

# FOR SALE

## PRIME LAND DEVELOPMENT SITE

### 2021 South Laraway Dr New Lenox, IL



## PROPERTY HIGHLIGHTS

Property located at the intersection of Laraway Dr and Lincolnway Rd in New Lenox, IL. Signalized intersection w/traffic counts in excess of 12,500 VPD. Other users at this intersection include Jewel Osco, Superior Auto Repair, and Fifth/Third Bank.

<b>BUILDING SF</b>	n/a	<b>SIGNAGE TYPE</b>	Xxxxx
<b>LAND SF</b>	45,368	<b>1-MILE (POP.)</b>	2,006
<b>YEAR BUILT</b>	n/a	<b>3-MILE (POP.)</b>	30,911
<b>PARKING</b>	n/a	<b>MED. INCOME</b>	n/a
<b>TRAFFIC COUNTS</b>	12,500 VPD	<b>SPACE USE</b>	Development for retail/restaurant



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## MARKET OVERVIEW

Vacancies for retail properties in Joliet/Central Will were under the five-year average during the second quarter, and they compressed in the past year. Retail rents have fallen on a year-over-year basis, dropping by -1.0%

As for the pipeline, development has been relatively steady over the past few years in the Joliet/Central Will, and it remains up and running today.



## LEGAL INFORMATION

TAX PARCEL ID	08-25-301-002
2020 RE TAXES	TBD
ZONING	B-3



## RESTRICTIONS

Property will be restricted against uses competitive with petroleum and/or convenience stores

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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