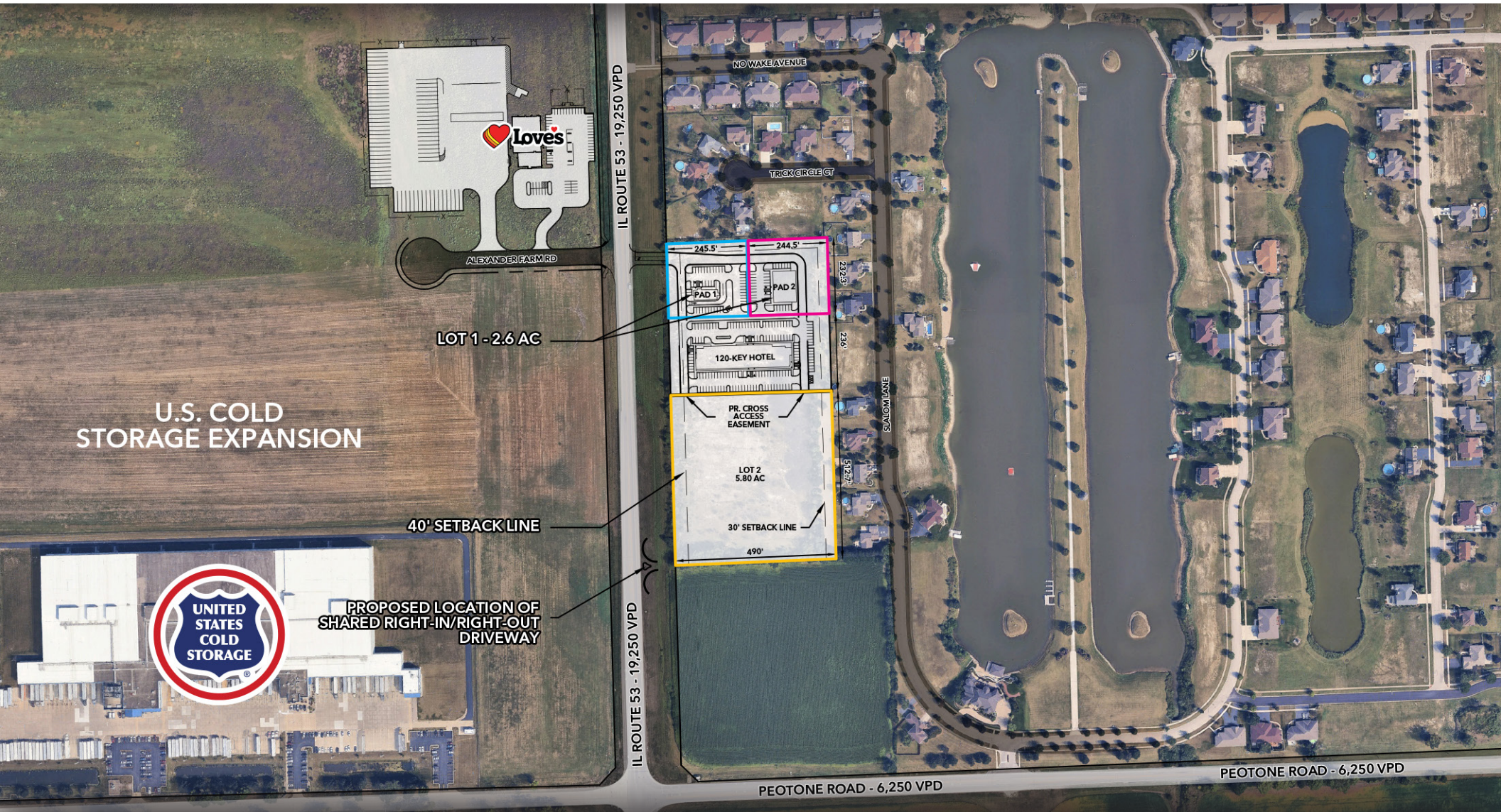


COMMERCIAL  
DEVELOPMENT

# IL-53 & W. Peotone Rd. WILMINGTON



## WILMINGTON

Located at the East block of  
IL-53 & W. Peotone Road

### HIGHLIGHTS

- 1.3 Acre Commercial Pads Available--ideal for QSR, drive-thru, bank, UPS/Fedex store, coffee and convenience users
- 5.8 acre pad available--ideal for a gas station, dollar store, grocery store, pharmacy, auto repair/parts, healthcare
- All underground utilities are in place (16" water, sanitary, storm)
- Site is commercially zoned with no entitlement risk, allowing for an accelerated timeline
- Across from new Love's Travel Stop now open
- New 795-acre, 1.8 GW data center, \$20 billion project approved 15 minutes away in Joliet--10,000 construction jobs and 700 permanent on-site roles
