



1 to 14.01 Acres For Sale

**AVAILABLE
5.76 AC**

**AVAILABLE
7.25 AC**

**AVAILABLE
1 AC**

ILLINOIS
59

20,600 vehicles per day
1,275 trucks per day

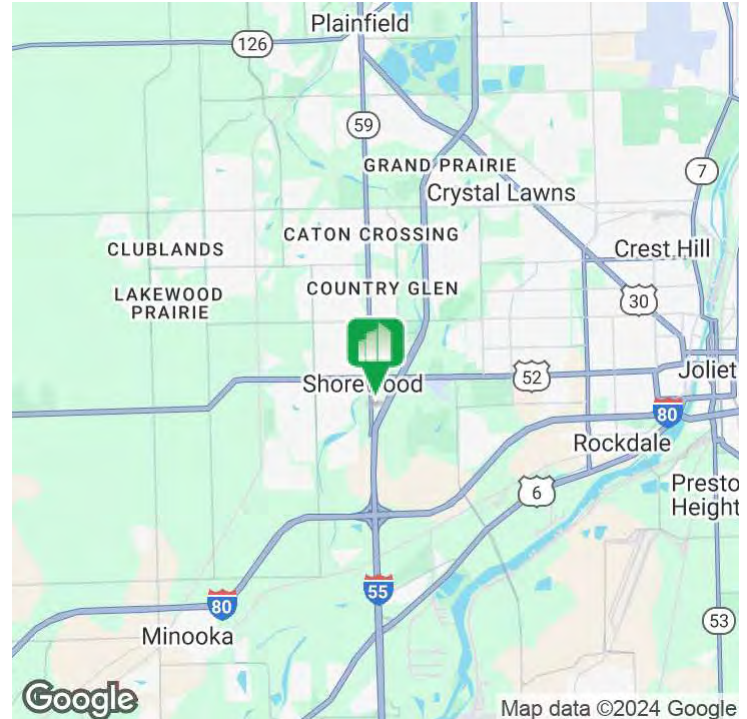
INTERSTATE
55

68,200 vehicles per day
13,800 trucks per day

I-55 & I-80 DEVELOPMENT SITE HARD CORNER OUTLOT

900, 902, 904, 906, 908 COTTAGE ST, SHOREWOOD, IL 60404

ROUTE 59 DEVELOPMENT OPPORTUNITY - RETAIL USES & DEALERSHIPS



OFFERING SUMMARY

Sale Price:

Contact Broker

Lot Size:

14.01 +/- Acres

PROPERTY HIGHLIGHTS

- Development opportunity along I-55 and Route 59
- **FULL** interchange just completed in Fall of 2024
- Great site for retail, gas station, truck stop, dealership and hotel
- Close proximity to new Hollywood Casino
- TIF district with approximately 16 years left
- Traffic on I-55 is 68,200 vehicles per day and heavy commercial volume with 13,800 trucks per day
- Heavy Commercial Traffic on Cottage Rd (Route 59) 1,275 trucks per day
No industrial, truck, or storage uses
- Water and sewer to site

LOCATION OVERVIEW

Located on Route 59 along I-55

APNs for 900, 902 & 904 Cottage:

05-06-15-300-005 (.60AC) (900 Cottage),
05-06-15-300-009 (1.97 AC) (902 Cottage),
05-06-15-300-019 (4.12 AC) (904 Cottage),
05-06-15-300-011 (.56 AC) (V. Cottage)
Total 7.25 AC

APNs for 906 & 908 Cottage:

05-06-15-300-018 (1AC) (906 Cottage),
05-06-15-300-020 (1.38AC) (908 Cottage),
05-06-15-300-024 (4.38AC) (V. Cottage)
Total 6.76 AC

