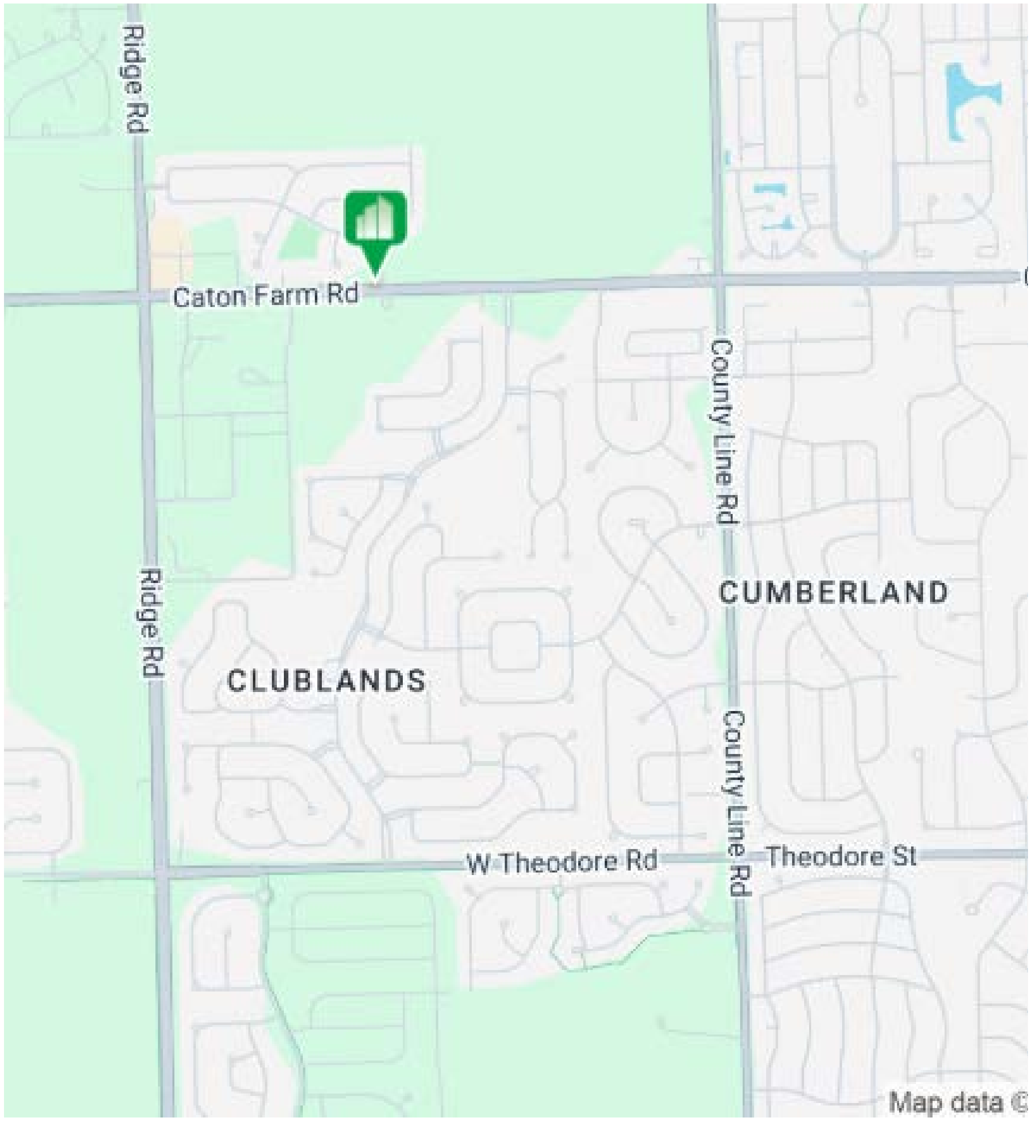
580 CATON FARM ROAD

JOLIET / PLAINFIELD, ILLINOIS

NEW RETAIL STRIP CENTER COMING SOON

CATON COMMERCIAL REAL ESTATE GROUP



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
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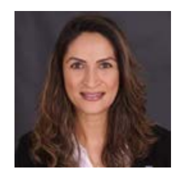
Rich@catoncommercial.com



