

Location Finders Brokerage LLC 9440 Enterprise Dr, Mokena, IL 60448 (708) 390-1629

444-464 N. Weber Road

Romeoville, IL

Retail Spaces Available

1,447 & 4,742 SF

MARKET SUMMARY

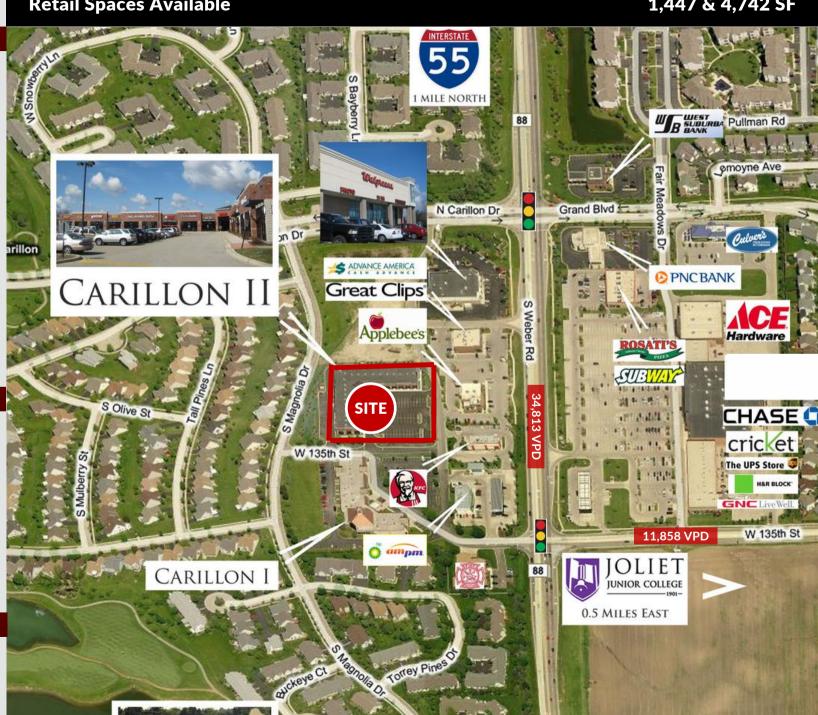
- Less than one mile to I-55 (100K+ VPD)
- Located on main retail corridor in town
- A densely populated high traffic area (34K+ VPD on Weber Road.)
- Close proximity to Joliet Junior College
- Strong Demographics Median Household Income \$85,000+ within 3 mile radius

DEMOGRAPHICS

POPULATION	1 Mile	7,244
	3 Mile	60,269
	5 Mile	145,732
# HOUSEHOLDS	1 Mile	3,229
	3 Mile	19,144
	5 Mile	45,762
MEDIAN HH INCOME	1 Mile	\$64,982
	3 Mile	\$87,755
	5 Mile	\$96,613

CONTACT

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





SITE SUMMARY

• Building Size: 29,863

• Zoning: B3

• Lot Size: 2.8 AC

• Signage: Pylon sign

• **Parking: +/-** 200 spots

• Access: From Weber Rd.

Neighborhood Retailers: Walgreens,
Ace Hardware, Chase, PNC, UPS and many more.

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1,447 & 4,742 SFF

