



Offering Memorandum

Woodridge, IL Land

NWC 83rd St & Janes Ave | 23,205_{SF}

Peter Block

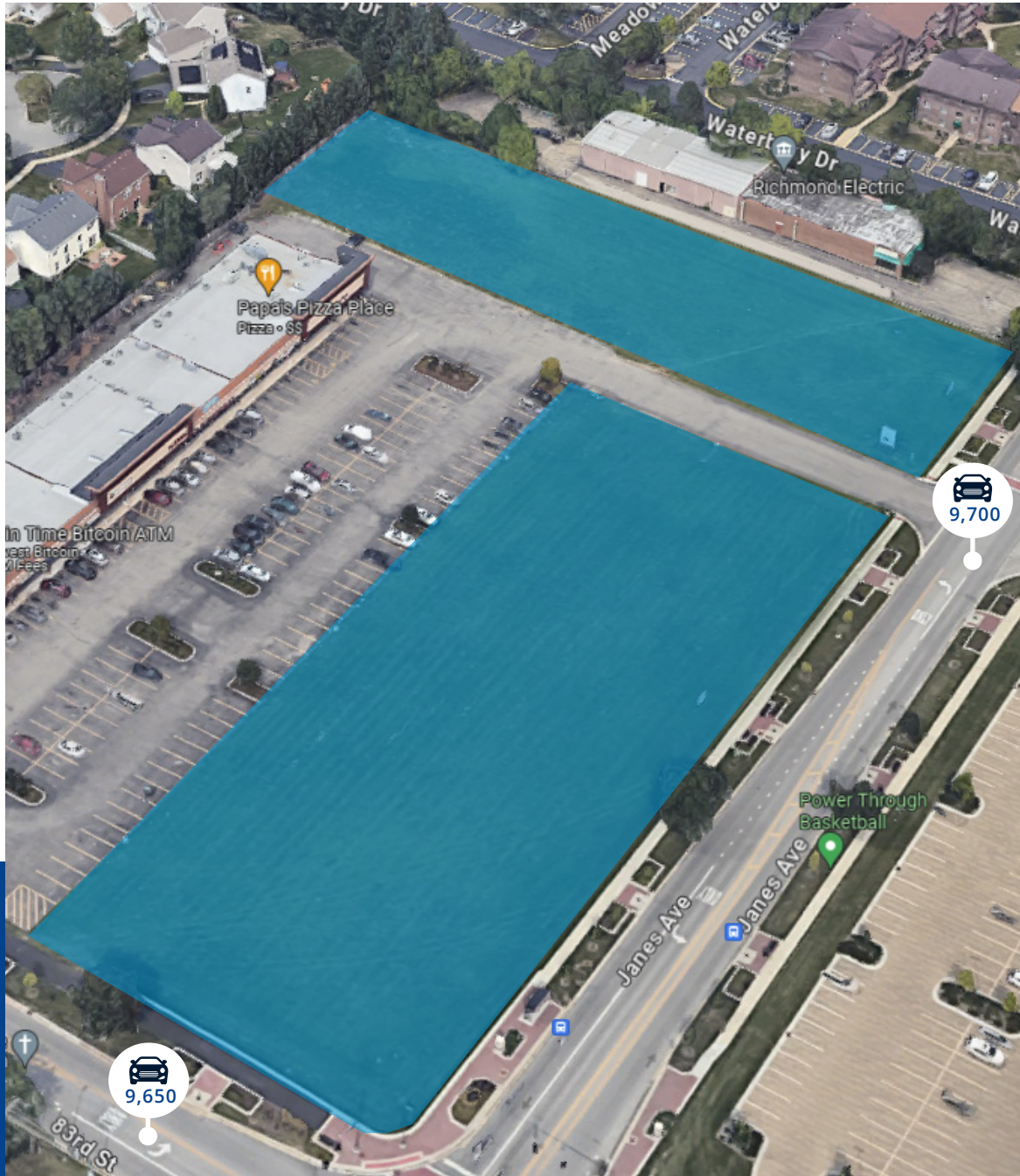
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Woodridge



Property Address:

NWC 83rd St & Janes Ave,
Woodridge, IL



Offering Price
\$1,250,000

Land Size
2.75 AC

Property Detail Profile

Strategic Location

- > Just west of I-355
- > Nearby retail includes McDonald's, Buffalo Wild Wings, Panera, Wendy's, Dunkin, Chipotle and more
- > Adjacent to ARC - Athletic Recreation Center & Cypress Cove Aquatic Park
- > High average household incomes