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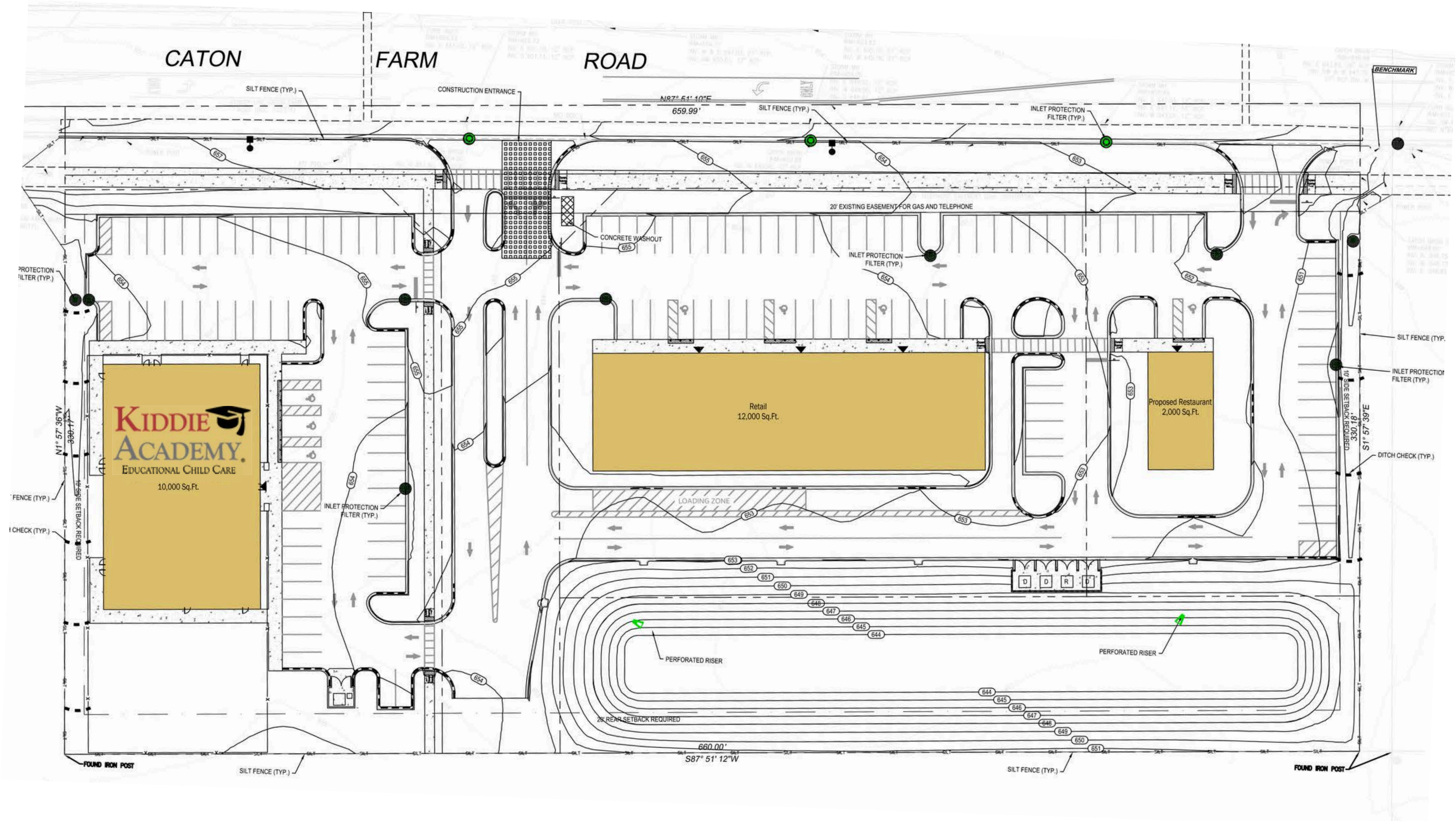
CONCEPTUAL RENDERING

SITE PLAN


CATON
FARM
ROAD
SILT FENCE (TYP.)
CONSTRUCTION ENTRANCE
N87° 51' 10"E
659.99'
INLET PROTECTION FILTER (TYP.)
BENCHMARK
20' EXISTING EASEMENT FOR GAS AND TELEPHONE
CONCRETE WASHOUT
KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
10,000 Sq.Ft.
Retail
12,000 Sq.Ft.
Proposed Restaurant
2,000 Sq.Ft.
LOADING ZONE
DITCH CHECK (TYP.)
10' SIDE SETBACK REQUIRED
N1° 57' 36"W
330.17'
S1° 57' 39"E
330.18'
PERFORATED RISER
20' REAR SETBACK REQUIRED
660.00'
S87° 51' 12"W
FOUND IRON POST

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.

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BROKERAGE
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APPRAISAL

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