

NEW PRICE



OF
CATON
COMMERCIAL
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1.07 AC

DEVELOPMENT OPPORTUNITY IN WOODRIDGE TOWN CENTRE

7100 JANES AVENUE, WOODRIDGE, IL 60517



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OFFERING SUMMARY

Sale Price: \$185,000

Lot Size: 1.07 Acres

Zoning: B-1

Market: Woodridge

Submarket: Western Suburbs

PROPERTY HIGHLIGHTS

- Motivated seller - All reasonable offers will be considered
- Excellent development opportunity in Town Centre of Woodridge
- 1.07 Acre site
- Zoned B-1 - Neighborhood Retail
- Many possible uses: retail, office, medical, mixed use
- High day-time traffic counts

LOCATION OVERVIEW

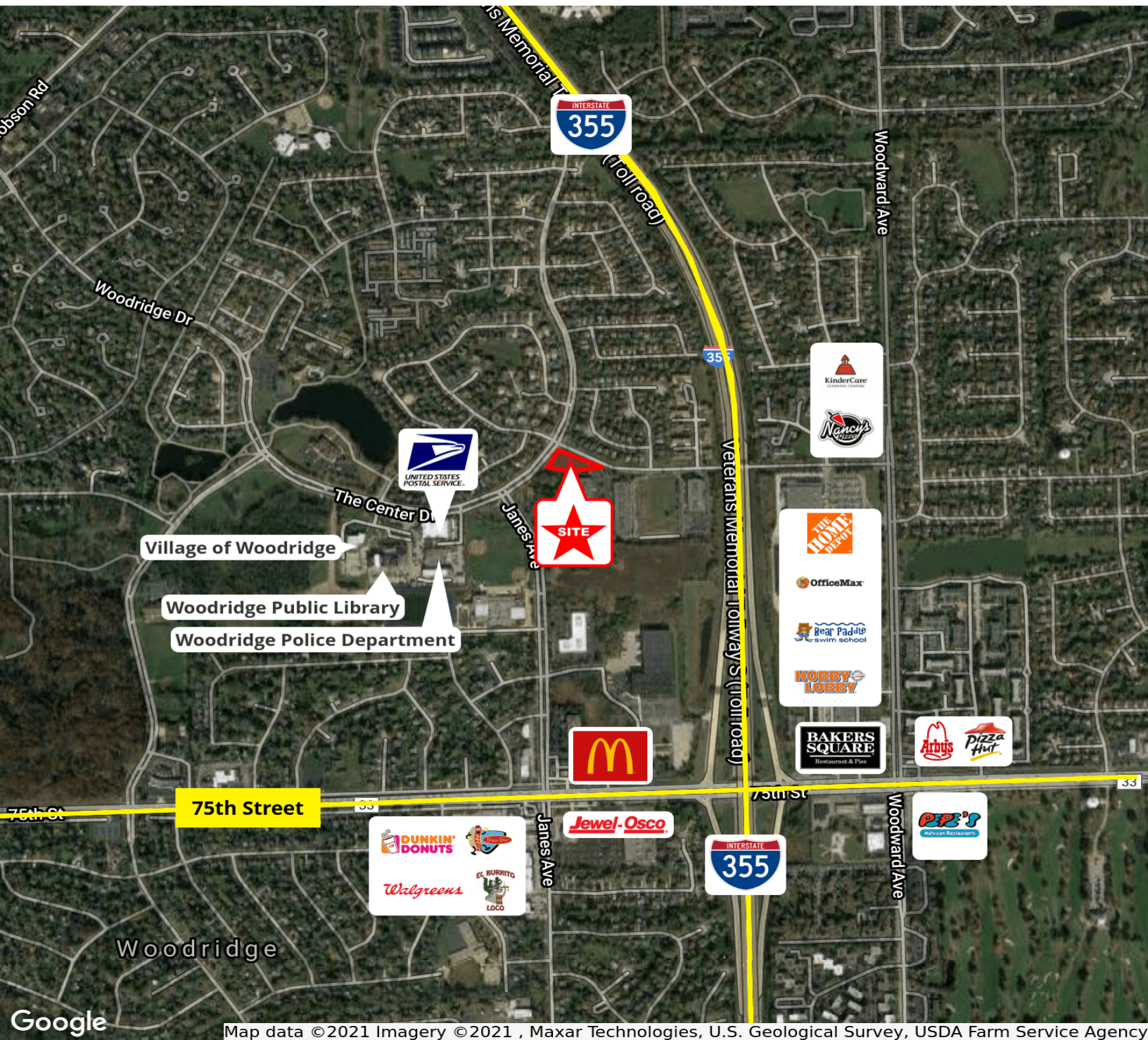
Located at the southeast corner of 71st Street and Janes Avenue in Woodridge. Just north of 75th Street and directly west of I-355. Surrounded by Village municipality buildings including the Police Department, Public Works, Post Office, Public Library, and the Village of Woodridge Government building. Within walking distance from two neighborhood parks, Thomas Jefferson Jr. High School and the DuPage campus of Westwood College. Directly adjacent offices and residential.

