

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

		,
	3 Mile	99,021
	5 Mile	259,005
# HOUSEHOLDS	1 Mile	6,404
# HOOSEHOLDS	I MIIIE	0,404
	3 Mile	34,283
	5 Mile	89,412
IEDIAN HH INCOME	1 Mile	\$52,587
	3 Mile	\$44,469
	5 Mile	\$44,999

1 Mile

19.024

CONTACT

ALAN ERICKSON

aerickson@lfirealestate.com (708) 390-1629



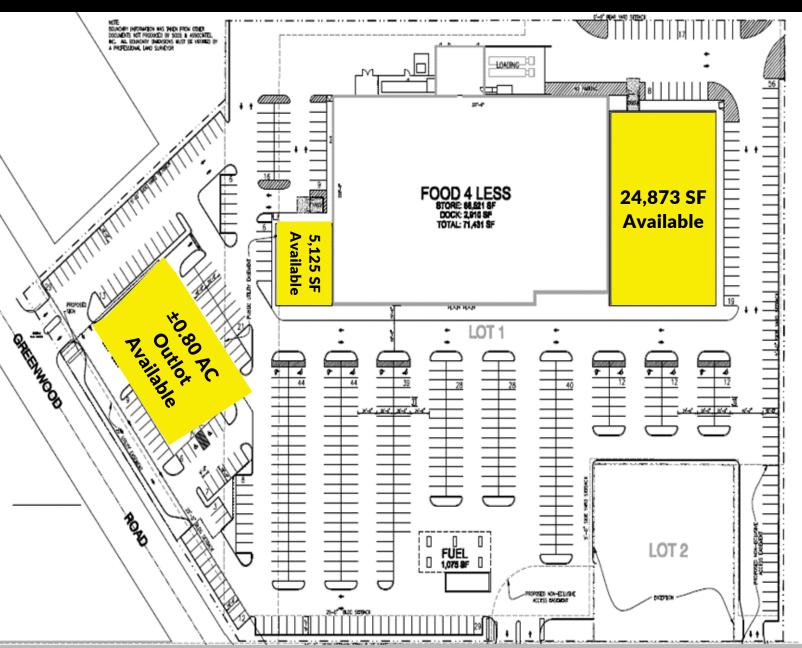


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SITE SUMMARY

- 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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