

580 CATON FARM ROAD

JOLIET / PLAINFIELD, ILLINOIS

NEW RETAIL STRIP CENTER COMING SOON



PSHS



Ridge Rd- 9,650 VPD

Ryan
Homes

Vista
Ridge

Walgreens

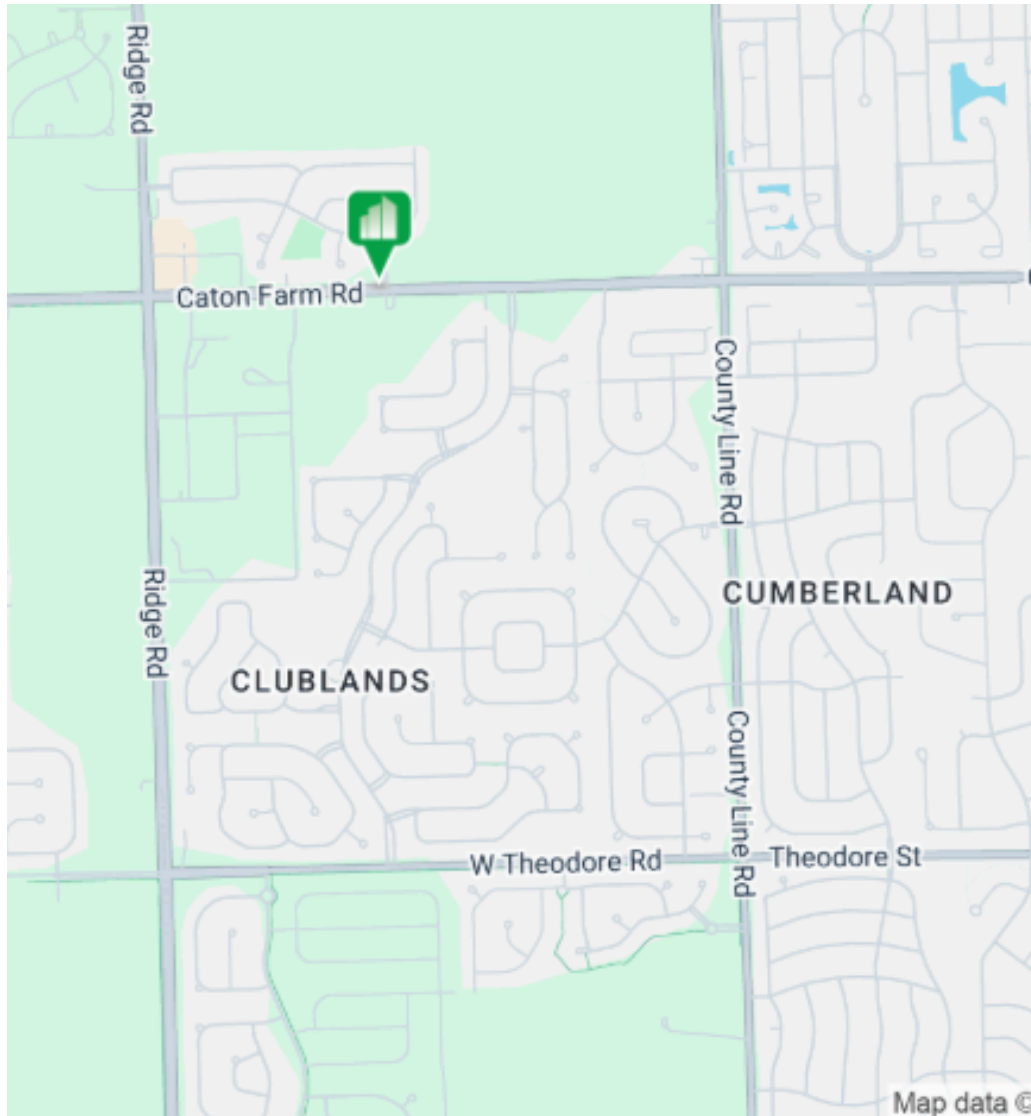


GAS
WASH

580 Caton Farm Rd, Plainfield, IL 60586

Caton Farm Rd- 13,300 VPD

EXECUTIVE SUMMARY



NEW RETAIL CENTER

COMING SOON

JOLIET / PLAINFIELD, ILLINOIS

	Available Space	1,500 - 12,000 SF
	Spaces for Lease	(8) 1,500 SF spaces
	Zoning	B2
	Pass Thru's	\$8.50/SF



RICH BOWDEN

Commercial Broker
815.252.7963
Rich@catoncommercial.com



BHAVINI PATEL

Commercial Broker
847.757.7359
Bhavini@catoncommercial.com

CONCEPTUAL RENDERING





PLAINFIELD/JOLIET - MARKETPLACE OVERVIEW



Median Household Income

\$130,647	\$134,031	\$127,347
1 mile	3 miles	5 miles



Median Home Value

\$296,649	\$333,453	\$339,304
1 mile	3 miles	5 miles



7 Nearby Colleges

10 Private and Award Winning Public Schools



Population

9,837	46,248	94,882
1 mile	3 miles	5 miles

Average Age: 34.8 years old



The Joliet Plainfield corridor is one of the fastest-growing commercial markets in Chicago's southwest suburbs, offering businesses access to a large and expanding population base, strong transportation infrastructure, and a diverse economic foundation.

Significant development initiatives in Joliet and Plainfield have further positioned the area as a commercial powerhouse. With a robust infrastructure that supports economic expansion, this area features:

- **Established Businesses & Employment Base:** A strong concentration of logistics, manufacturing, healthcare, education, and distribution employers supports workforce stability and drives consistent economic activity throughout the region.
- **Population Growth & Residential Development:** Ongoing housing developments in Plainfield and surrounding communities continue to expand the customer base, creating sustained demand for retail, dining, medical, and service-oriented businesses.
- **Strategic Transportation Access:** Direct access to I-55, I-80, Route 30, Route 59, and regional rail networks provides efficient connectivity to the Chicago metropolitan area and national distribution channels.
- **Retail, Entertainment & Tourism:** Attractions such as Downtown Plainfield, Downtown Joliet, Hollywood Casino, community festivals, and year-round events help generate consumer traffic and support local businesses.

Together, Joliet and Plainfield offer a unique combination of population growth, economic strength, transportation accessibility, and development momentum, making the corridor an attractive destination for businesses, developers, and investors seeking long-term success.

Sources: PropertyShark, CommercialCafe, Rofo, Intellisite, and CommercialSearch.

CONFIDENTIALITY & DISCLAIMER



CATON
COMMERCIAL
REAL ESTATE GROUP
BROKERAGE
MANAGEMENT
APPRAISAL

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from Caton Commercial Real Estate Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Caton Commercial Real Estate Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Caton Commercial Real Estate Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Caton Commercial Real Estate Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Caton Commercial Real Estate Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Caton Commercial Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.