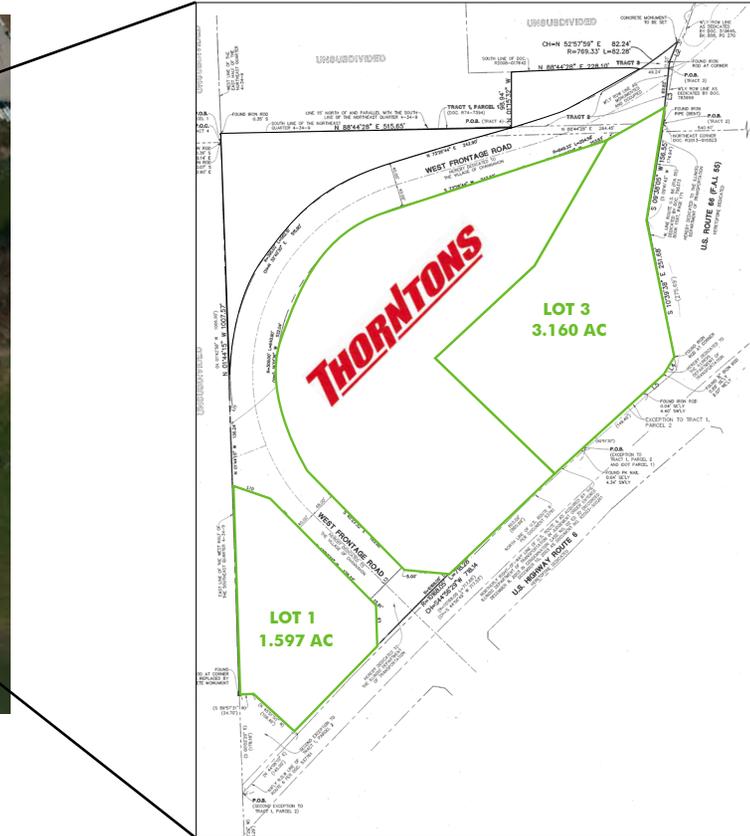
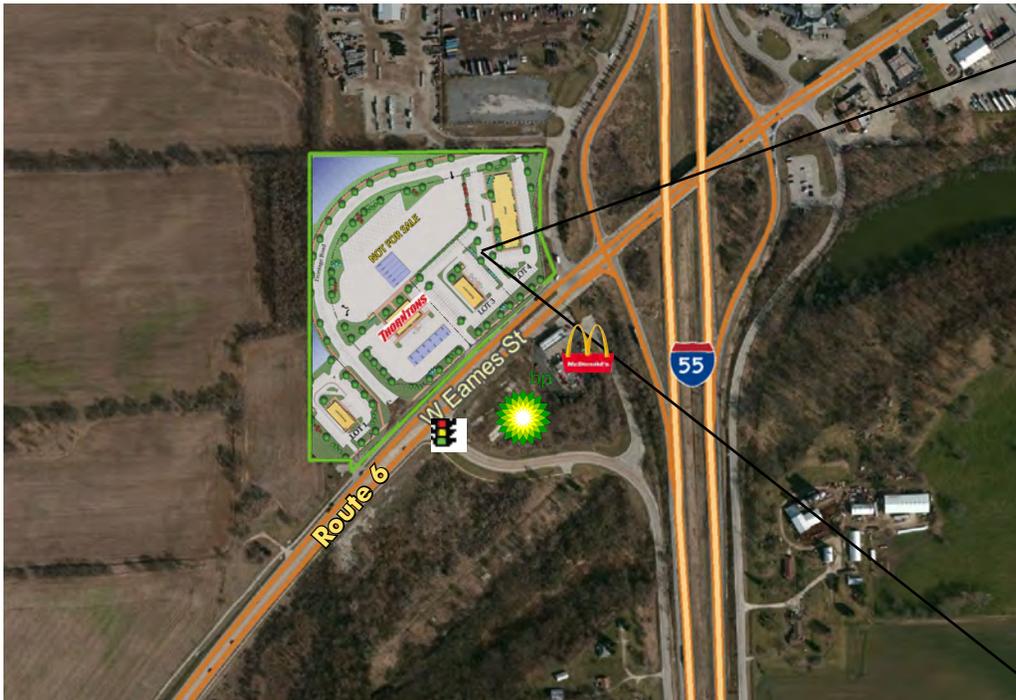


