



Land For Sale/Lease or BTS

SITE 1
1.6 AC

ALSO AVAILABLE
1.7 AC

WEBER ROAD

NORMANTOWN ROAD

PREMIER I-55 & WEBER ROAD DEVELOPMENT OPPORTUNITY

1282 NORMANTOWN ROAD, ROMEOVILLE, IL 60446

1.6 AC/FOR SALE, LEASE OR BTS

1282 NORMANTOWN ROAD, ROMEOVILLE, IL 60446



OFFERING SUMMARY

Sale/Lease Price: Contact Broker

Zoning: Flexible

Lot Size: 1.6 Acres

Taxes: Low Will County Taxes

PROPERTY OVERVIEW

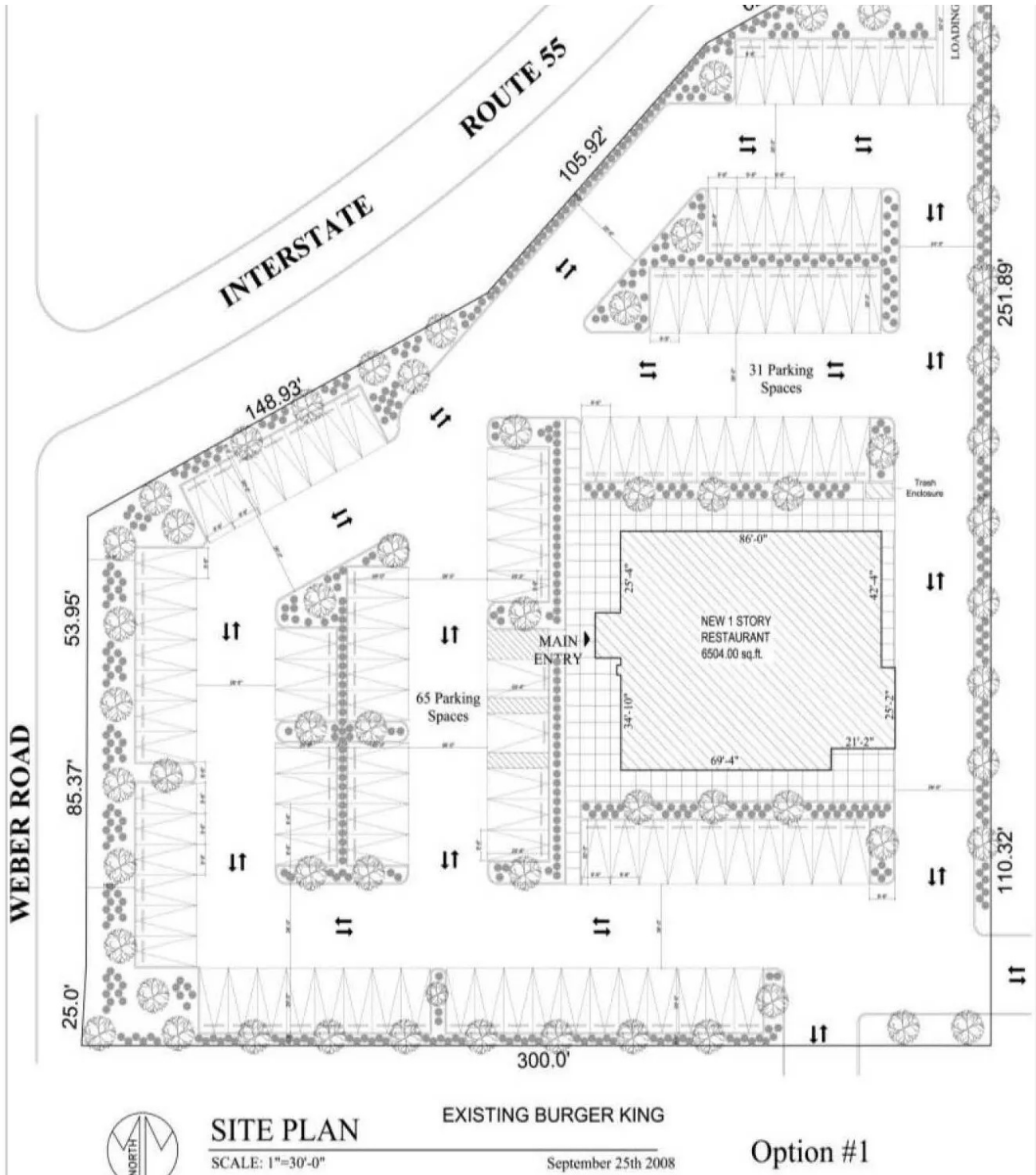
- 1.6 acres available with adjacent assemblage potential totaling 3.3 acres
- 130,000 VPD on I-55 and 40,000 VPD on Weber Road
- Located within Romeoville's Normantown TIF District
- Flexible zoning allows for hotel, self-storage, retail, industrial, and other commercial uses
- Surrounded by national retailers in a rapidly expanding commercial corridor
- Excellent interstate access with favorable Will County real estate taxes