- Enhanced access will be provided via the new Alexander Farm Road and a dedicated traffic signal

### NEIGHBORING USERS

amazon warehouse  
Great deals on quality used products

**BNSF**  
RAILWAY

**DUPONT**

**ExxonMobil**  
Joliet Refinery

**General Mills**

**MICHELIN**

**Post** CONSUMER BRANDS

**Walmart**  
Distribution Center

**UNION PACIFIC**

**UNITED STATES COLD STORAGE**

## DEMOGRAPHICS



**9.11k+**

Total Population  
5 Miles



**\$95.8k+**

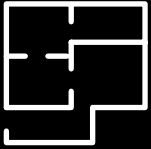
Average HH Income  
5 Miles



**8.20k+**

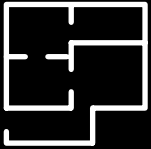
Daytime Population  
5 Miles

## SPACE AVAILABLE



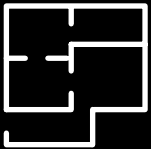
**1.3 acres**

Pad 1 - 245.5' x 232.3'



**1.3 acres**

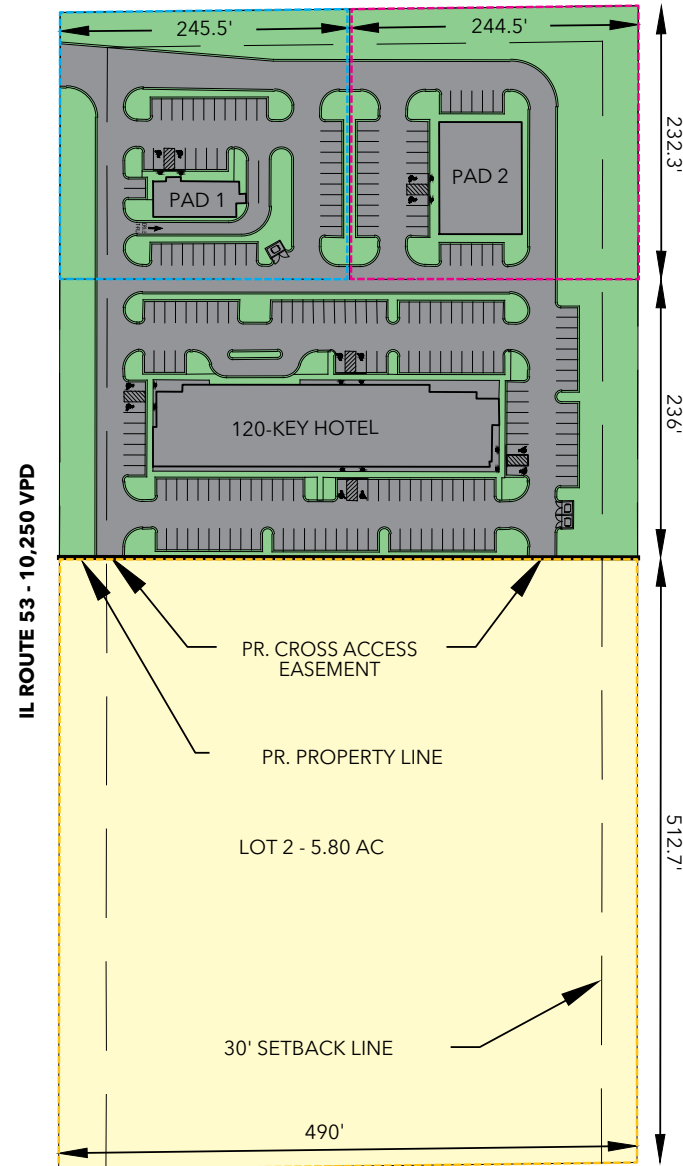
Pad 2 - 244.5' x 232.3'



