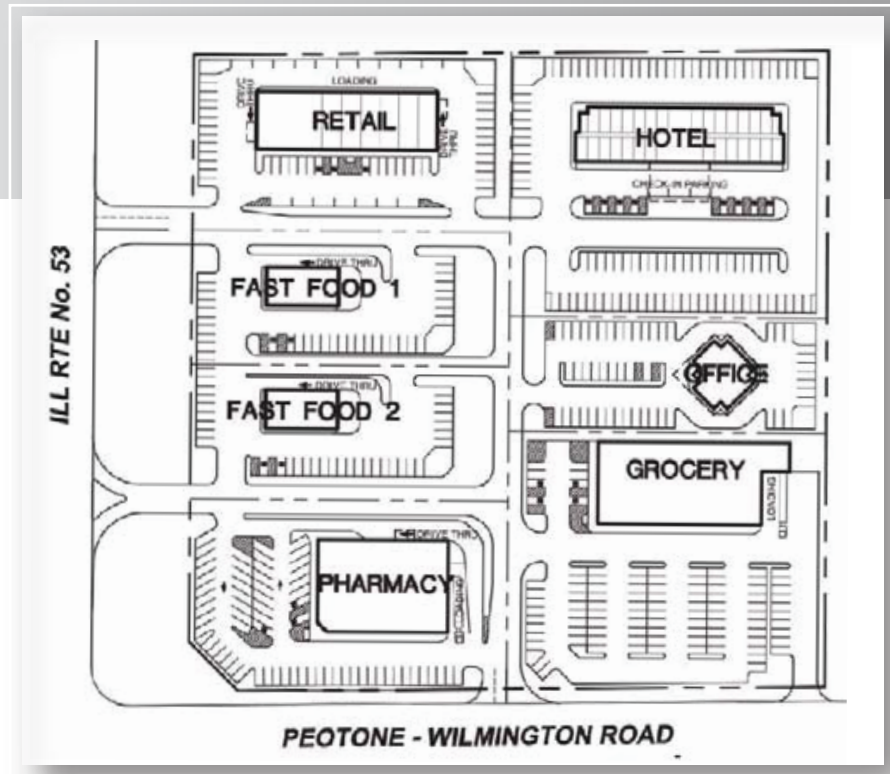
leasing@nextrealty.com

847.881.2008

HIGHLIGHTS

- Located near rapidly-growing communities of Joliet and Elwood
- Signalized intersection
- Zoned B-2 Commercial - Utilities available
- Potential uses include: drugstore, bank, restaurant, fast food, strip center, hotel, office and grocery
- Minutes from Centerpoint Intermodal Center, Chicago Speedway and Operating Engineers training center

CONCEPTUAL DEVELOPMENT PLANS



SITE & BUILDING DATA

RETAIL

Site Area	1.40 acres
Building Area	11,280 SF
Parking (Req'd)	57 spaces
Parking (Actual)	60 spaces

FAST FOOD

Site Area	1.05 acres
Building Area	3,000 SF
Parking (Req'd)	33 spaces
Parking (Actual)	35 spaces

FAST FOOD 2

Site Area	1.05 acres
Building Area	3,000 SF
Parking (Req'd)	33 spaces
Parking (Actual)	35 spaces

PHARMACY

Site Area	1.50 acres
Building Area	13,013 SF
Parking (Req'd)	65 spaces
Parking (Actual)	65 spaces

HOTEL (3 FLOOR x 12,000 SF/FLR)

Site Area	2.09 acres
Building Area	36,000 SF
Parking (Req'd)	102 spaces
Parking (Actual)	104 spaces

OFFICE BUILDING (3 FLOORS)

Site Area	0.09 acres
Building Area	12,400 SF
Parking (Req'd)	50 spaces
Parking (Actual)	50 spaces

GROCERY

Site Area	2.02 acres
Building Area	15,440 SF
Parking (Req'd)	78 spaces
Parking (Actual)	99 spaces

For More Information,
Contact:

leasing@nextrealty.com

847.881.2008

DEMOGRAPHICS *

Distance	Population	Avg. HH Income
1 Mile	1,826	\$71,186
3 Miles	7,290	\$70,837
5 Miles	9,822	\$70,597

*Demographics are 2015 Estimates
© 2015 The Nielsen Company