



Johnsburg, IL

Route 31 & Running Brook Farm Rd



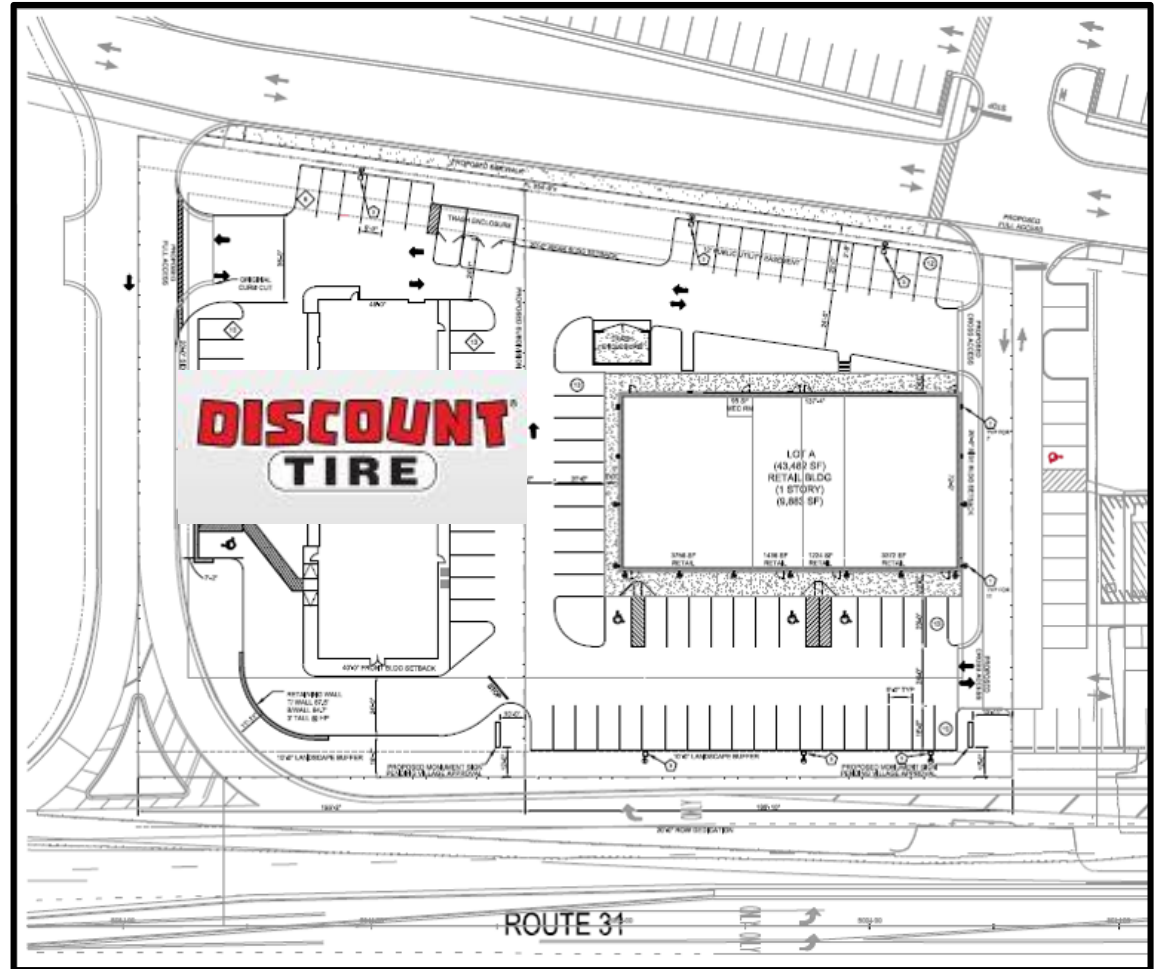


SWC Rt 31 & Running Brook Farm



Site Plan Summary

- **Site Area:** 2 Acres.
- **Lots:** A – ~ 1 Acre; multi tenant retail; B – ~ 1 Acre; Discount tire 2019 opening
- **Multi tenant:** 9,883 Sf
- **Access:**
 - Cross access with Walmart.
 - Signalized intersection on Rt 31. Right-in-right-out on Rt 31.
- **Signage:** Monument signage available for each lot on Rt 31.





SWC Rt 31 & Running Brook Farm

Site Benefits

- Prime development location as outlet to high sales volume Walmart Supercenter with top- quality visibility from Route 31.
- Ideal for restaurants and multi tenant retail store fronts.
- “In the eye” of the premier retail corridor for the area.
- Accessible from Route 31 & from Walmart access drives.
- Route 31 high traffic volume of 24,000 VPD.





SWC Rt 31 & Running Brook Farm

Market Summary

- Premier out lot development opportunity, sharing access with extremely high sales volume Walmart Supercenter.
- Central location to prominent retail corridor of Johnsburg.
- Area retail includes: Walmart Supercenter, JC Penney, Gap, Dick's Sporting Goods, Kohls, Meijer, Home Depot, Big R, Aldi, Ulta, Best Buy, Michaels, Starbucks, McDonald's, Game Stop, Verizon, AT&T

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