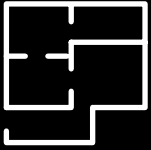
**5.8 acres**

Lot 2 - 490' x 512.7'

## SITE PLAN



## SPACE AVAILABLE

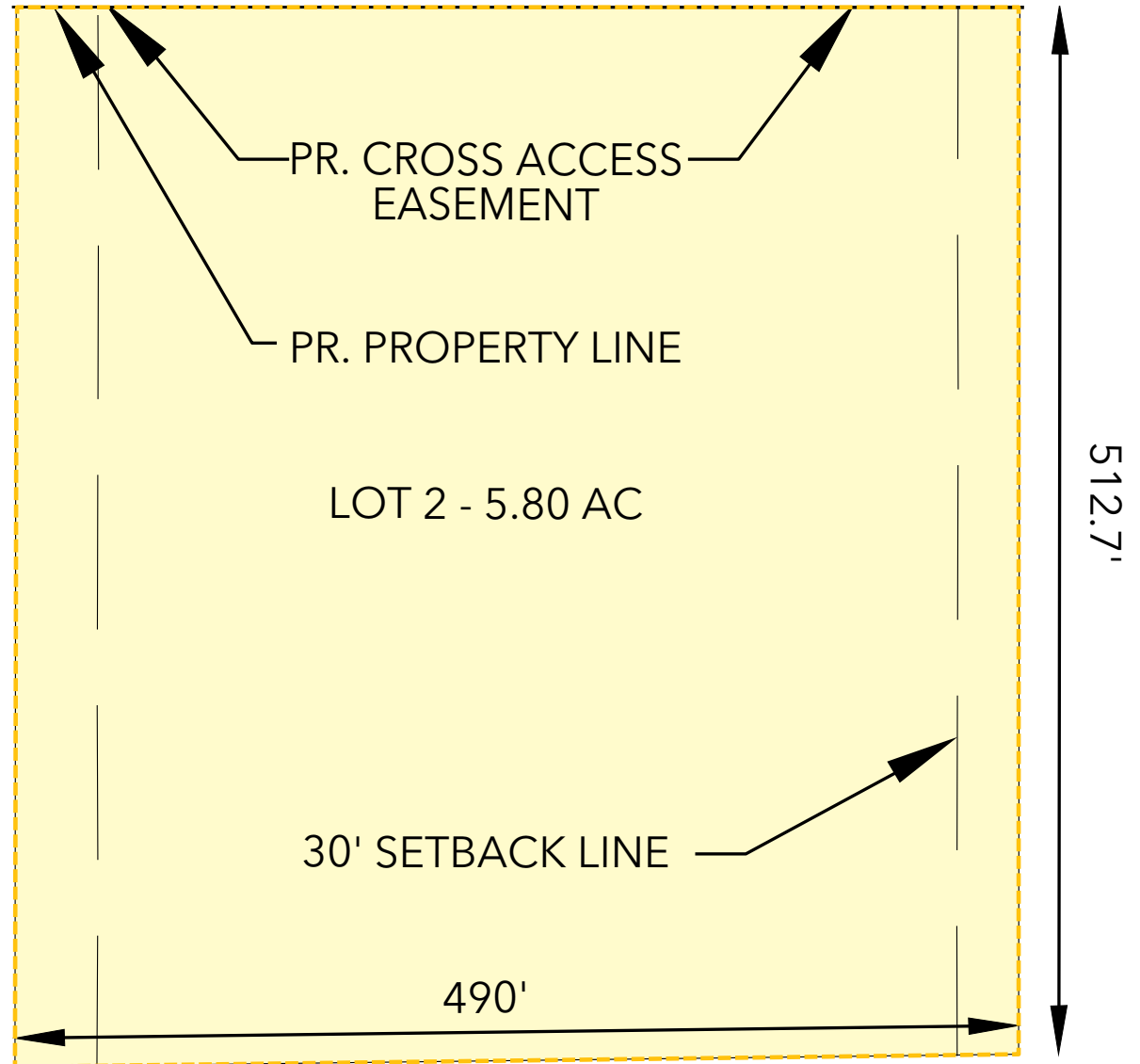


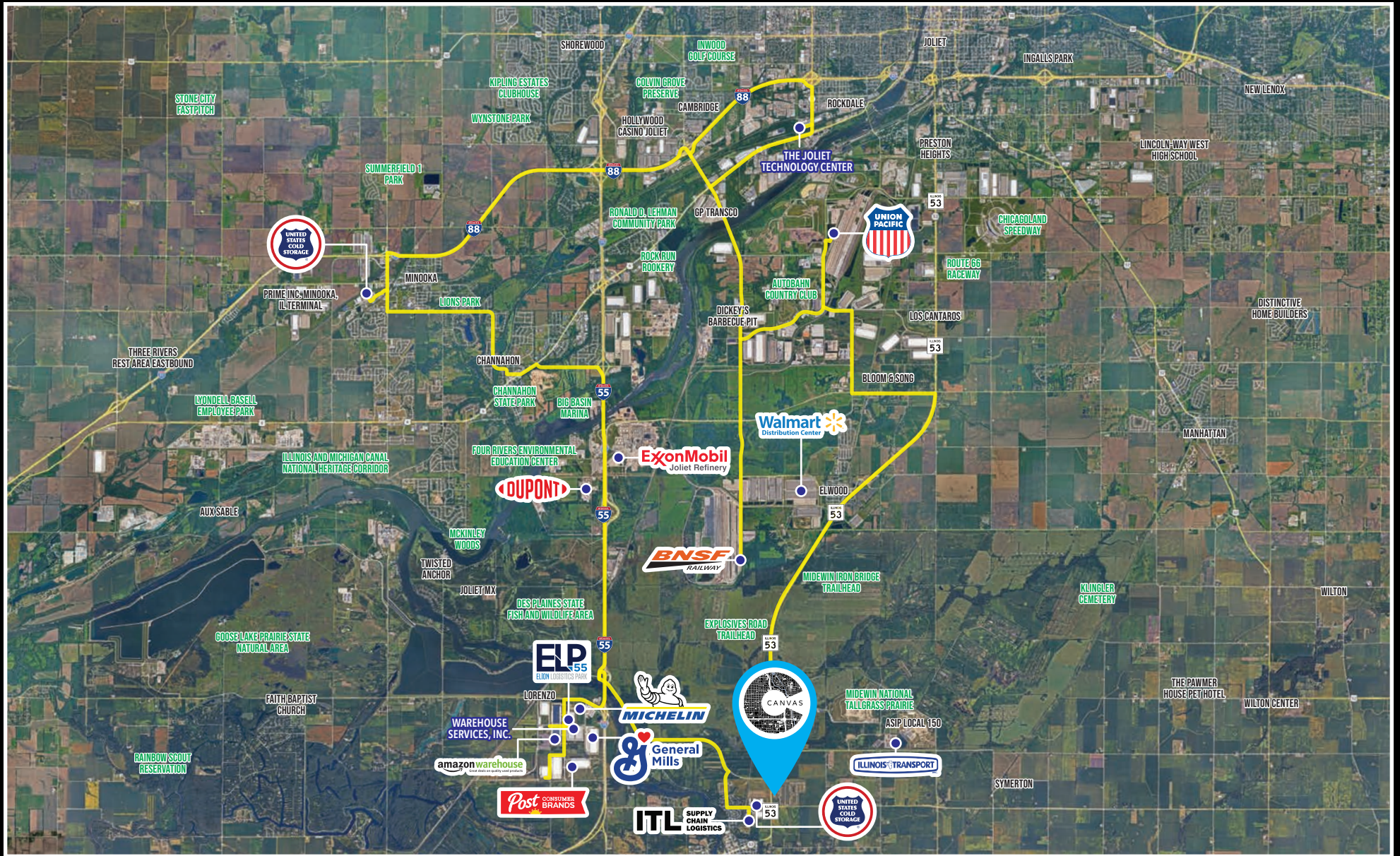
# 5.8 acres

Lot 2 - 490' x 512.7'

IL ROUTE 53 - 10,250 VPD

### SITE PLAN - LOT 2





FOR MORE INFORMATION, PLEASE CONTACT

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