



# Johnsburg, IL

SWC Route 31 & Alexander Blvd



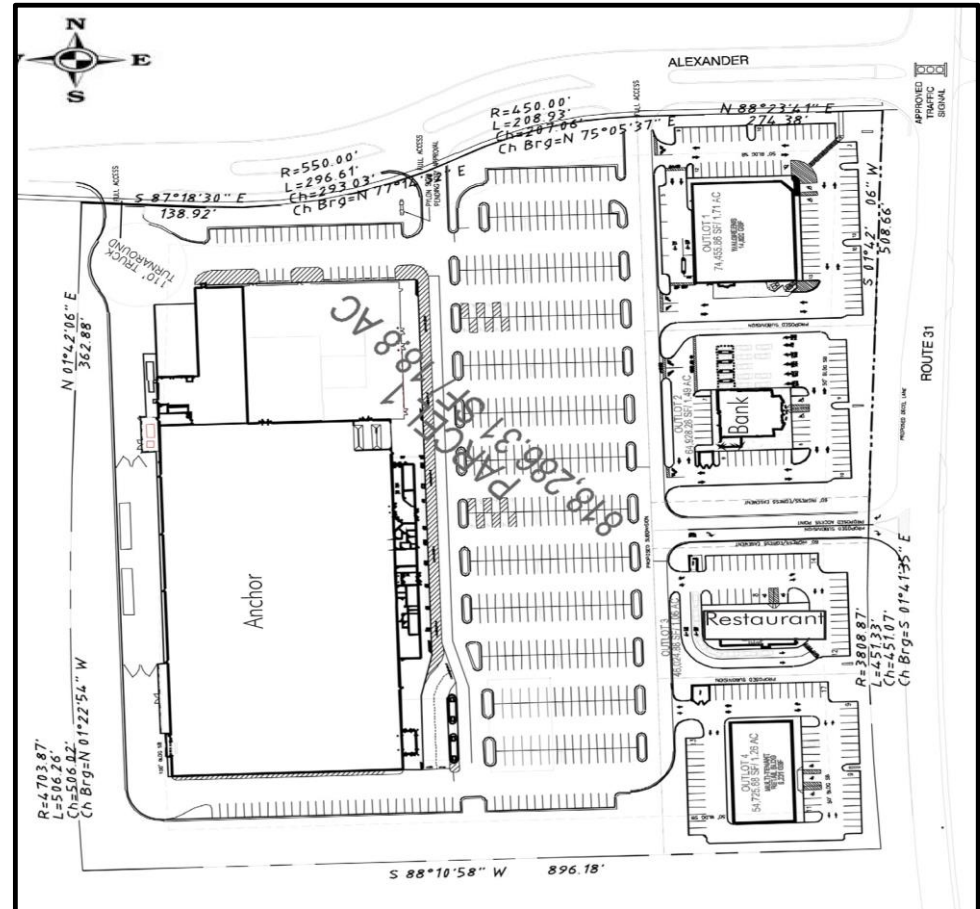


# SWC Route 31 & Alexander Blvd



## Proposed Site Plan

- **Site Area: 18 AC**
- Access points from both Route 31 & Alexander Blvd.
- Signalized intersections to the North & South with approved signal for immediate corner.
- Big box retail anchor.
- Four out lots ideal for; bank, restaurant, free standing, & multi tenant buildings.
- Ample parking.





## Site Benefits

- Directly North of high performing Walmart (\$90mm in Sales).
- Perfect location to capitalize on both Rural and Urban retail needs.
- Northern gateway to prominent retail corridor of trade area.
- Space is perfect for big box retailers & restaurants looking to capitalize on the well- developed market.
- Convenient Access from both Route 31 & Alexander Blvd.
- Route 31 high traffic volume of 24,000 VPD.





# SWC Route 31 & Alexander Blvd

## Market Summary

- Distinguished development opportunity strategically present on the corner of Route 31 (Richmond Rd) in Johnsburg's premier retail corridor.
- Perfect symmetry between rural needs urban traffic generators
- Across street from local entertainment centers such as Fox Valley Tumblers & Plaza Bowl.
- Area Retailers include; Walmart Supercenter, DDR Development (JC Penney, Gap, Dick's Sporting Goods & many others), Kohls, Meijer & Home Depot.

## Contact Information:

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<b>Demographics</b>	<b>3-Mile</b>	<b>5-Mile</b>	<b>10-Mile</b>
Population	27,993	64,761	240,190
Avg. HHI	\$83,925	\$87,440	\$91,973