FOR SALE

Commercial Development Opportunity

NORTH SIDE OF US HIGHWAY 6 AND WEST OF I-55, CHANNAHON, IL 60410

RETAIL



PROPERTY INFO

- + Pad Sites Available For Sale or Lease - Next to New Thornton Travel Center
- + Lot 1: 1.597 Acres
- + Lot 3: 3.160 Acres (May Divide)
- + Zoning: C-4
- + Utilities Run to Site
- + 2 Million SF of Industrial Space along I-55
- + Located at a Lighted Intersection
- + Ideal Site for a Drive-Thru Restaurant or Hotel

2018 Demographics

	3 Miles	5 Miles	7 Miles
Population	10,275	43,847	114,235
Household Income	\$111,850	\$108,439	\$91,461
Daytime Population	10,445	43,736	107,397

Traffic Counts

I-55	67,400 VPD
US Highway 6	10,700 VPD

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Example of Potential Subdivision

CONTACT US

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Mario Melone

Vice President
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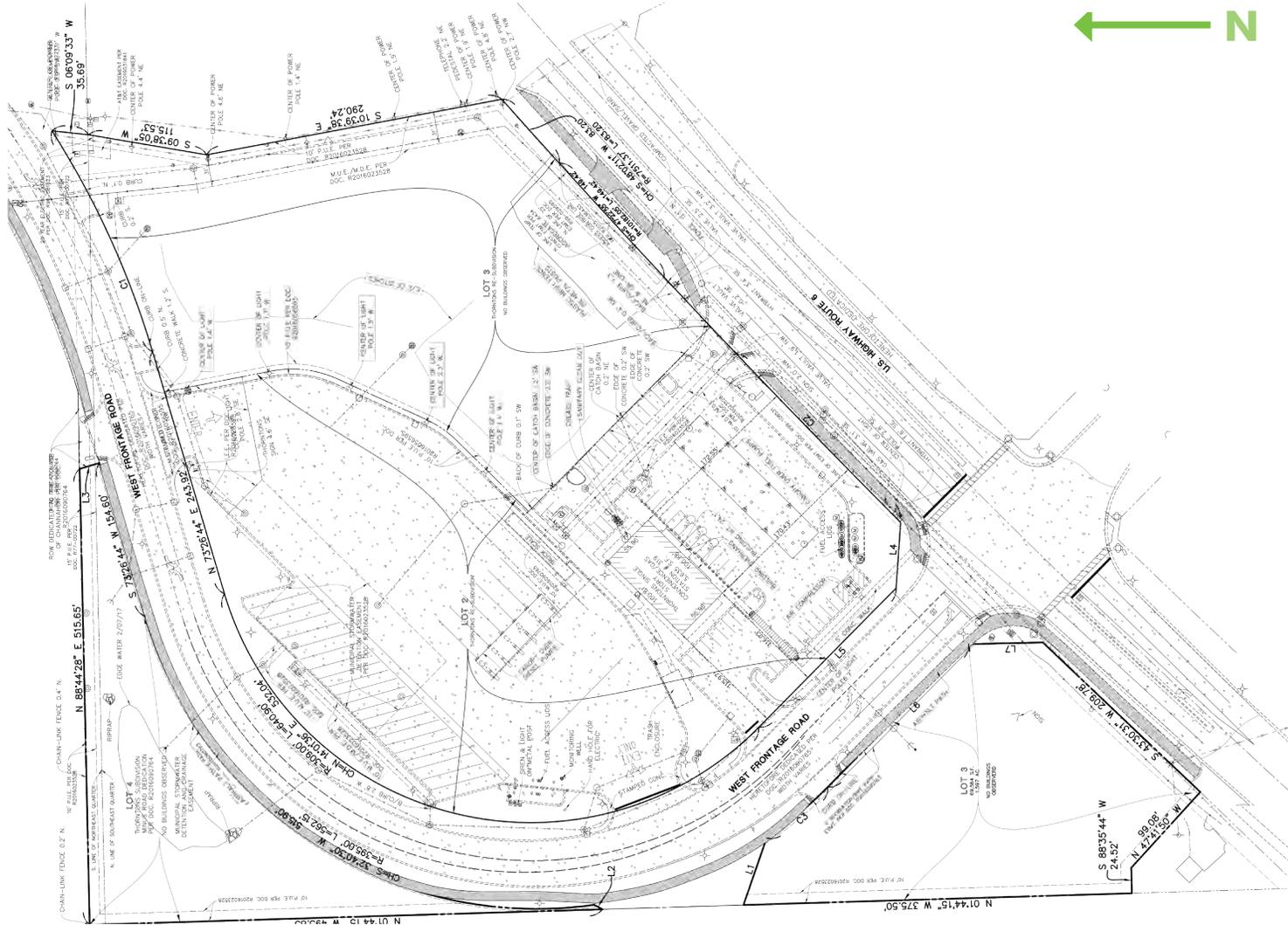
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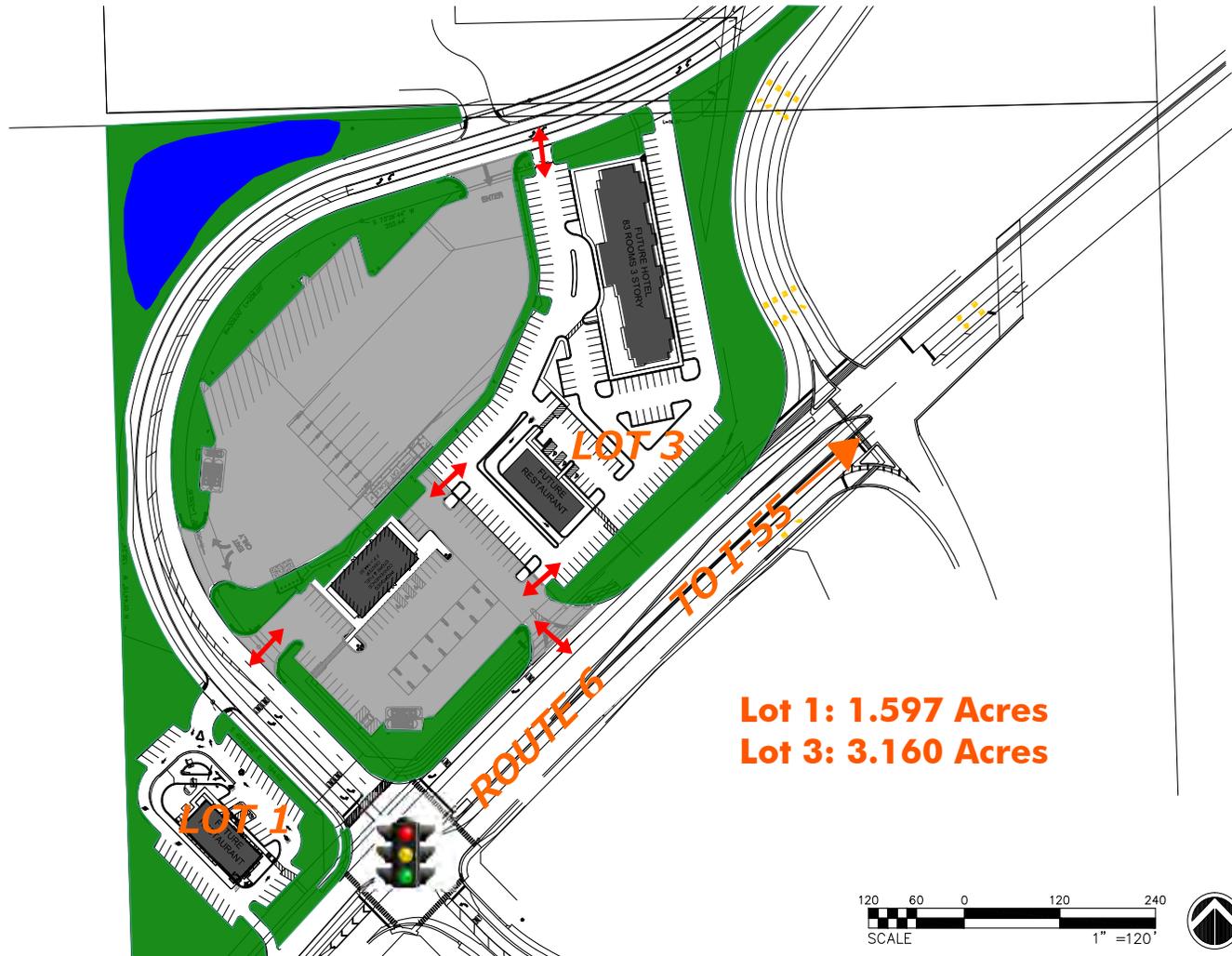
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I CONCEPT PLAN



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