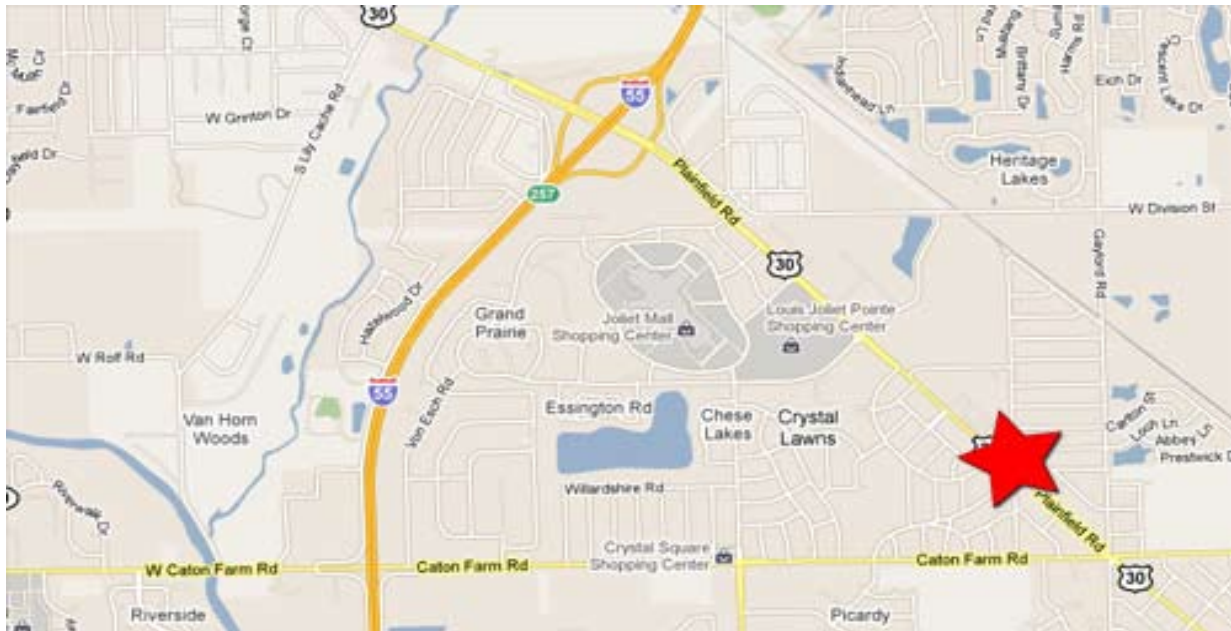


COMMERCIAL LAND 1.8 ACRES

250' FRONTAGE ON PLAINFIELD ROAD (NEAR 6 CORNERS)
2 COMMERCIAL BUILDINGS, HOUSE AND VACANT LOTS
PROPERTY CURRENTLY HAS INCOME PRODUCING HOUSE ON SITE



Property Highlights 2540 Plainfield Road Joliet, IL 60435:

- Large Parcel is Perfect for Redevelopment
- 250' Frontage on Plainfield Road (US Route 30)
- 78,408 SQ. FT. Land
- 2 Commercial Buildings, and income Producing Home on Site
- Near Caton Farm Road in High Density Commercial Area





Street Scene



Street Scene

250' Frontage on Plainfield Road (US. 30) in Joliet. Multiple properties combined for one large parcel. Ideal for REDEVELOPMENT as single use property or strip center. Property includes 1 House, 3 commercial businesses and structures. Truck rental business can be purchased separately for \$200,000. More details on sale of business available by phone or email. Total of 1.8 acres.

Zoning Type: B2 Commercial Zoning

Tax Amount: \$8,334

PIN: 06032442003500

Offered at \$1,199,000

Residential Commercial Vacant Land Multi Family Development



Rental House on Site



Vacant Lot Behind Retail

Demographics:

2008 Population
2008 Avg HH Income

1 Mile	3 Mile	5 Mile
8,645	71,092	202,780
\$81,338	\$82,922	\$83,293

Traffic Count:
25,300 CPD Plainfield Road

Joliet is a city in Kendall and Will Counties in the U.S. state of Illinois, located 40 miles southwest of Chicago. It is the county seat of Will County. As of the 2000 census, the city had a total population of 106,221. 2007 population of 145,800. It continues to be Illinois' fastest growing city and one of the fastest growing in the United States. The largest employers in the area are St. Joseph Provena hospital with an approximate workforce of 2,500 and the Will County Government, with an approximate workforce of 2,400.

Transportation:

This site is located on Plainfield Road with a traffic count of 25,300 CPD, and near I-55 a major North-South Corridor. I-55 and Plainfield Road approximate traffic count is 120,000 CPD.