

DEVELOPMENT LAND FOR SALE OR GROUNDLEASE

Rt. 53 & Peotone-Wilmington Rd.
Wilmington, IL

10 ACRE LAND PARCEL
Wilmington, Illinois

- Zoned B-2
- Will subdivide



HIGHLIGHTS

- 10-acre development parcel for sale or groundlease - will subdivide
- 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

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population *	7,983	10,859	51,055
Avg. HH Income *	\$56,153	\$57,092	\$62,700

For More Information, Contact

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 An Illinois Licensed Real Estate Broker

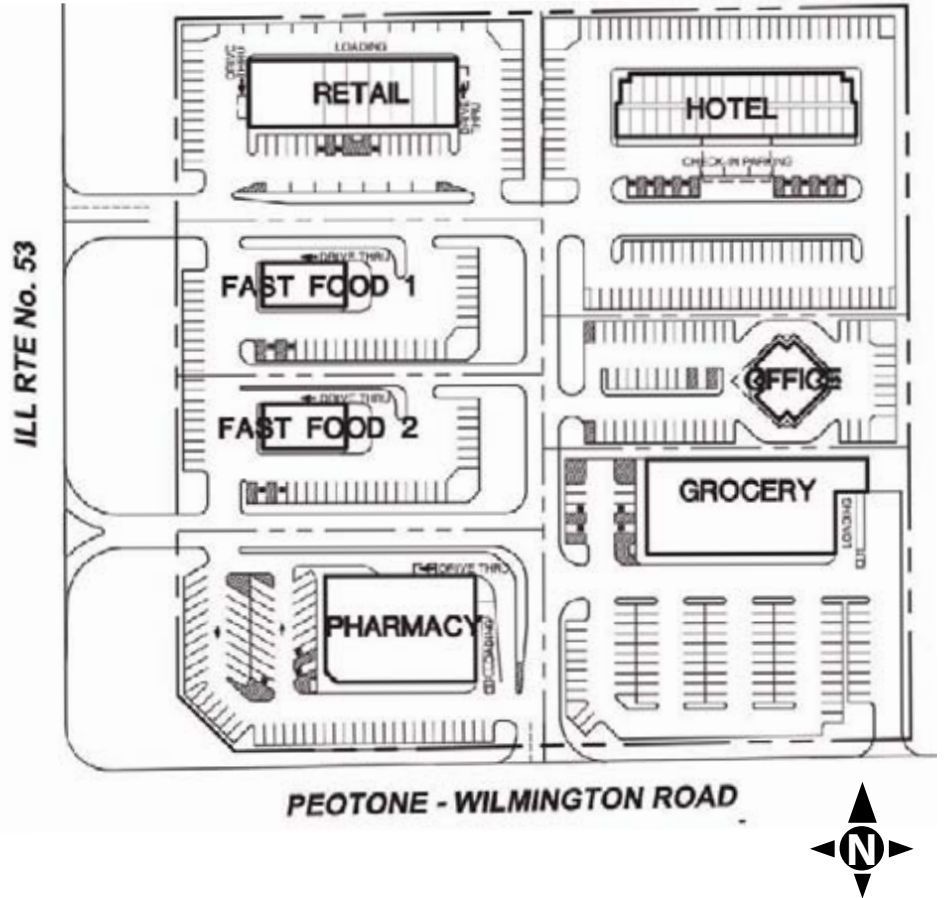
* Demographics are 2010 Estimates.
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10 ACRE LAND PARCEL Wilmington, Illinois

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 1	
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



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