

FOR SALE

PRIME LAND DEVELOPMENT SITE

2021 South Laraway Drive New Lenox, IL



PROPERTY HIGHLIGHTS

Property located at the intersection of Laraway Drive and Lincoln Way Road in New Lenox, IL. Signalized intersection with traffic counts exceeding 12,500 VPD. Other users at this intersection include Jewel Osco, Superior Auto Repair, and Fifth/Third Bank.

BUILDING SF	n/a
LAND SF	45,368
YEAR BUILT	n/a
PARKING	n/a
TRAFFIC COUNTS	12,500 VPD

SIGNAGE TYPE	Xxxxx
1-MILE (POP.)	2,006
3-MILE (POP.)	30,911
MED. INCOME	n/a
SPACE USE	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
2024 RE TAXES	\$9,825.36
ZONING	B-3



RESTRICTIONS

Property can be sold Unrestricted, allowing for a Convenience Store.

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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