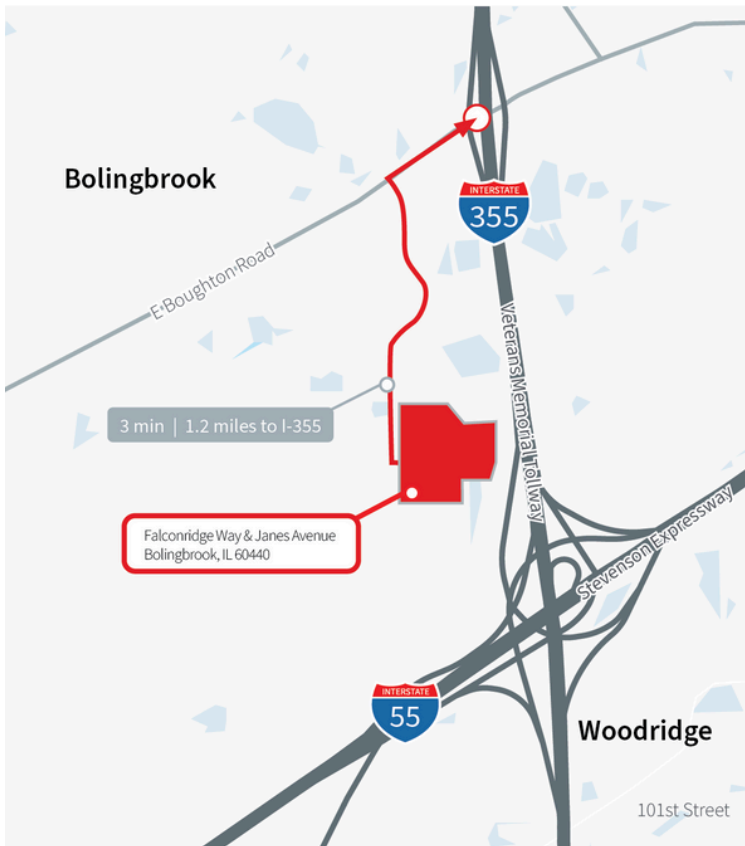


+/- 50 Acres
Prime land for sale

Bolingbrook, IL

470 Janes Avenue



Location

- Business-friendly Will County, IL
- 124,800 vehicles-per-day on I-355
- 123,500 vehicles-per-day on I-55
- 47,000 vehicles-per-day on E. Boughton Road

Potential uses

- Multi-family
- Senior living
- Auto dealership
- Retail
- Office/medical office
- Mixed-use
- Commercial recreation

Advantages & amenities

- High visibility corner site adjacent to I-355 and I-55
- Proximity to local restaurants and businesses including The Promenade Bolingbrook
- Proximity to hotel, with the potential for a second

