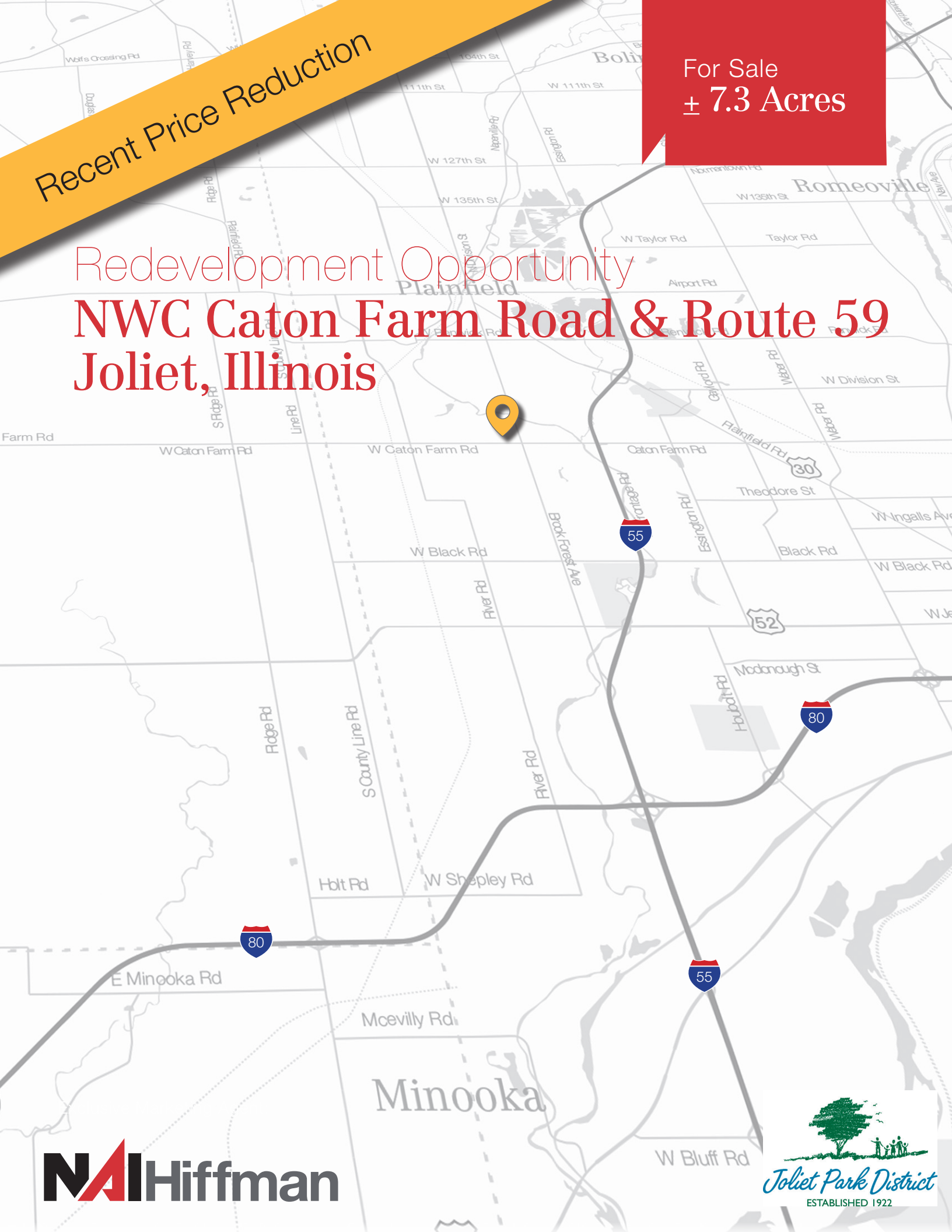


Recent Price Reduction

For Sale
± 7.3 Acres

Redevelopment Opportunity NWC Caton Farm Road & Route 59 Joliet, Illinois



For Sale
± 7.3 Acres

NWC Caton Farm Road & Route 59 Joliet IL 60435

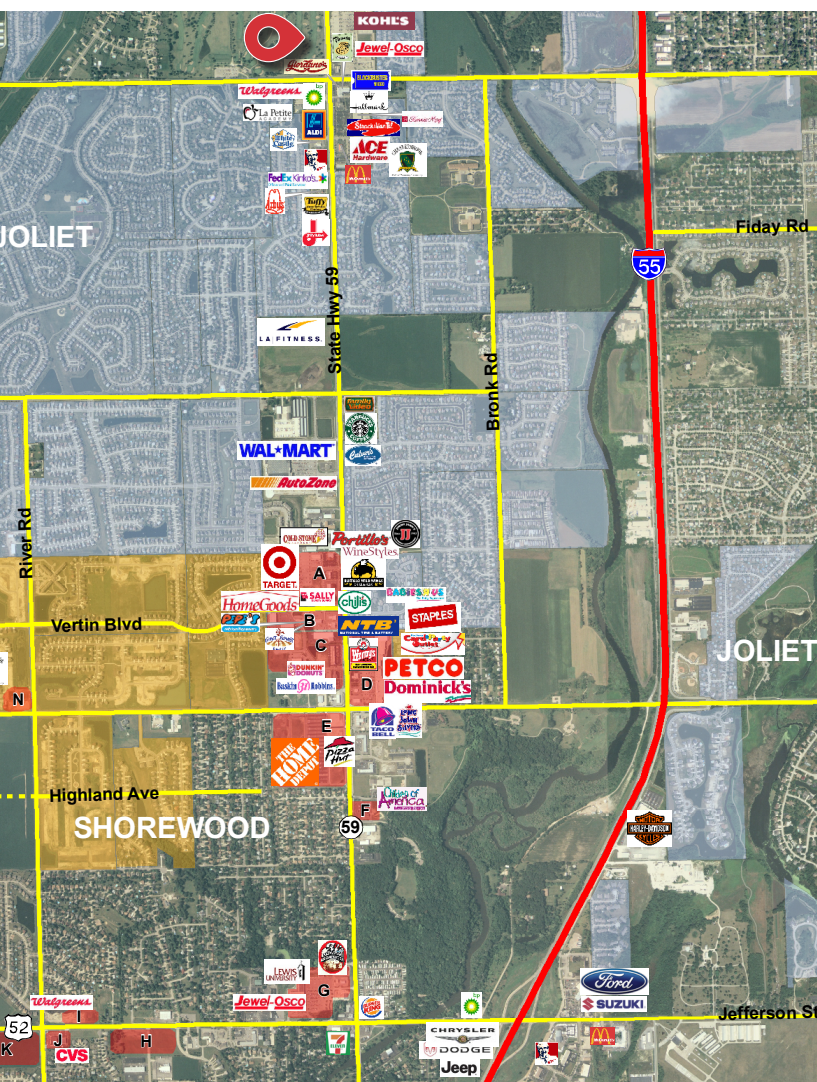
Property Features

- 7.3 acre site
- Excellent visibility and exposure
- Ideal for mid-size box retail, education facility, health and fitness, entertainment venue, theaters
- Good ingress and egress
- Signalized intersection along Rt 59
- Plentiful parking
- Traffic count: 22,000 VPD on Rt 59
25,000 VPD on Caton Farm Rd

Demographics

	Population	Household Income	Number Of Households
1M	9,545	\$90,072	2,890
3M	72,057	\$85,196	22,825
5M	151,005	\$80,558	50,674

Sale Price: **\$4,500,000**
\$5,100,000



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