

SALE | BTS | GROUND LEASE



# RESTAURANT PADS IN TRAVEL CENTER/HOTEL ANCHORED DEVELOPMENT

SWC NORMANTOWN ROAD AND WEBER ROAD, ROMEOVILLE, IL 60446

RESTAURANT PADS IN TRAVEL CENTER/HOTEL ANCHORED DEVELOPMENT



**OFFERING SUMMARY**

Pricing: Contact Broker

Lot Size: Various

Traffic Counts: 144,400 vpd (I-55)  
37,700 vpd (Weber)

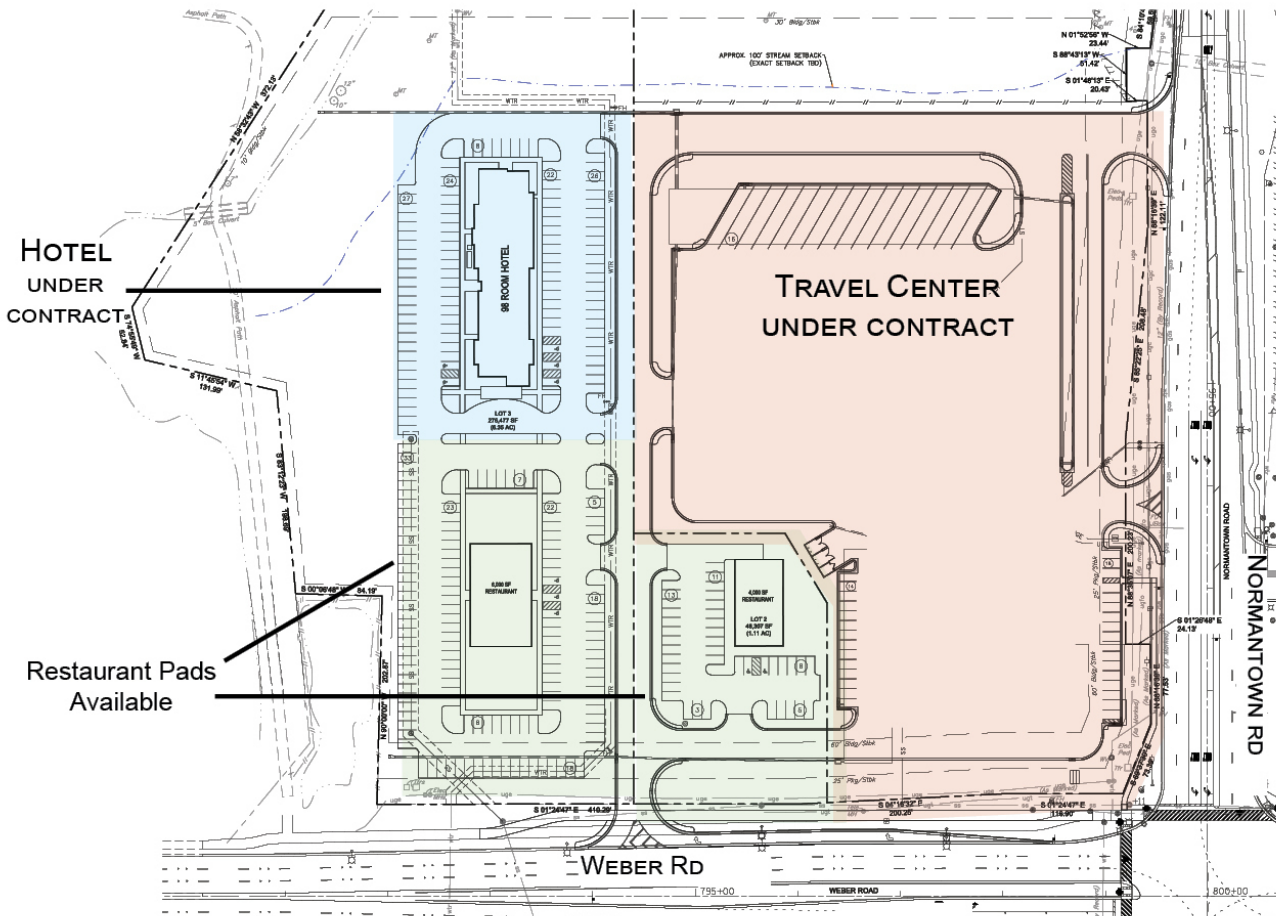
**PROPERTY HIGHLIGHTS**

- 15.27 Acre Travel Center and Hotel anchored development
- One of Chicagoland's fastest-growing suburban markets
- Restaurant pads available with one of the best incentive packages in the region
- Purchase at cost, food and beverage tax rebates and sales tax rebates
- Sale, build to suit and ground lease opportunities available
- Can accommodate a 4,000 SF and 6,000 SF sit-down restaurant
- Sit-down restaurant highly desired by the City of Romeoville
- High impact video pylon signage along interstate
- Property is part of a recently approved TIF

**LOCATION OVERVIEW**

The site is ideally located at Weber Rd and Normantown Rd just south of I-55 interchange in Romeoville, IL. The new I-55 interchange will feature the state's second diverging diamond design built for 65,000 vehicles per day. Weber Rd is being widened to accommodate 100,000 vehicles per day. Amazon, McDonald's Corporate, FedEx and Samsung have all located to Romeoville in recent years.

