

TRUCK PARKING, REPAIR AND OUTDOOR STORAGE

NEC CENTRAL AVE & STUENKEL RD, UNIVERSITY PARK, IL
WILL COUNTY

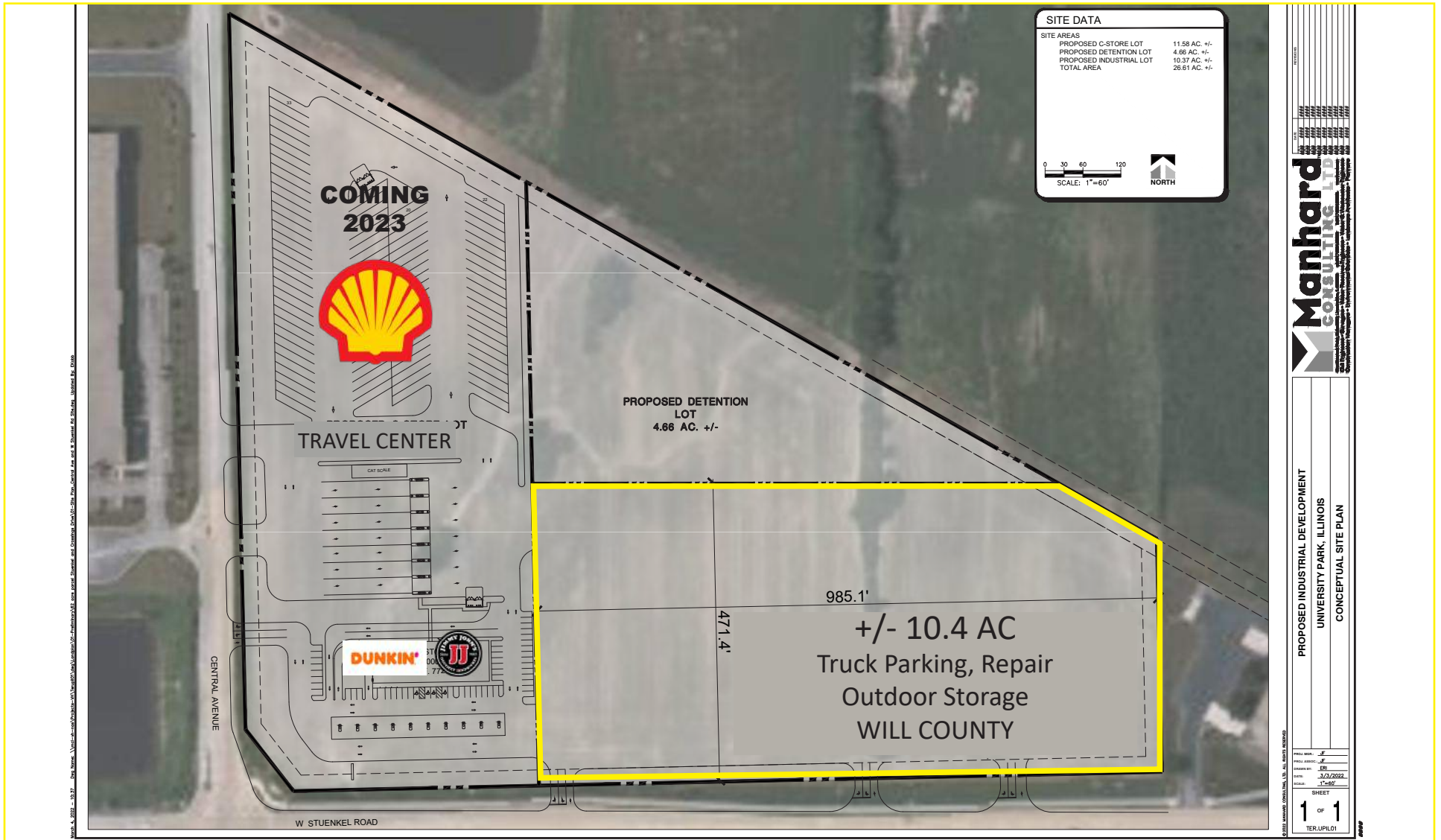
INCENTIVES AVAILABLE - FOR SALE, LEASE OR BUILD TO SUIT



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INDUSTRIAL SITE PLAN



PROPERTY SUMMARY

Price:	\$5/SF INCENTIVES AVAILABLE
Lot Size:	+/-10.4 Acres off-site detention provided
Ideal Uses:	Industrial Truck Parking, Repair and Outdoor Storage
County:	Will

HIGHLIGHTS

- All utilities stubbed to property
- Detention provided for off-site
- One block off of I-57 interchange
- All truck related uses are approved



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EXECUTIVE SUMMARY

Caton Commercial Real Estate along and Terraco Real Estate Development & Management have been retained to exclusively offer for sale 10.4 acres approved for truck parking, truck repair and outdoor storage. Located at the northeast corner of Central Ave and Stuenkel Rd in University Park. The brand new 26 acre truck stop anchored development is located just east of the new I-57 interchange along Stuenkel Road. In the heart of a major industrial corridor. Amazon recently broke ground on a 1.2 million square foot distribution center just north of Central.



