



Location Finders International, Inc.  
 9440 Enterprise Dr, Mokena, IL 60448  
 (708) 390-1629

**Rose Plaza Channahon**  
 27243 W Saxony Ln, Channahon, IL

**RETAIL SPACE AVAILABLE**

**1,491 SF**

**MARKET SUMMARY**

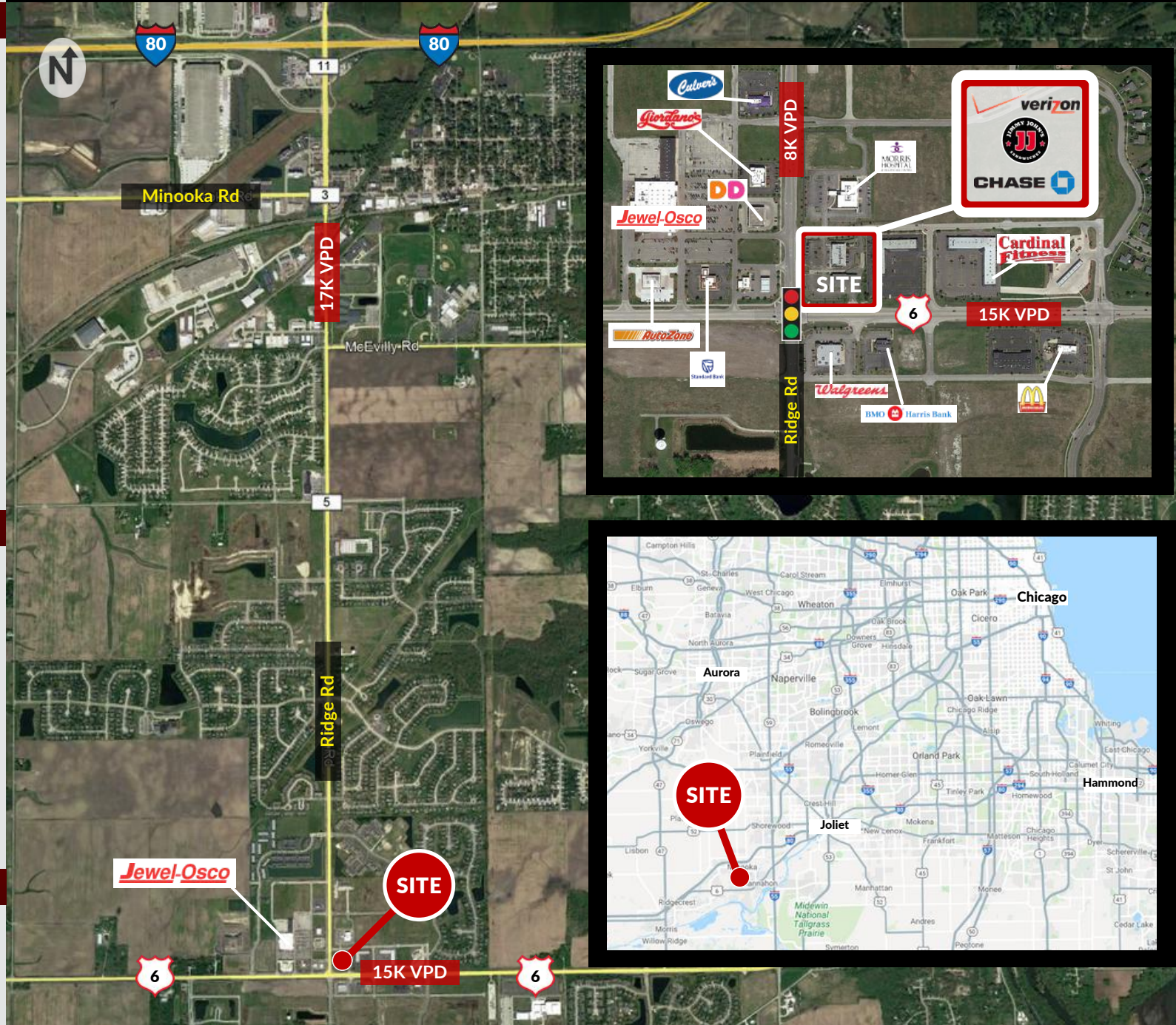
- NEC Ridge Rd & Rte 6
- 7,752 SF multi-tenant building on approx. 2.80 AC
- Zoned C3
- Anchored by Jimmy John's and Verizon Wireless
- 76 parking spaces
- Chase shadow anchored
- Right-in, right-out, and full access on Rte 6; full access on Ridge Rd
- 15K+ VPD on Rte 6; 17K+ VPD on Ridge Rd
- Across from Jewel-Osco
- Area retailers include: Walgreens, BMO Harris Bank, Giordano's, Culver's, Cardinal Fitness
- High residential growth

**DEMOGRAPHICS**

|                      |        |           |
|----------------------|--------|-----------|
| <b>POPULATION</b>    | 3 Mile | 21,482    |
|                      | 5 Mile | 27,317    |
|                      | 7 Mile | 40,102    |
| <b># HOUSEHOLDS</b>  | 3 Mile | 6,845     |
|                      | 5 Mile | 8,899     |
|                      | 7 Mile | 13,694    |
| <b>AVG HH INCOME</b> | 3 Mile | \$110,664 |
|                      | 5 Mile | \$111,250 |
|                      | 7 Mile | \$115,609 |

