

RETAIL DEVELOPMENT OPPORTUNITY

580 CATON FARM ROAD | JOLIET/PLAINFIELD



PSHS



Ridge Rd- 9,650 VPD

**Ryan
Homes**

Vista
Ridge



580 Caton Farm Rd, Joliet, IL 60586

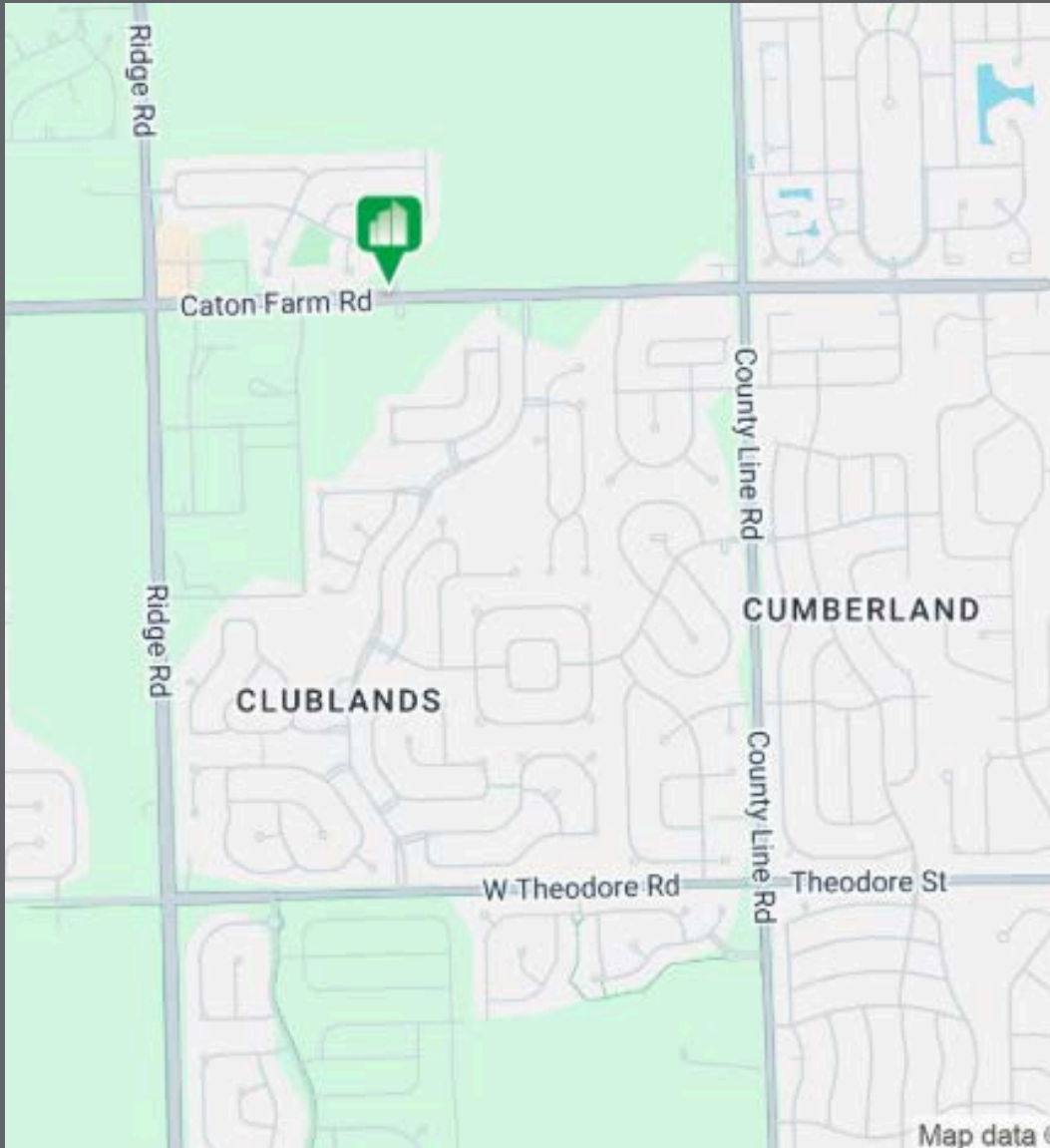
Caton Farm Rd- 13,300 VPD

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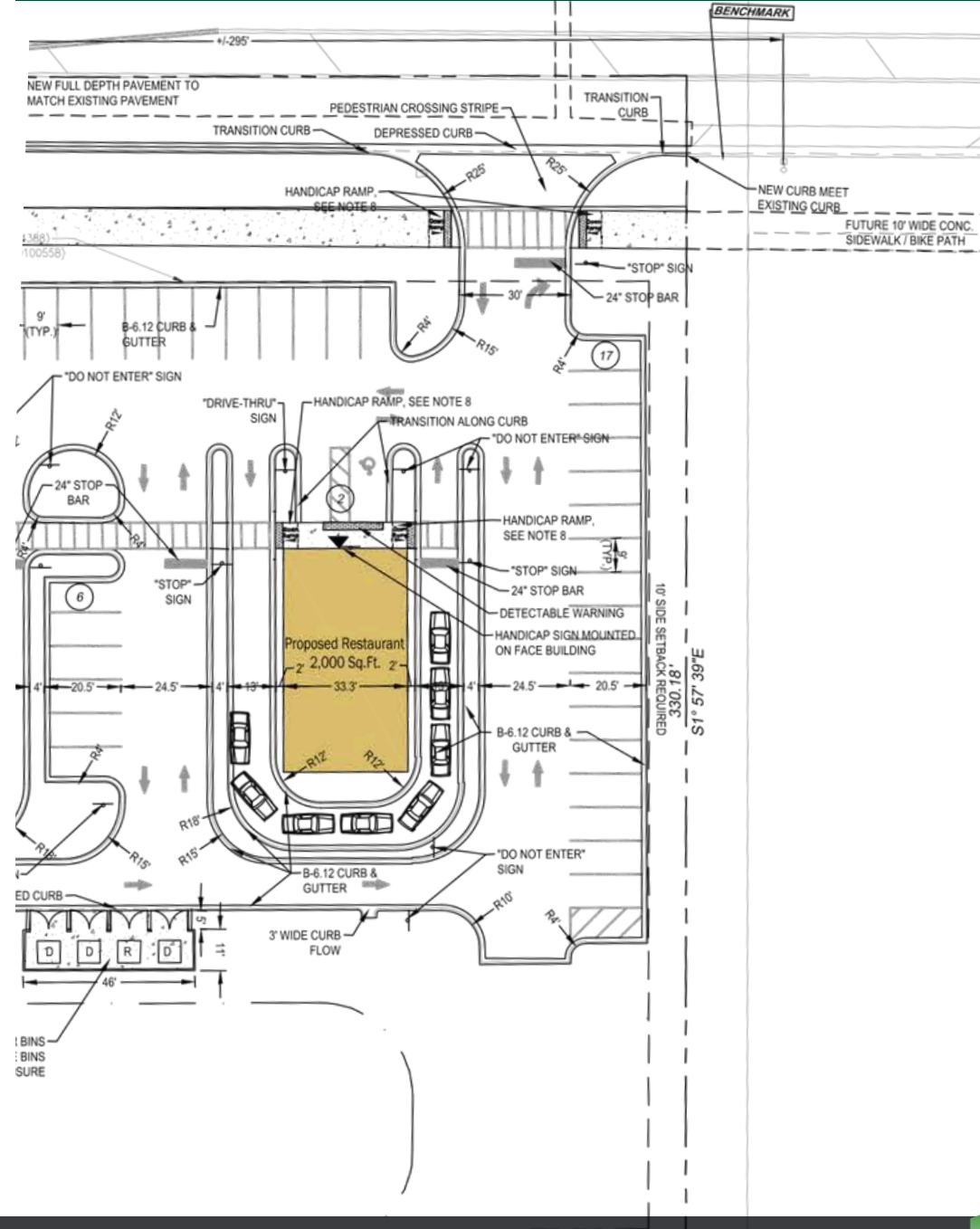
PROPERTY DETAILS



