



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

SWC Route 31 & Running Brook Farm

Johnsburg, IL

Development Site Available

MARKET SUMMARY

- Premier out lot development opportunity, sharing access with extremely high sales volume Walmart Supercenter.
- Central location to prominent retail corridor of Johnsburg.
- "In the eye" of the premier retail corridor for the area.
- Area retailers include: Walmart Supercenter, JC Penney, Dicks Sporting Good, Meijer, Home Depot, Aldi, Best Buy

DEMOGRAPHICS

POPULATION	1 Mile	2,133
	3 Mile	28,936
	5 Mile	64,740

# HOUSEHOLDS	1 Mile	811
	3 Mile	10,713
	5 Mile	24,209

MEDIAN HH INCOME	1 Mile	\$90,384
	3 Mile	\$82,229
	5 Mile	\$79,256

CONTACT

ALAN ERICKSON

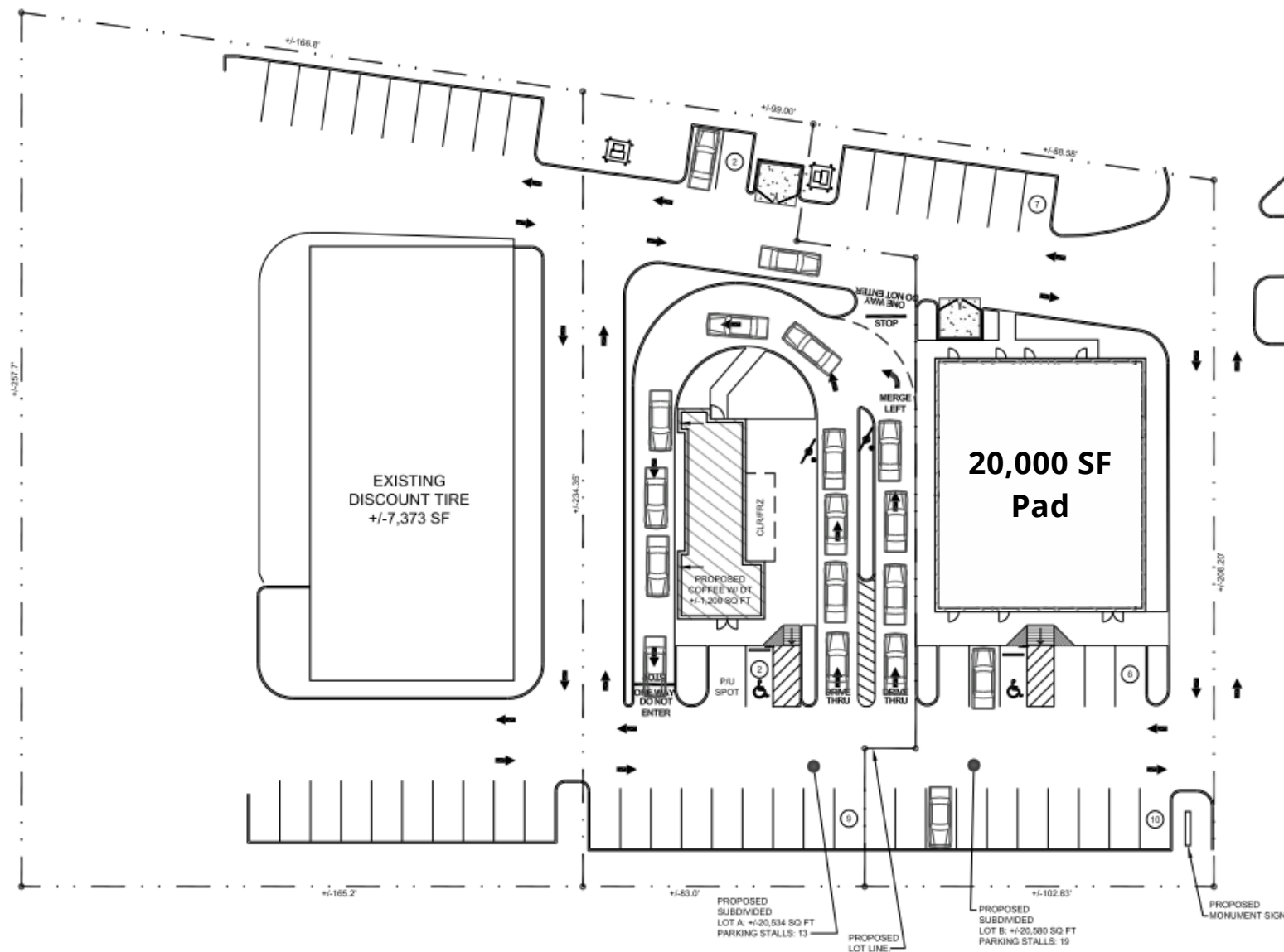
aerickson@lfirealestate.com
(708) 390-1629



Development Site Available

SITE SUMMARY

- 20,000sf Fully Improved Pad Available
- Ideal for restaurants and multi tenant retail store fronts.
- Parking: 35 spaces
- Access: Cross access with Walmart, Signalized intersection on Rt. 31. Right-in right-out on Rt. 31.
- Signage: Monument sign available for each lot on Rt. 31.
- Route 31 high traffic volume of 24,000 VPD



CONTACT

ALAN ERICKSON

aerickson@firealestate.com

(708) 390-1629