

80 4-WAY INTERCHANGE  
0.7 Miles, 2 Mins.

**±14.32 ACRES**

Where Visibility, Access and  
Opportunity Converge

LAGRANGE ROAD (IDOT: 33,000 VPD)  
45

**FOR SALE ±14.32-ACRE SITE**

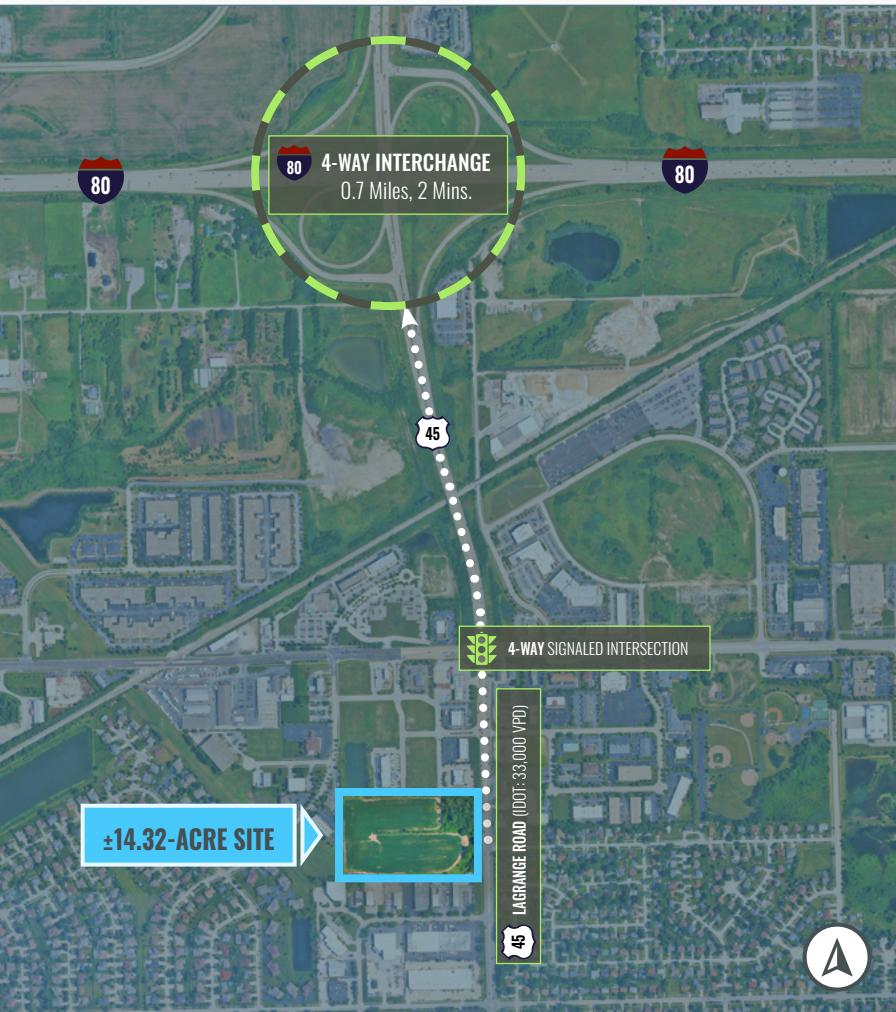
**\$4,678,000 (\$7.00 PSF)**

19300 S LaGrange Rd  
Mokena, IL 60448

 **CUSHMAN &  
WAKEFIELD**

# THE POWER OF ACCESS + OPPORTUNITY

Located within one of the Chicago suburbs' fastest-growing commercial corridors, 19300 South LaGrange Road in Mokena consists of  $\pm 14.32$  acres and boasts both high visibility as well as immediate access via LaGrange Road/U.S. Route 45 and West 191st Street, as well as sitting less than a mile from the I-80 four-way interchange. With flexible zoning, the potential for prominent signage on a high-traffic route, and an established residential and commercial location, this property presents a unique opportunity for developers seeking a dynamic location in an active, growing suburban market.



## PROPERTY SPECIFICATIONS

- »  $\pm 14.32$ -acre land site
- » Currently zoned A-1 (Agriculture), the City of Mokena desires this site to be rezoned for retail and/or residential development, supporting a diversity of commercial business and residential uses
- » Utilities to the site