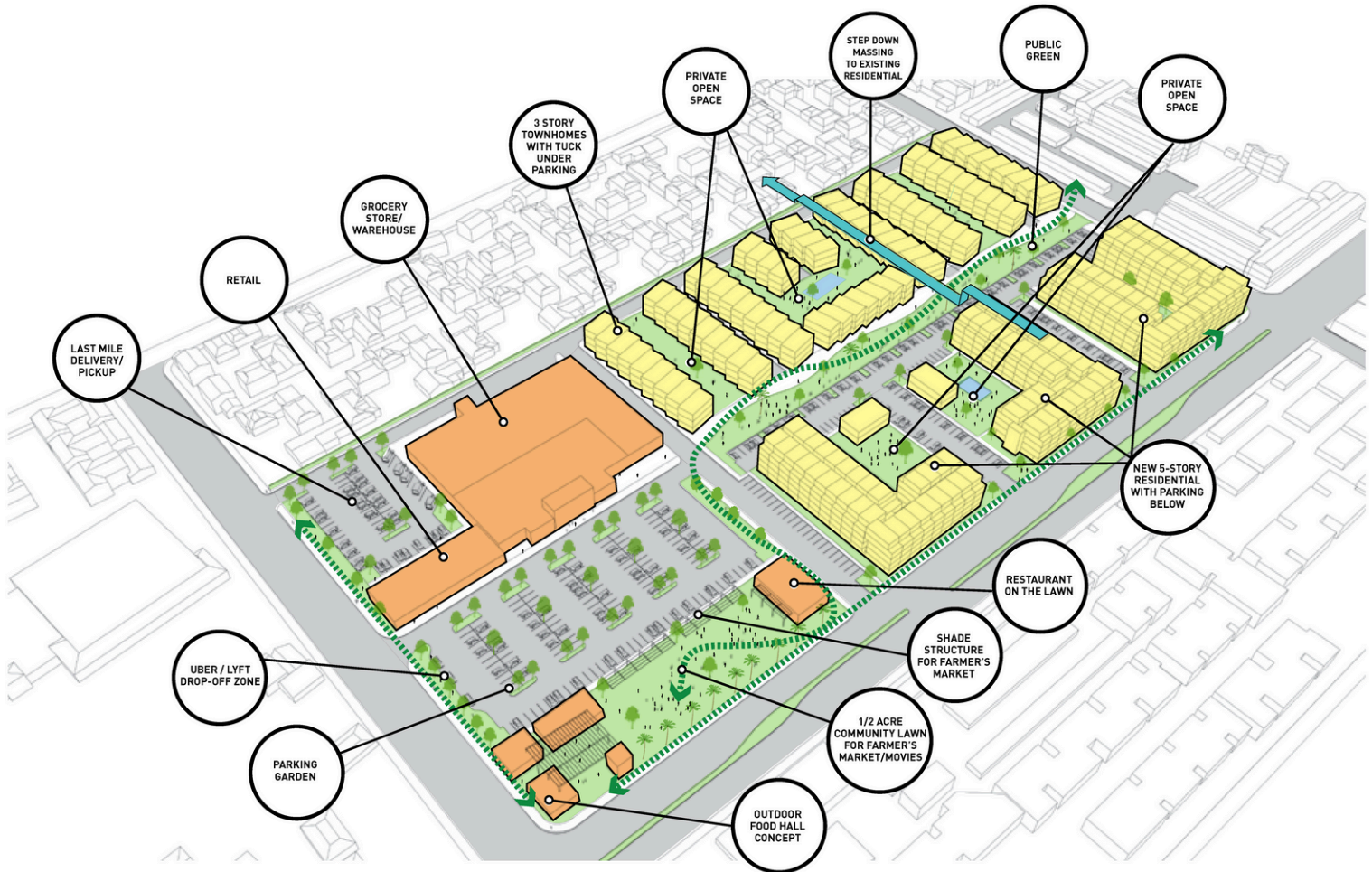
+/- 50 Acres

Development site



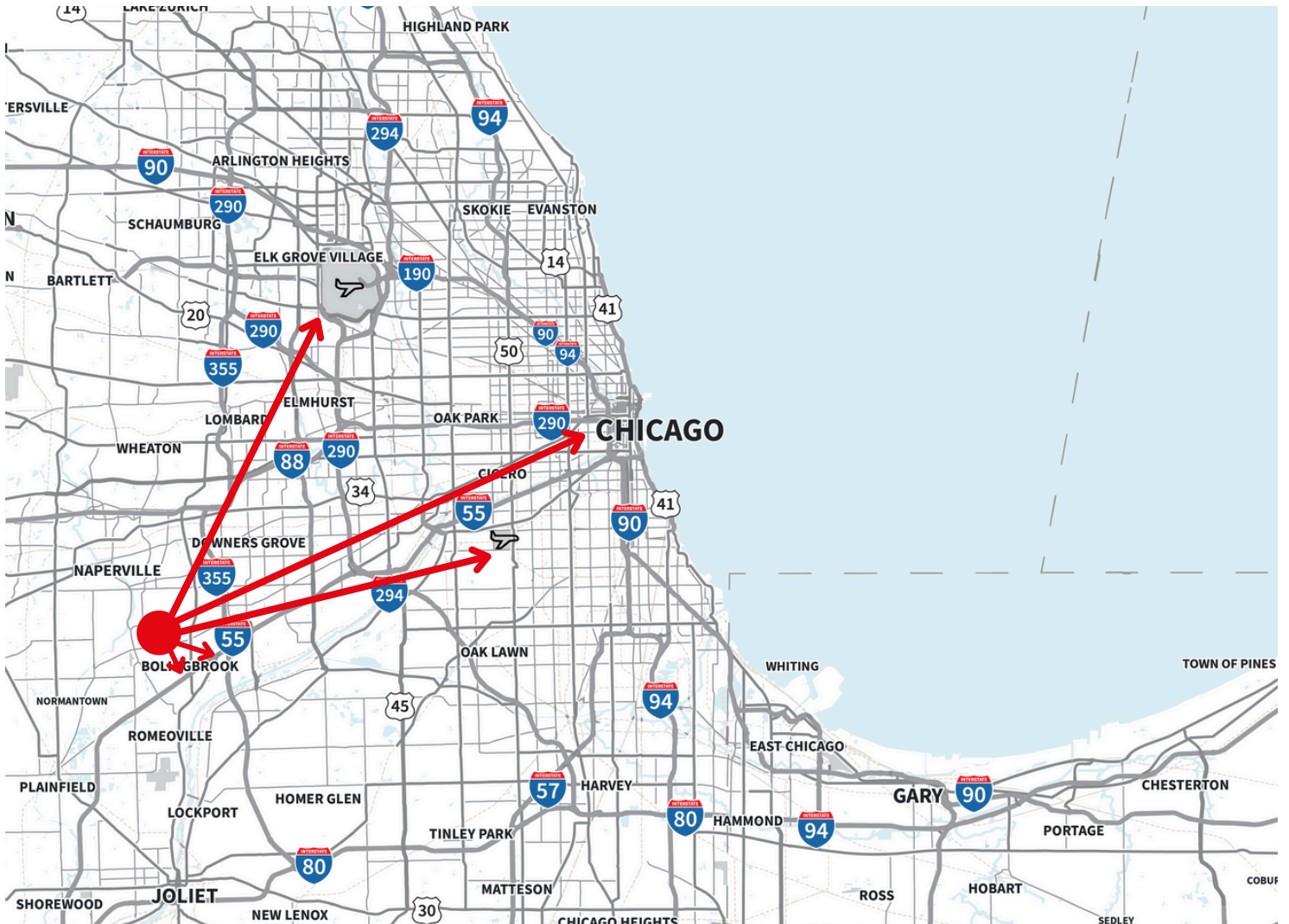
+/- 50 Acres

Conceptual mixed-use plan



+/- 50 Acres

Regional access



1.2 miles

to I-355 & Broughton Rd.

2.3 miles

to I-355 & I-55 interchange

23 miles

to Midway Airport

28 miles

to O'Hare Airport

31 miles

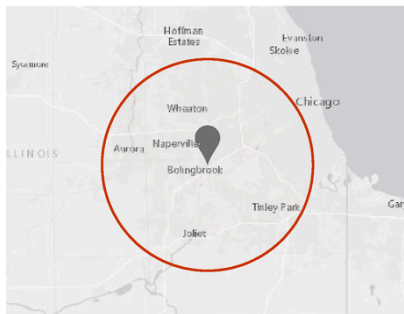
to Downtown Chicago

+/- 50 Acres

Local demographics



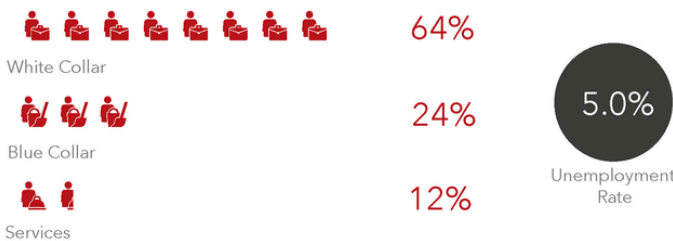
470 Janes Ave, Bolingbrook, Illinois, 60440



