

# ROUTE 178 & US ROUTE 6

# Utica, IL

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Call for Details

## 2 ACRE ROUNDABOUT HARD CORNER | FOR SALE



### Highlights

- ✓ Traffic Count 30,000+ Vehicles per Day at Route 80
- ✓ Traffic Count 10,000+ Vehicles per Day at Roundabout
- ✓ 2,800,000 Starved Rock State Park Visitors Annually
- ✓ Hard Corner
- ✓ 500 Feet of Frontage (2 or More Entrances)
- ✓ All Utilities in Place
- ✓ TIF Extension Coming Soon
- ✓ Shovel Ready Projects at Intersection:
  - » (2) Hotels & Restaurant
  - » 2.5 Million SF of Warehouse
  - » Master Planned Mixed Use Subdivision

### Details

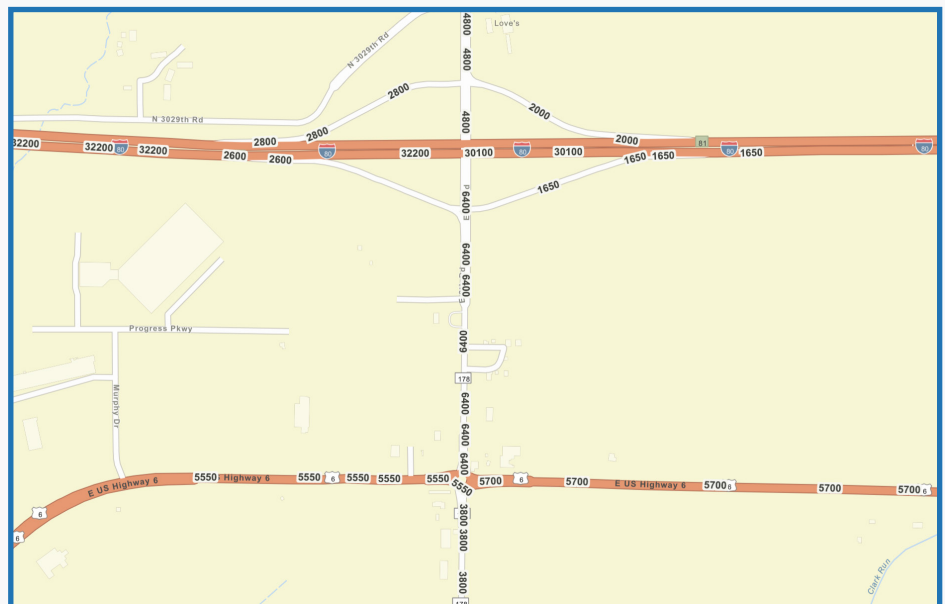
Total Area: ± 2.0 Acres

Dimensions: 375' x 250'

Asking Price: \$820,000

### Uses

- ✓ Fuel Station
- ✓ Travel Center
- ✓ Food & Beverage
- ✓ Retail



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