



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

**NEC Sibley Blvd. & Greenwood Rd.**  
Dolton, IL

## Land Available

### MARKET SUMMARY

- Food 4 Less is the number one grocery store in the market.
- Sibley & Greenwood is the highest traffic intersection in the market.
- Crucial full I-94 interchange less than one mile east.
- Located inside a TIF district
- Dense infill location with over 100,000 people within 3-miles
- Additional area retailers include: Food 4 Less, Menards, RAC, Dollar General, Family Dollar, Advance Auto Parts, Walgreens

### DEMOGRAPHICS

POPULATION	1 Mile	19,024
	3 Mile	99,021
	5 Mile	259,005

# HOUSEHOLDS	1 Mile	6,404
	3 Mile	34,283
	5 Mile	89,412

MEDIAN HH INCOME	1 Mile	\$52,587
	3 Mile	\$44,469
	5 Mile	\$44,999

### CONTACT

**ALAN ERICKSON**

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## Land Available

### SITE SUMMARY

- Land Size: 10.27 AC
- Available:
  - Pad for up to 5,125 SF BTS west of Food 4 Less.
  - Pad for up to 24,873 SF BTS east of Food 4 Less.
  - ±0.80 AC outlot at the hard corner of Sibley and Greenwood.
- **Access:** Full access off Sibley and Greenwood.
- **Signage:** Pylon/Monument signage available

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