



# Lockport, IL

301-335 South Farrell Road



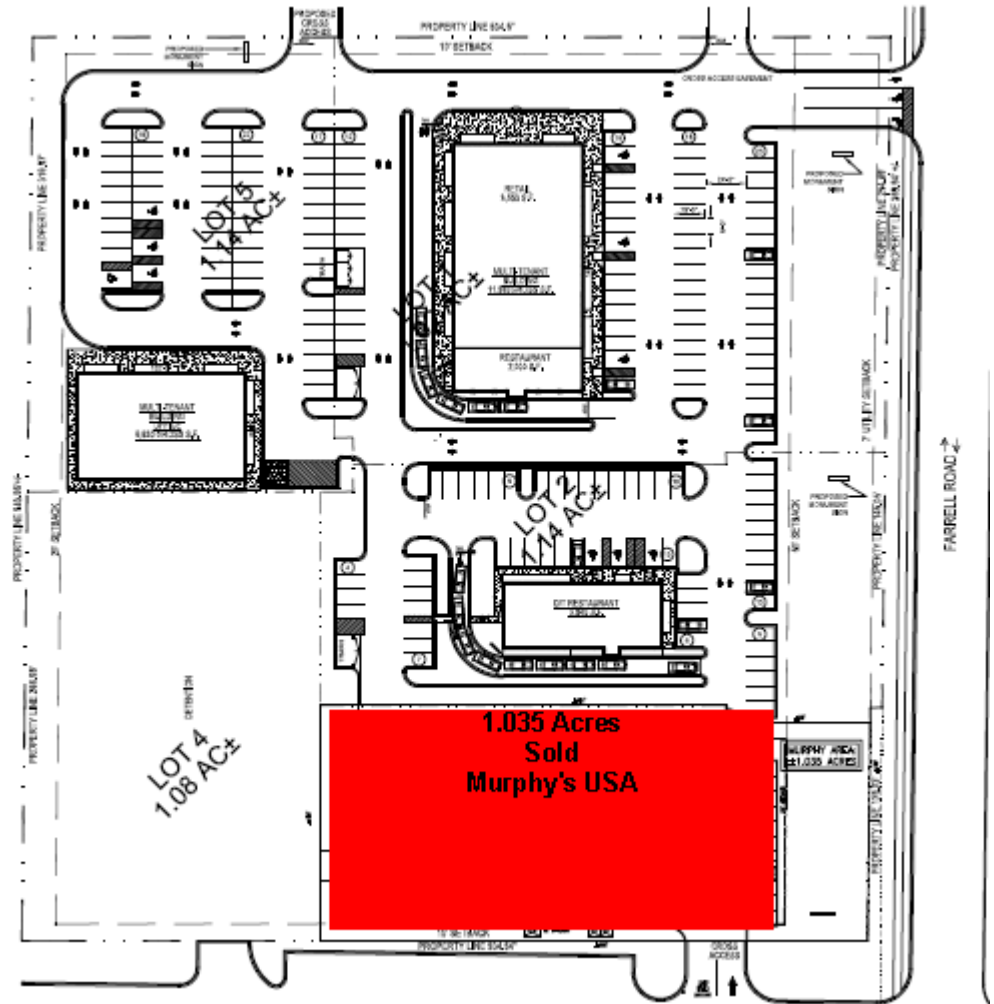


# 301-335 South Farrell Road



## Site Plan Summary

- **Land Size:** 6.3 AC
- **Available:** 4.2 AC
  - Outparcels available for development. Ideal for bank and restaurant. Proposed +/- 11,000 sf multi-tenant center with drive-thru
- **Access:** Full access off Farrell Rd.; cross access with Aldi and their shared signal with Walmart
- **Signage:** Available along Farrell





# 301-335 South Farrell Road

## Site Benefits

- Across from Walmart Supercenter and Jewel with shared signalized access to Walmart via cross-easement with Aldi
- One mile South of Lockport Township High school, with over 3,000 students
- 35,000 VPD at Farrell/159<sup>th</sup> intersection
- 1.5 miles north of planned 500 home development
- Additional area retailers include: Walmart, Jewel-Osco, Aldi, Walgreens, Panera, McDonald's, Culvers, Sonic, Starbucks, Gamestop, T-Mobile, Sprint, Verizon, and Chase Bank.

## Contact Information:

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<b>Demographics</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
Population	8,534	33,882	103,018
Average HHI	\$104,060	\$95,573	\$90,278