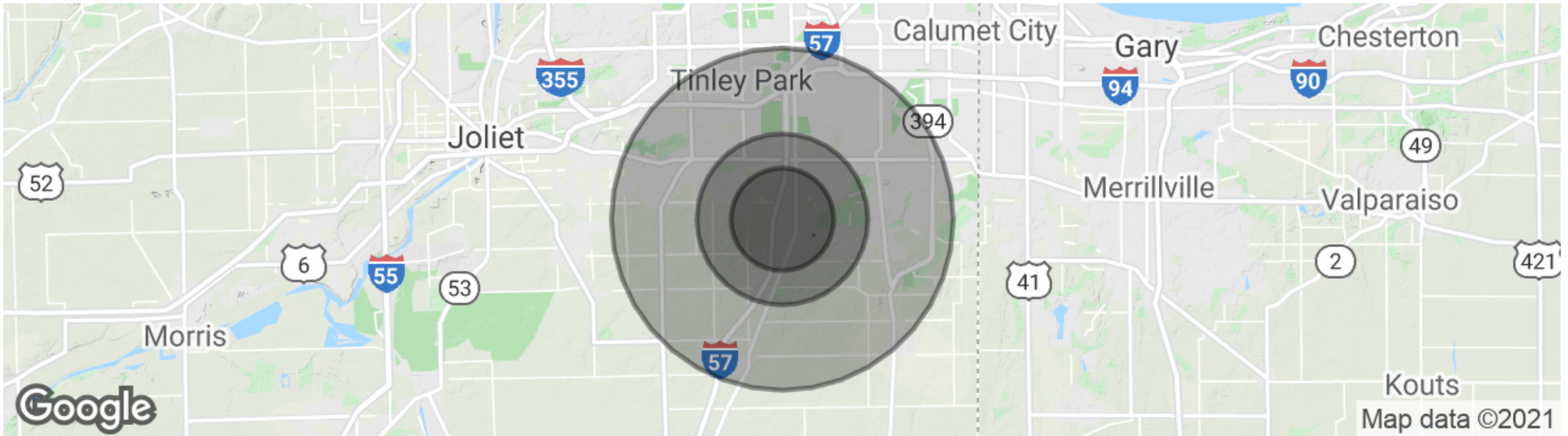
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AERIAL



DEMOGRAPHICS



		3 MILE	5 MILES	10 MILES
POPULATION	Total Population	20,398	79,023	361,015
	Average Age	35.3	37.2	37.9
	Average Age (Male)	34.4	35.0	36.0
	Average Age (Female)	36.8	39.1	39.5
HOUSEHOLDS	Total Households	7,479	29,537	131,419
	# of Persons per HH	2.7	2.7	2.7
	Average HH Income	\$68,656	\$70,846	\$76,138
	Average HH Value	\$204,530	\$234,992	\$252,335

UNIVERSITY PARK, IL



Founded in 1967 as a planned community, University Park boasts a championship golf course, a 30 acre lake, a community pool, a TV/Cable Studio, a thriving industrial park, and is home to Governors State University.

The new I-57 interchange, a growing student population, and the potential for the South Suburban Airport and the Illiana Expressway presents an exciting future for University Park.

Top employers include Governors State University, Federal Signal Corporation, Applied Systems and Commonwealth Edison to name a few.

The top two segments that make up the consumer trade area within a 3 mile radius of the property are:

1. Middleburg - neighborhoods transformed from the easy pace of country living to semi-rural subdivisions. Residents are family oriented consumers, thrifty but willing to carry some debt and are already investing in their futures. They prefer to buy American and travel in the U.S.
2. Green Acres - country living and self-reliance. Avid do-it-yourselfers, maintaining and remodeling their homes, with all the tools necessary to accomplish jobs. Gardening and outdoor living are also a priority.



OFFERING MEMORANDUM CONFIDENTIALITY & DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Caton Commercial Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.

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