

FOR SALE, LEASE OR BUILD-TO-SUIT



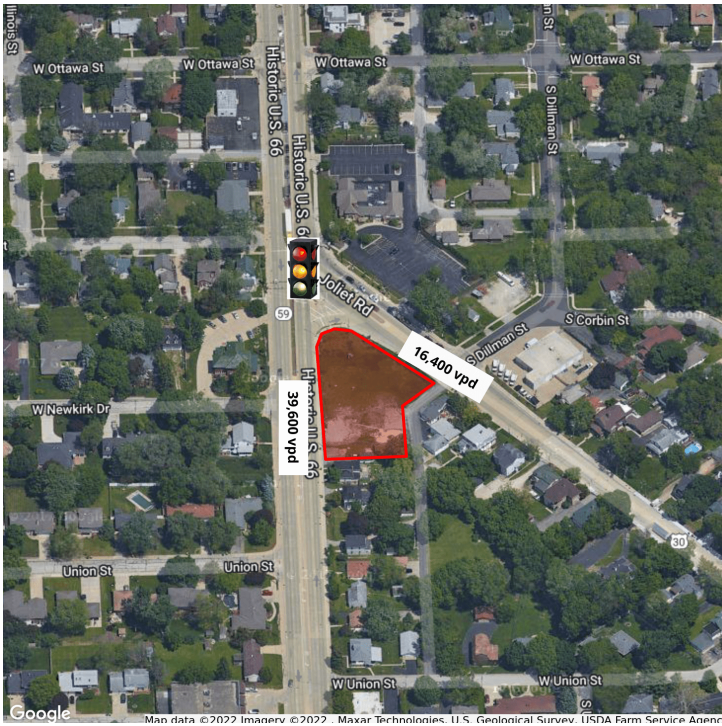
39,600 vpd

16,400 vpd

FOR SALE, LEASE OR BTS

221 N. DIVISION STREET, PLAINFIELD, IL 60544

FOR SALE, FOR LEASE OR BTS



OFFERING SUMMARY

Sale Price: Contact Broker

Lot Size: 0.7 Acres

Listed By: Sandy True
630-248-7518
Sandy@CatonCommercial.com

Brian Blackmore
630-207-8292
Brian@CatonCommercial.com

PROPERTY HIGHLIGHTS

- Build-To-Suit Opportunity for medical, office, or small retail center
- Traffic on Route 59 is 39,600 VPD an 16,400 VPD on Route 30 (Joliet Street)
- Close proximity to Plainfield Central High School
- APNs: 06-03-15-108-001, 06-03-15-108-002, 06-03-15-108-003, and 06-03-15-108-004

LOCATION OVERVIEW

At the southeast corner of Route 59 and Route 30 (Joliet Rd.)

