

## RETAIL PADS AVAILABLE

9.58 AC

### MARKET SUMMARY

- Development serves Shorewood and Joliet communities
- 29K VPD at Jefferson St and River Rd
- High residential growth
- High volume gas & wash
- Area retailers include: Walgreens, CVS, Jewel-Osco

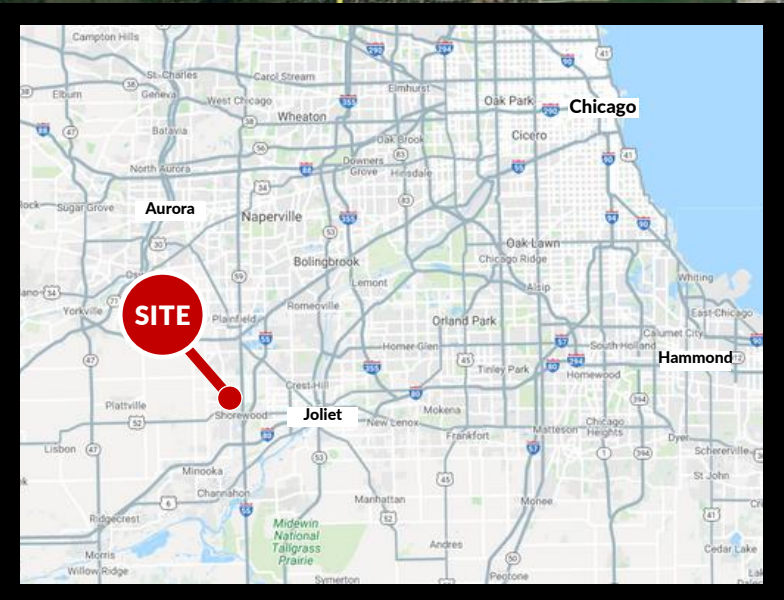
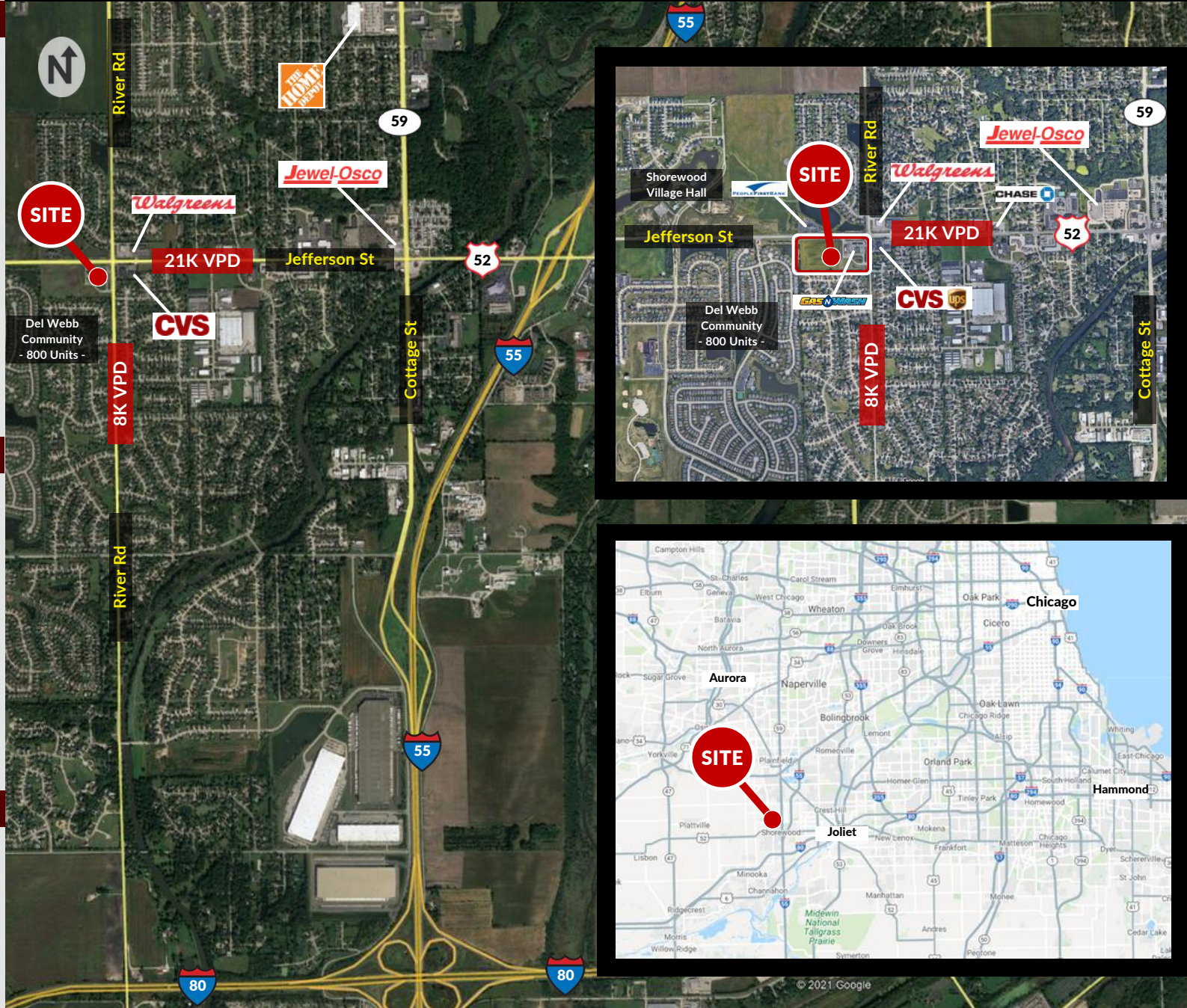
### DEMOGRAPHICS