## LOCATION

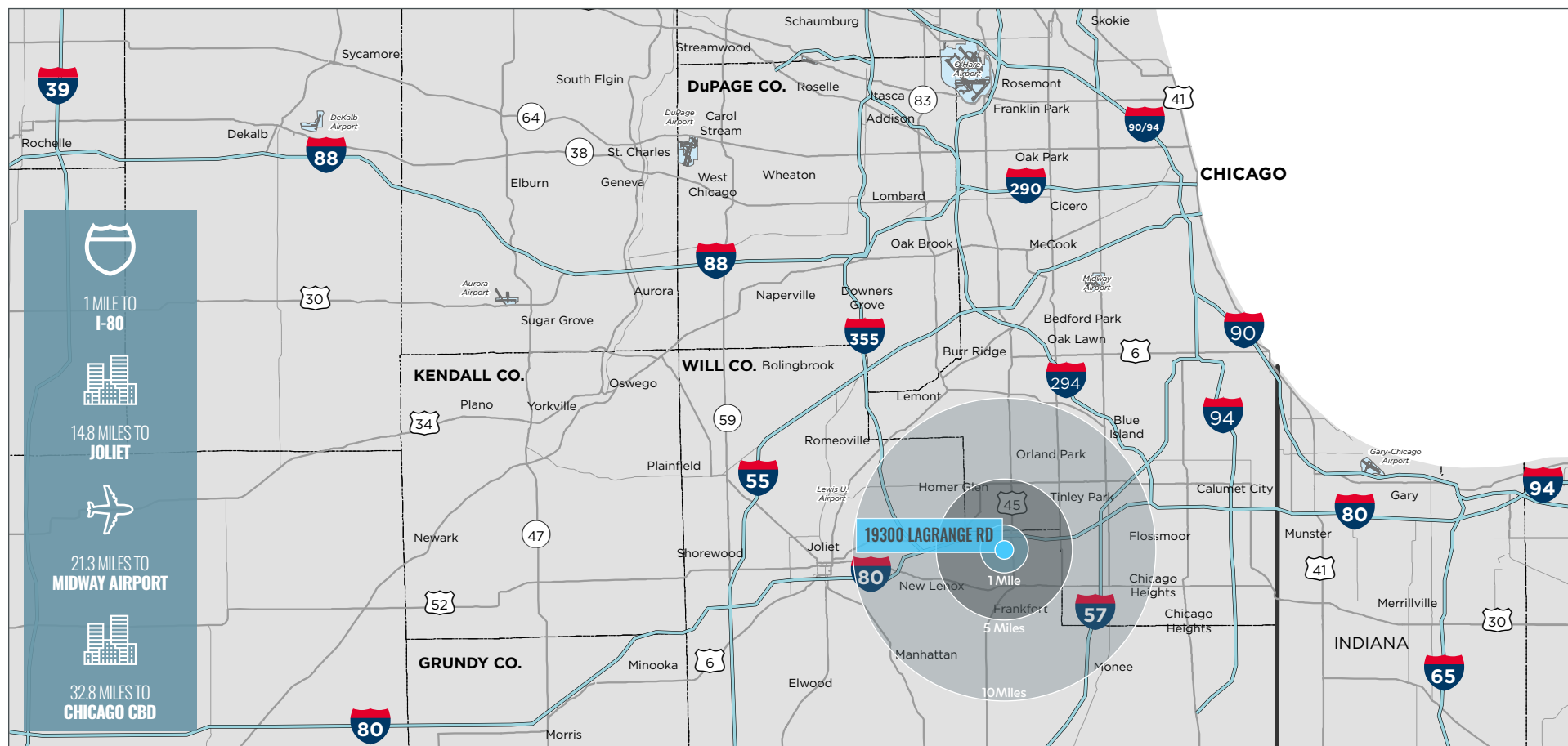
- » Strong retail and service synergy — the site is within an established retail and commercial area and is surrounded by major national and regional brands, including Meijer, Jewel-Osco, Walgreens, Starbucks, Panera Bread, Chipotle, Menards, Home Depot and Walmart Supercenter — ensuring high consumer draw and traffic counts
- » Adjacent to dozens of commercial and professional businesses, as well as abundant amenities
- » Immediate ingress/egress to LaGrange Road/Route 45
- » Opportunity for prominent signage fronting LaGrange Road/U.S. Route 45 (33,000 vehicles per day, per IDOT)
- » Future signalized traffic planned by City of Mokena
- » Broad and skilled workforce across business, retail, construction and finance sectors, with 72.4% employed in white collar jobs
- » Low Will County taxes
- » Excellent school system; Lincoln-Way East High School awarded 10/10 by Great Schools Ratings

# ESTABLISHED RETAIL/MEDICAL/OFFICE OR MIXED COMMERCIAL SITE IN WILL COUNTY



19300 South LaGrange Road is located within Will County, one of Chicago's fastest growing markets, bolstered by a pro-business climate and low taxes. The property fronts LaGrange Road/U.S. Route 45, a major arterial route, and quickly connects to the region's road network — the site is less than a mile to I-80. The location draws from a robust workforce, and is a proven location for retail development, with adjacent commercial, flex/industrial and professional service businesses.

<u>Area Demographics</u>	<u>1-Mile Radius</u>	<u>3-Mile Radius</u>	<u>5-Mile Radius</u>
Population:	6,318	57,292	145,327
Daytime Population:	10,156	61,486	140,549
Total Households:	2,336	21,502	56,104
Median HH Income:	\$147,995	\$146,508	\$131,460
Housing Units:			
• Total:	2,382	15,112	42,508
• Owner-Occupied:	94.4%	89.1%	86.0%
• Renter-Occupied:	3.7%	8.2%	10.4%
Empty Housing Units:	1.9%	2.7%	3.6%



# CONTACT

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For more information on **19300 South LaGrange Road**:

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