PROPERTY OVERVIEW

- LOT 3 - .92 ACRES IN THE JOLIET/PLAINFIELD CORRIDOR
- B-2 COMMERCIAL/RETAIL ZONING
- EXCELLENT VISIBILITY
- ACCESS TO MAJOR TRANSPORTATION ROUTES INCLUDING IL-59, US-30, I-55 & I-80
- 0.25 MILES FROM PLAINFIELD SOUTH HIGH SCHOOL, WALGREENS, ALDI, JIMMY JOHNS, GAS N WASH, AND DUNKIN DONUTS
- 13,300 VPD ON CATON FARM RD
- 9,650 VPD ON RIDGE RD
- PERFECT FOR QSR - COFFEE, ICE CREAM, SANDWICH SHOP
- ADJACENT TO NEW KIDDIE ACADEMY
- SALE PRICE: \$617,500

LOT 3

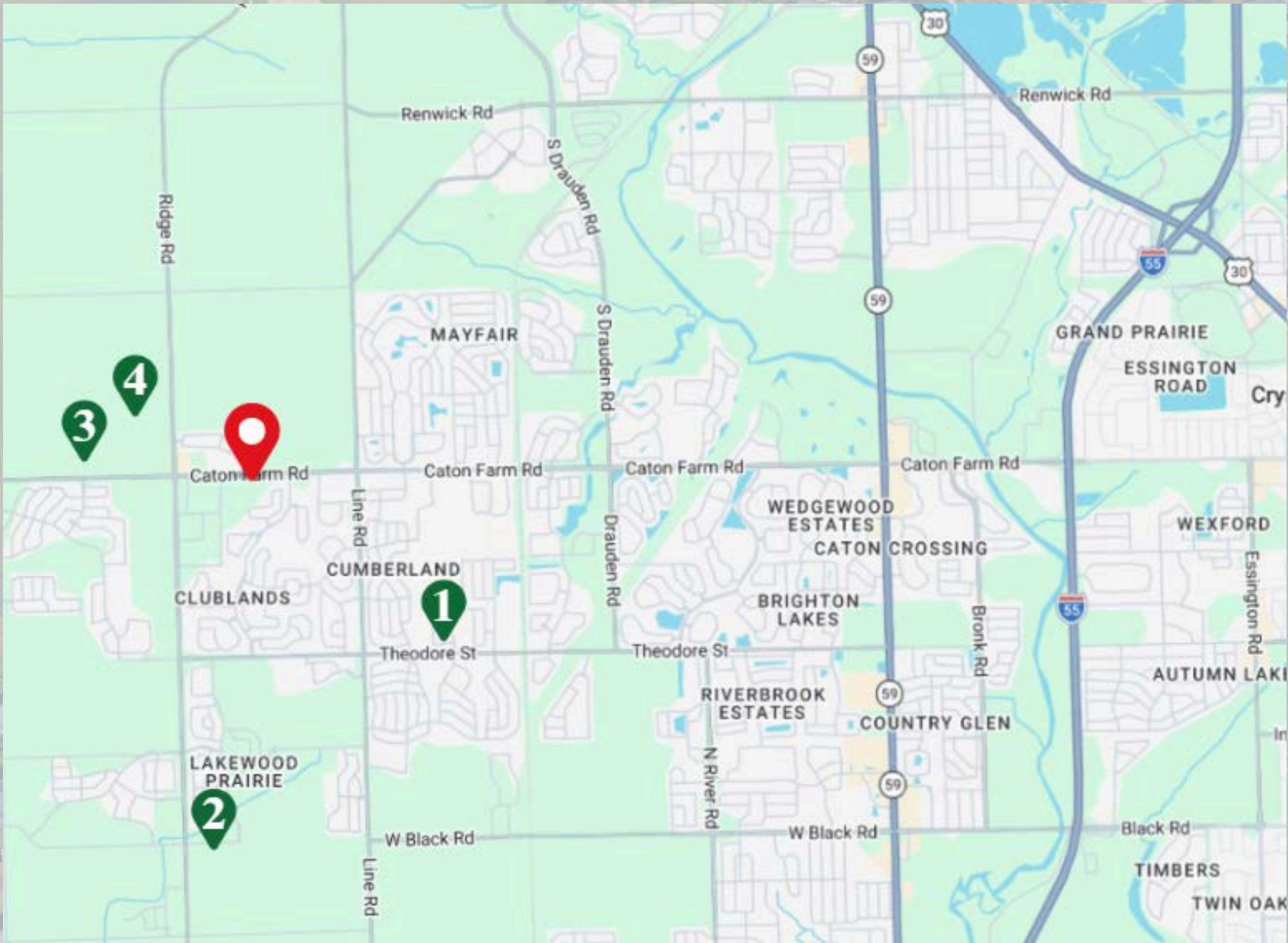


DEVELOPMENT SUMMARY

Plainfield & Joliet Future New Homes within 3 Miles

Development	Development Name	Address	Type	Sites (Sold/Total)	Price Range	Status	Square Footage
D.R. Horton	Ashford Place	1987 Overland Dr, Plainfield, IL	Homes & Townhomes	500	\$454K - \$625K	Active	1,600 - 3,500 SF
Lennar	Lakewood Prairie	7998 Night Shade Ln, Joliet, IL	Homes & Townhomes	225	\$425K - \$480K	Active	1,800 - 2,600 SF
McNaughton	Vista Ridge of Joliet	Caton Farm Rd & Greywall Blvd, Joliet, IL	Homes & Townhomes	397 (Sold Out)	—	Sold Out	—
Ryan Homes	Deer Crossing	7914 Graywall Blvd, Plainfield, IL	Homes	400 / 800	\$420K - \$580K	Active	1,800 - 3,500 SF
Total:				1,522 - 1,922	\$420k - \$625k		1,600 - 3,500 SF

DEVELOPMENT SUMMARY



PLAINFIELD/JOLIET - MARKETPLACE OVERVIEW



Median Household Income

\$130,647	\$134,031	\$127,347
1 mile	3 miles	5 miles



Median Home Value

\$296,649	\$333,453	\$339,304
1 mile	3 miles	5 miles



7 Nearby Colleges
10 Private and Award Winning
Public Schools



Population

9,837	46,248	94,882
1 mile	3 miles	5 miles

Average Age: 34.8 years old