ROUTE 59 DEVELOPMENT OPPORTUNITY - RETAIL USES & DEALERSHIPS



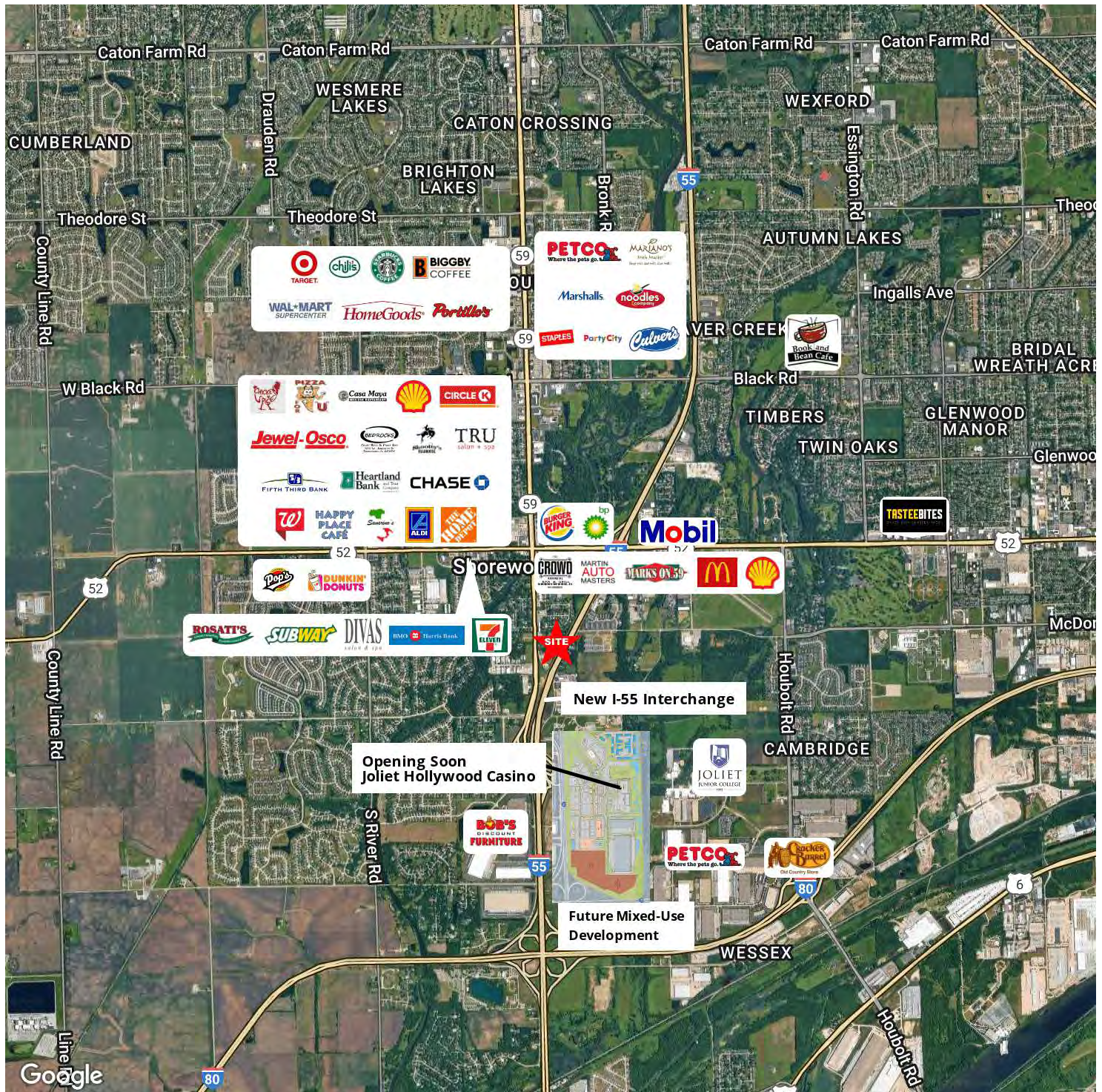
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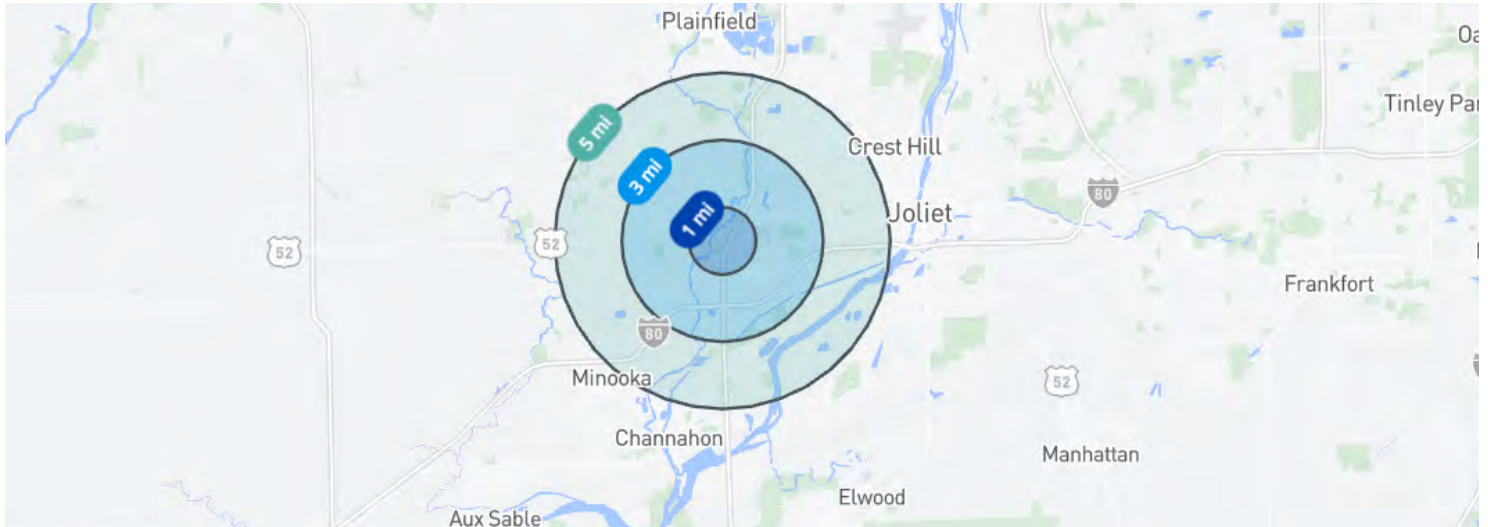
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1 mile



\$107,631

Median Household
Income



\$50,647

Per Capita
Income



\$526,049

Median Net
Worth



Median Age



3,943

Population



1,555

Households



\$86,491

Median Disposable
Income

3 miles



\$103,615

Median Household
Income



\$46,125

Per Capita
Income



\$477,660

Median Net
Worth



Median Age



42,962

Population



15,774

Households



\$82,561

Median Disposable
Income

5 miles



\$95,972

Median Household
Income



\$41,630

Per Capita
Income



\$375,750

Median Net
Worth



Median Age



133,145

Population



47,285

Households



\$76,372

Median Disposable
Income