**CONTACT**

**ALAN ERICKSON**  
 aerickson@lfirealestate.com  
 (708) 390-1629







Location Finders International, Inc.  
 9440 Enterprise Dr, Mokena, IL 60448  
 (708) 390-1629

# Rose Plaza Channahon

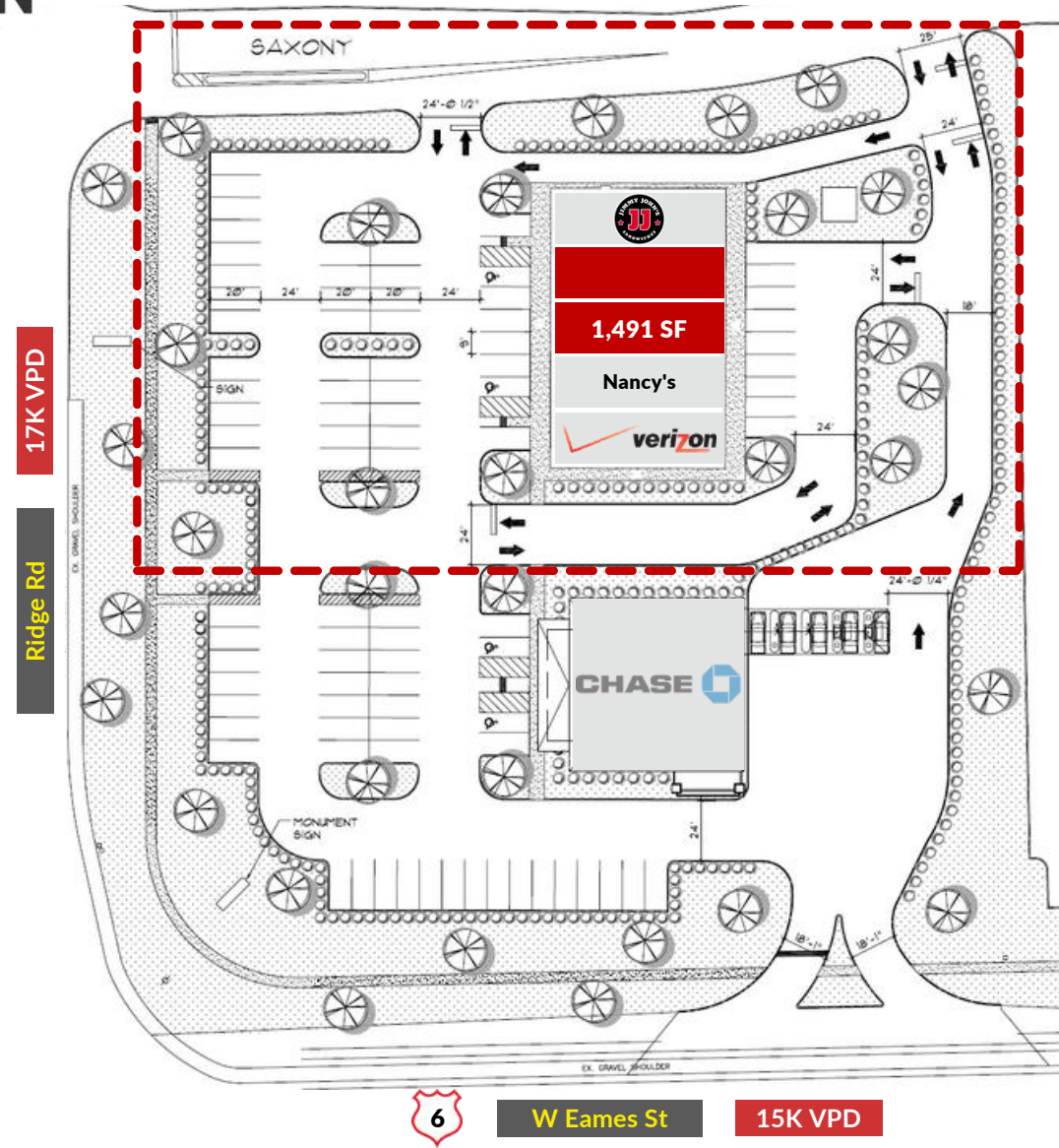
27243 W Saxony Ln, Channahon, IL

**RETAIL SPACE AVAILABLE**

**1,491 SF**

- NEC Ridge Rd & Rte 6
- 7,752 SF multi-tenant building on approx. 2.80 AC
- Zoned C3
- Anchored by Jimmy John's and Verizon Wireless
- 76 parking spaces
- Chase shadow anchored
- Right-in, right-out, and full access on Rte 6; full access on Ridge Rd
- 15K+ VPD on Rte 6; 17K+ VPD on Ridge Rd
- Across from Jewel-Osco
- Area retailers include: Walgreens, BMO Harris Bank, Giordano's, Culver's, Cardinal Fitness
- High residential growth

**1,491 SF Built-Out Restaurant**



**CONTACT**

**ALAN ERICKSON**  
 aerickson@lfirealestate.com  
 (708) 390-1629



**W Eames St**

**15K VPD**