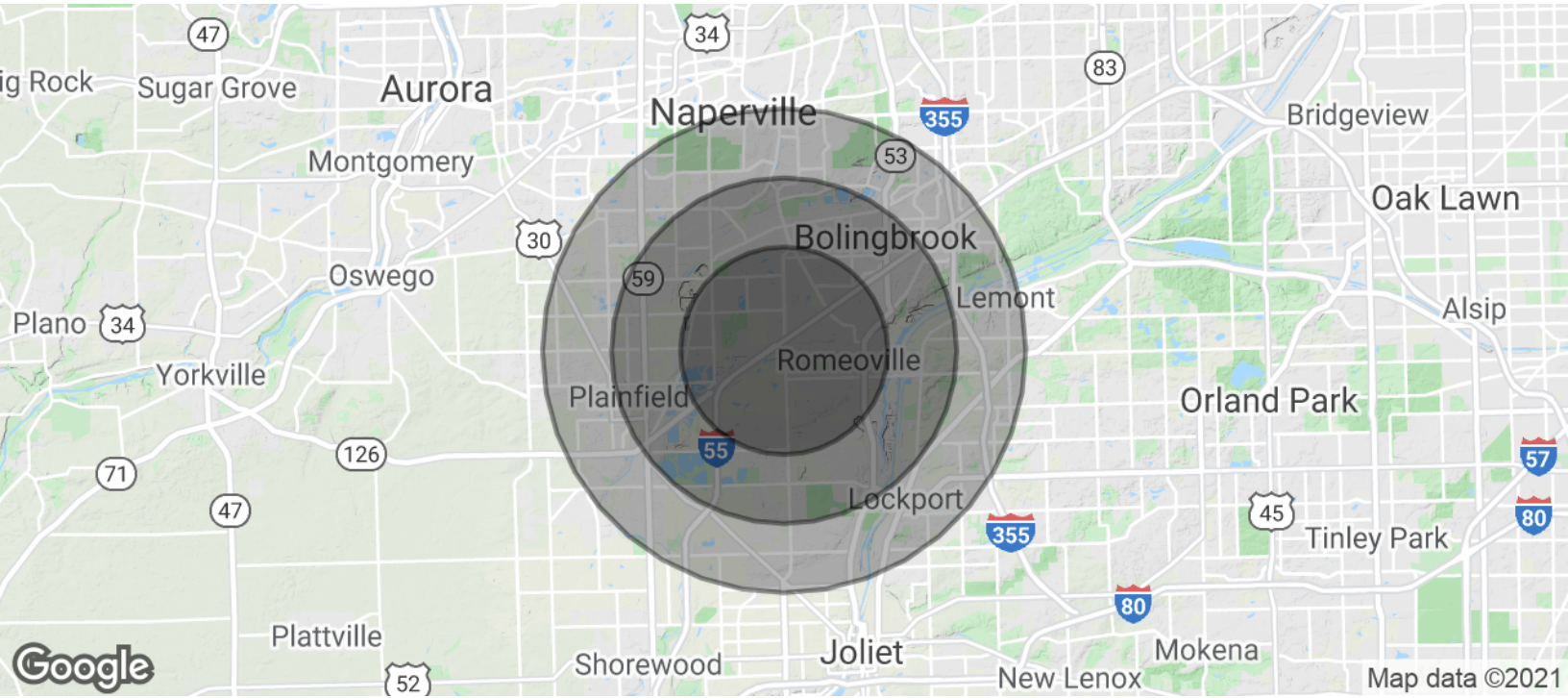
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STATUS	LOT #	SUB-TYPE	SIZE
Pending	Travel Center	Other	8 Acres
Pending	Hotel	Other	3.35 Acres
Available	Lot 2 - Restaurant Pad	Retail-Pad	1.11 Acres
Available	Lot 3 - Restaurant Pad	Retail-Pad	3 Acres



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**POPULATION**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Population	66,736	162,118	321,710
Median age	33.6	33.9	35.2
Median age (Male)	32.3	32.9	34.1
Median age (Female)	35.0	34.9	36.3

**HOUSEHOLDS & INCOME**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total households	21,029	49,903	101,687
# of persons per HH	3.2	3.2	3.2
Average HH income	\$83,266	\$95,434	\$100,119
Average house value	\$258,478	\$308,823	\$321,110

\* Demographic data derived from 2010 US Census