POPULATION	1 Mile	8,039
	3 Mile	120,409
	5 Mile	204,042
# HOUSEHOLDS	1 Mile	2,974
	3 Mile	40,295
	5 Mile	70,822
AVG HH INCOME	1 Mile	\$127,172
	3 Mile	\$107,330
	5 Mile	\$97,958

### CONTACT

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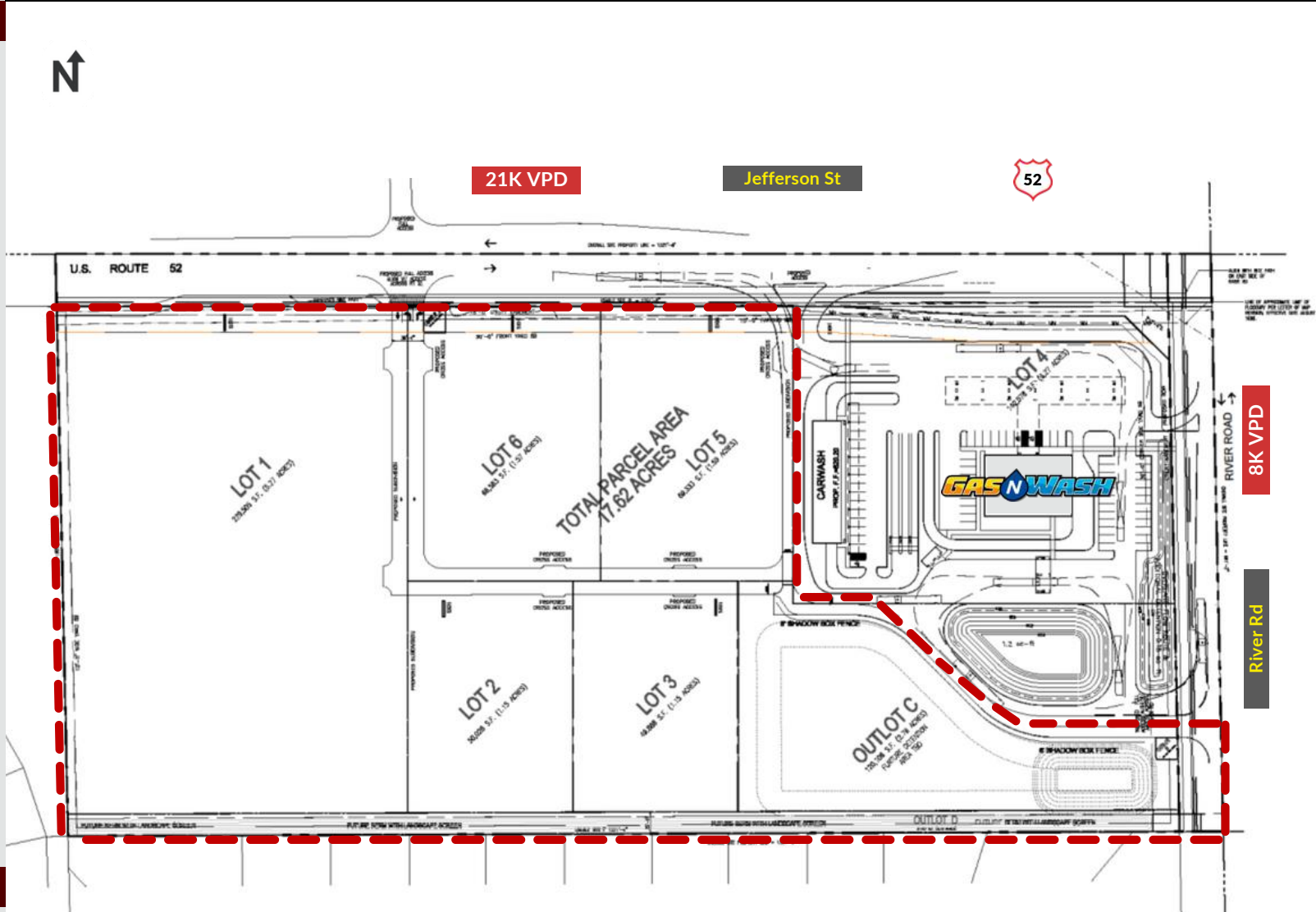


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### SITE SUMMARY

- Land Size: 20.14 AC
- Available: 9.58 AC
- Access: 2 full access points off Rte 52 and  
2 full access points off River Rd
- Zoning: B-3
- Signage: Pylon/Monument signage available



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