The Joliet Plainfield corridor is one of the fastest-growing commercial markets in Chicago's southwest suburbs, offering businesses access to a large and expanding population base, strong transportation infrastructure, and a diverse economic foundation.

Significant development initiatives in Joliet and Plainfield have further positioned the area as a commercial powerhouse. With a robust infrastructure that supports economic expansion, this area features:

- **Established Businesses & Employment Base:** A strong concentration of logistics, manufacturing, healthcare, education, and distribution employers supports workforce stability and drives consistent economic activity throughout the region.
- **Population Growth & Residential Development:** Ongoing housing developments in Plainfield and surrounding communities continue to expand the customer base, creating sustained demand for retail, dining, medical, and service-oriented businesses.
- **Strategic Transportation Access:** Direct access to I-55, I-80, Route 30, Route 59, and regional rail networks provides efficient connectivity to the Chicago metropolitan area and national distribution channels.
- **Retail, Entertainment & Tourism:** Attractions such as Downtown Plainfield, Downtown Joliet, Hollywood Casino, community festivals, and year-round events help generate consumer traffic and support local businesses.

Together, Joliet and Plainfield offer a unique combination of population growth, economic strength, transportation accessibility, and development momentum, making the corridor an attractive destination for businesses, developers, and investors seeking long-term success.

Sources: PropertyShark, CommercialCafe, Rofo, Intellisite, and CommercialSearch.

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APPRAISAL

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