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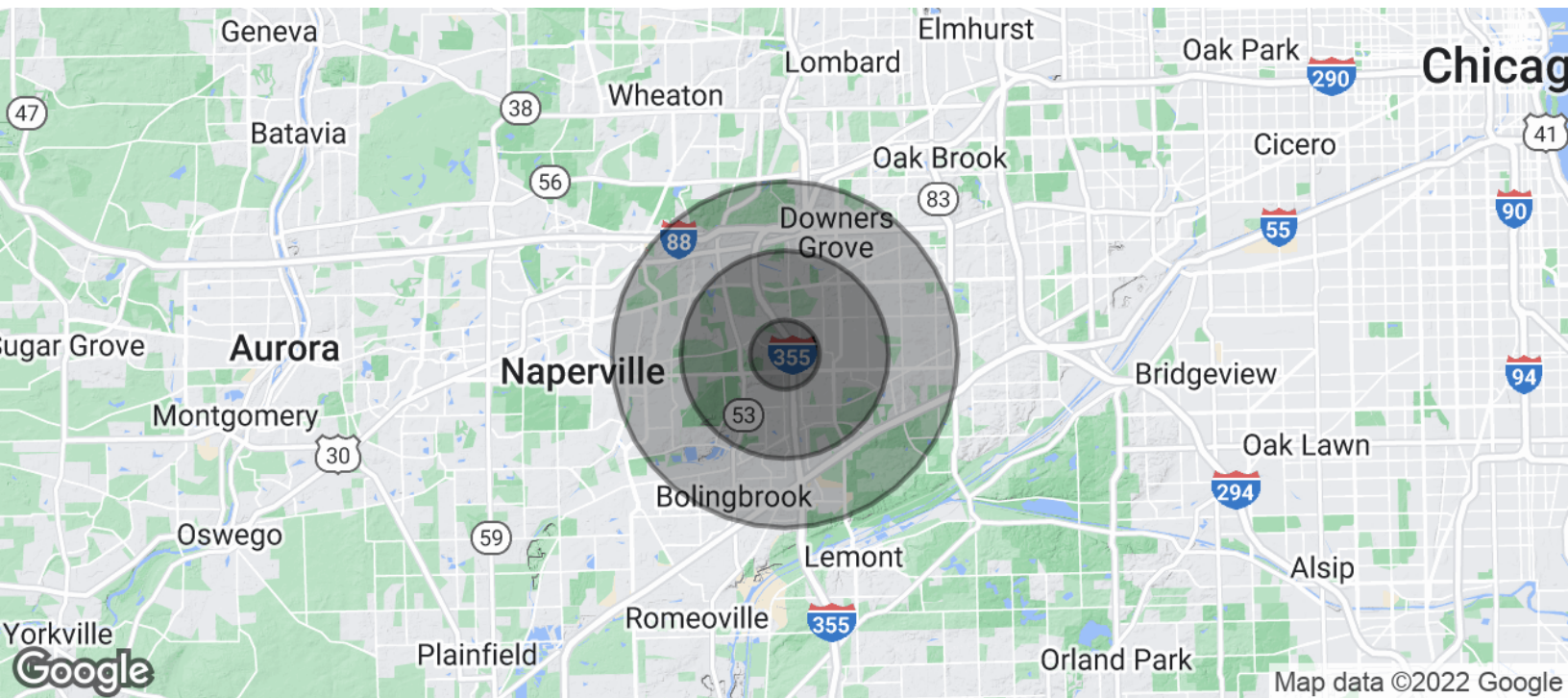




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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,020	100,888	246,079
Median age	36.9	39.1	38.7
Median age (Male)	36.4	38.4	37.2
Median age (Female)	37.4	39.8	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,595	38,722	93,935
# of persons per HH	2.5	2.6	2.6
Average HH income	\$75,294	\$96,408	\$96,880
Average house value	\$274,683	\$339,482	\$365,353

* Demographic data derived from 2020 ACS - US Census