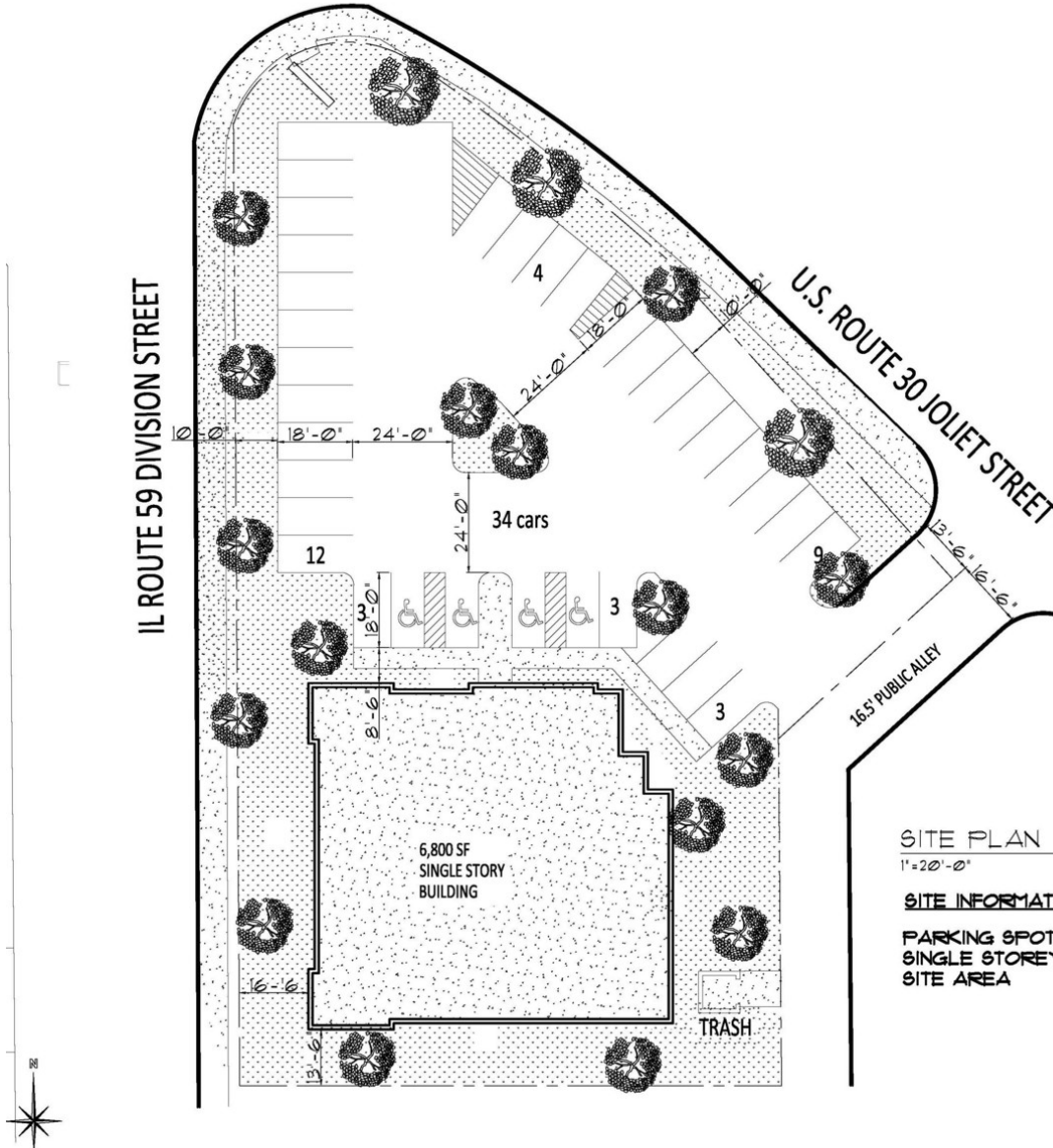
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	842	41,593	180,843
Total Population	2,753	139,478	555,910
Average HH Income	\$106,337	\$99,022	\$95,223

CD Group

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Construction Design Services, Ltd.
249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056
T 847.797.1700
F 847.797.7880
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PROJECT NAME & LOCATION:
MEDICAL OFFICE BUILDING
221 SOUTH DIVISION STREET
PLAINFIELD, ILLINOIS



SITE PLAN

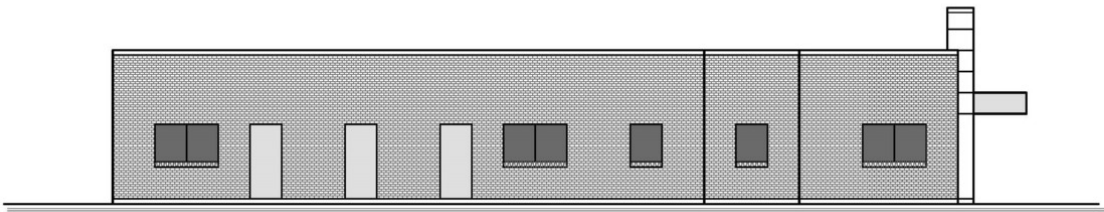
1" = 20'-0"