LOCATION OVERVIEW

Located at the corner of I-55 and Weber Road, this site is second to none as far as visibility from the highways. Near the growing retail hub of I-55 and Weber Rd. Neighbors include American Sale, Lucky Strike, Holiday Inn, Days Inn, Life Time Fitness, McDonalds, Dunkin Donuts as well as many more retailers, gas stations and hotels. The Village of Romeoville is a dynamic and growing community of 40,000 residents. Romeoville's business climate has never been more favorable boasting a well-balanced economy and progressive business atmosphere. This is a premiere site for commercial development.

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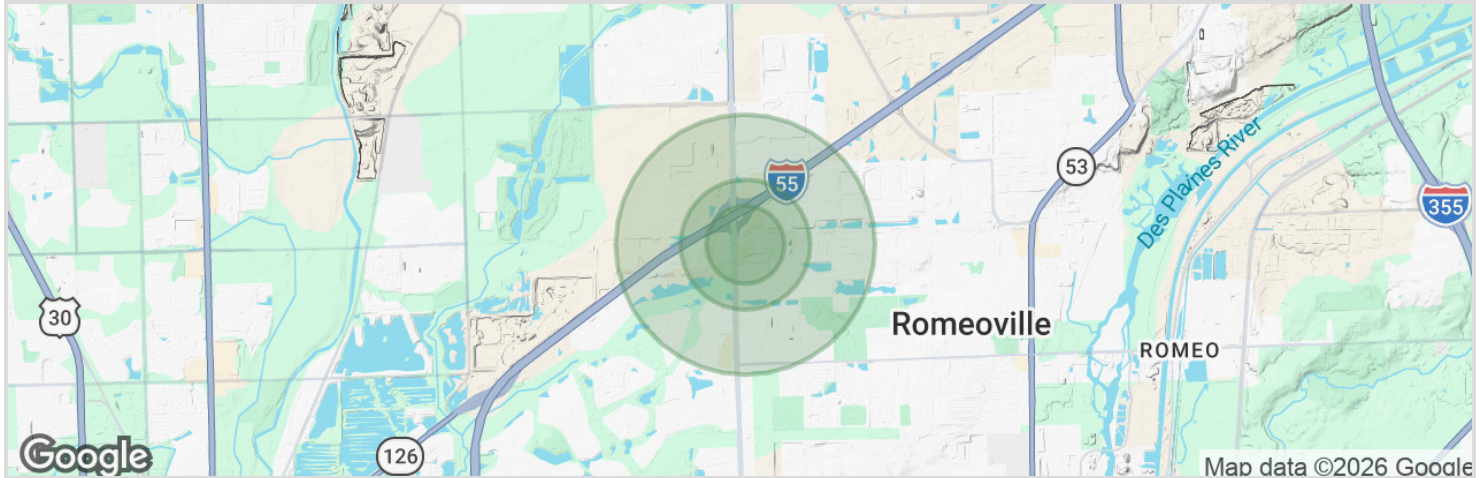
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1 mile



\$125,192

Median Household Income



8

Population



3

Households



39

Median Age



\$65,765

Median Disposable Income

3 miles



\$103,360

Median Household Income



705

Population



261

Households



41

Median Age



\$87,000

Median Disposable Income

5 miles



\$98,106

Median Household Income



4,470

Population



1,820

Households



45

Median Age



\$91,565

Median Disposable Income