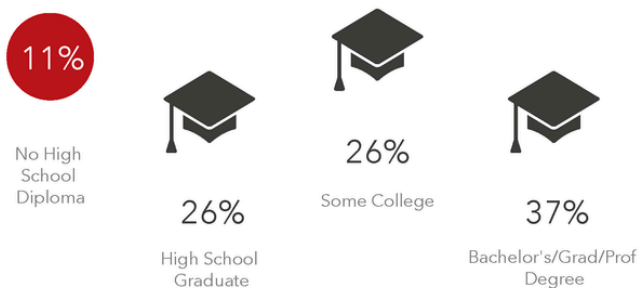
KEY FACTS



EMPLOYMENT



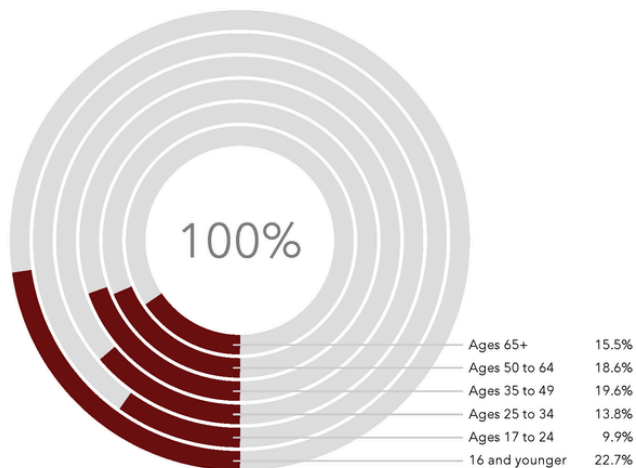
EDUCATION



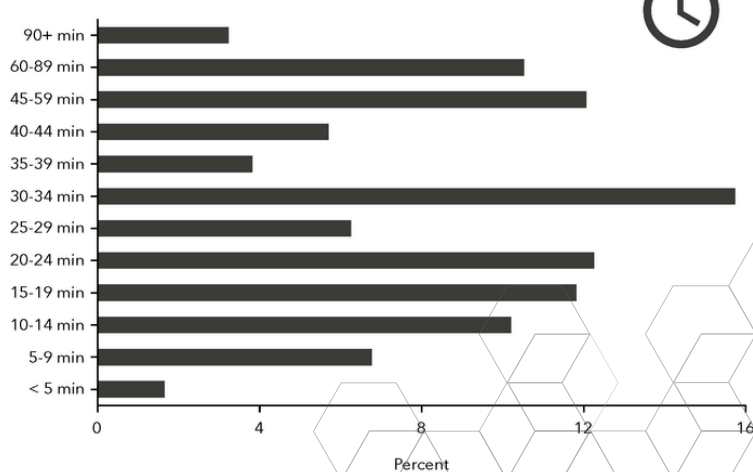
INDUSTRY CONCENTRATION



AGE STRATIFICATION

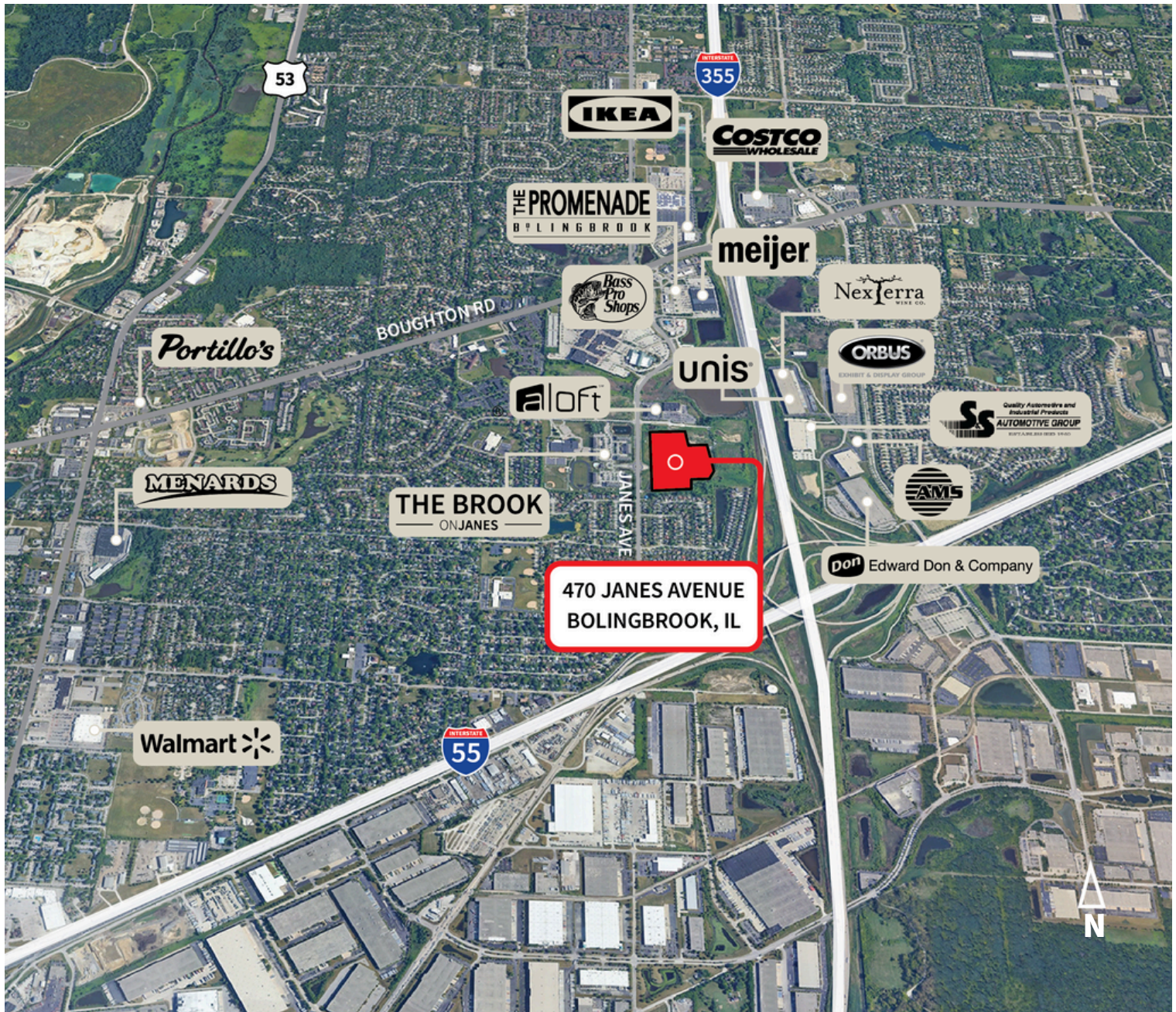


AVERAGE TRAVEL TIME TO WORK



+/- 50 Acres

Neighbors and amenities



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