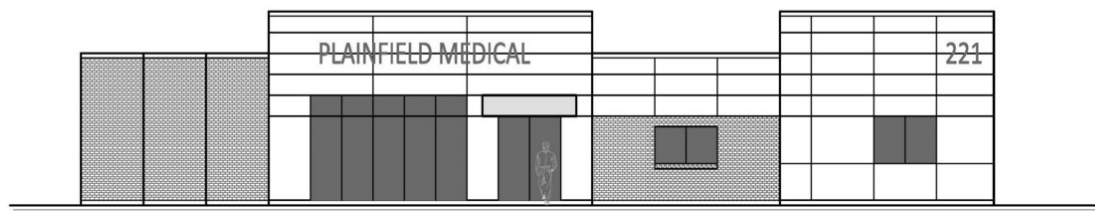
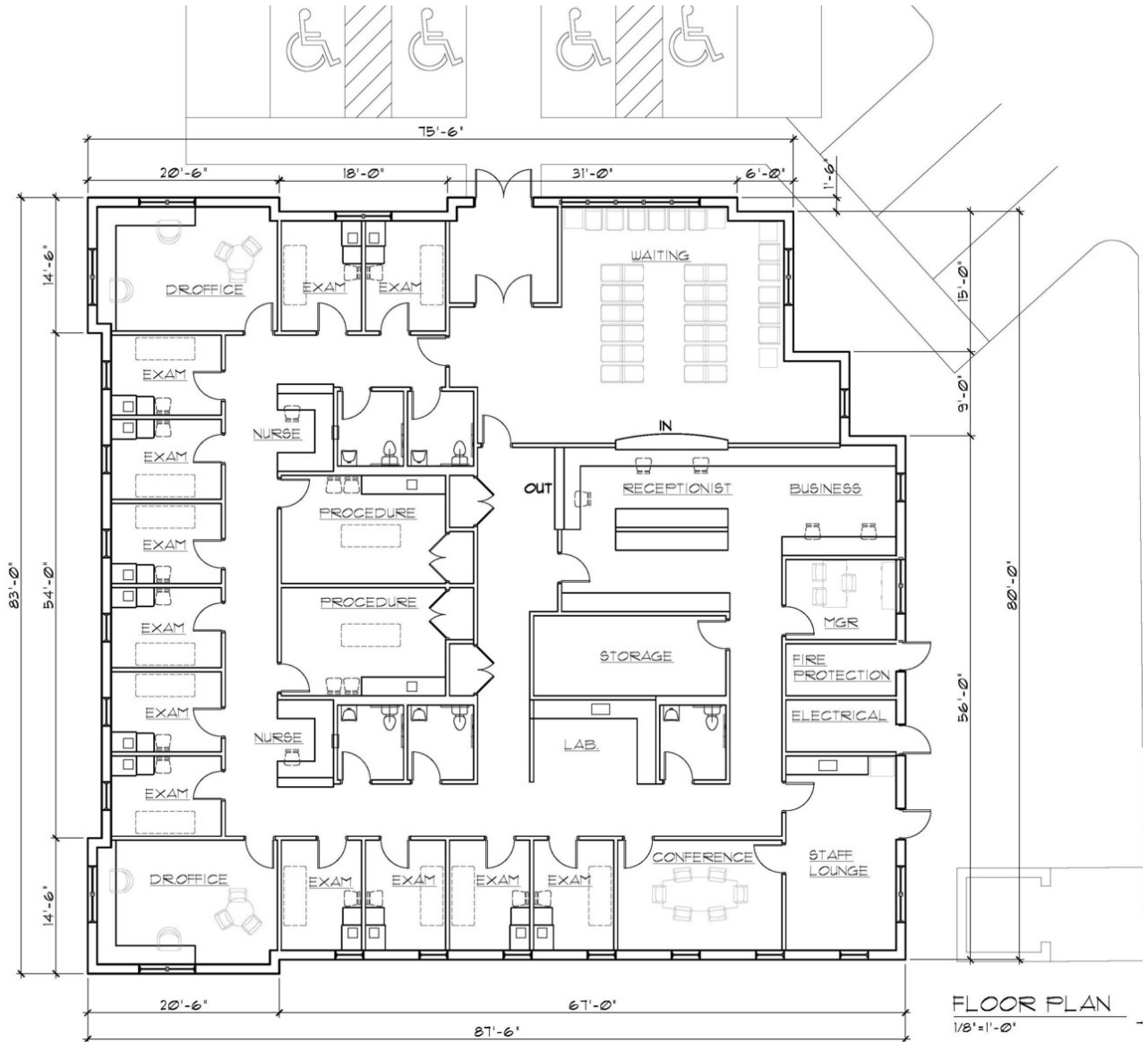
SITE INFORMATION

PARKING SPOTS
SINGLE STOREY BUILDING
SITE AREA

34
6,800 GSF
±30,500 SF



FOR SALE, FOR LEASE OR BTS



NORTH ELEVATION

FOR SALE, FOR LEASE OR BTS