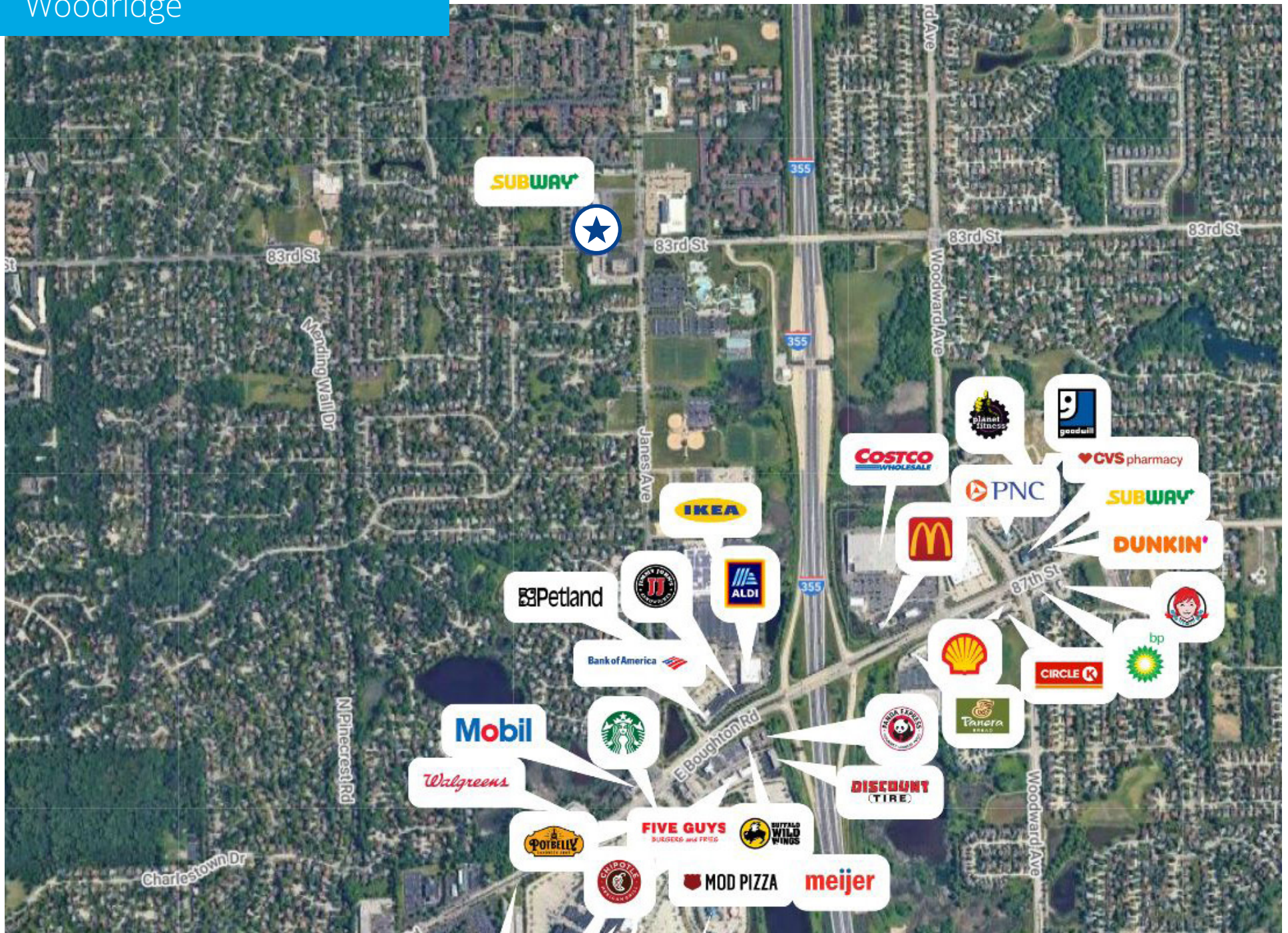
Zoned

B-2

Traffic Counts

145K on I-355
9K+ on Janes Ave
9K+ on 83rd

Woodridge





Market Overview

83rd St & Janes Ave, Woodridge, Illinois, 60517
3 mile radius

Household & population characteristics



\$95,033

Median household income



\$325,671

Median home value



77.3%

Owner occupied housing units



40.7

Median age



50.8%

Female population



55.0%

% Married (age 15 or older)

Annual lifestyle spending



\$2,705

Travel



\$34

Tickets to Movies



\$68

Theatre/Operas/Concerts



\$73

Admission to Sports Events



\$11

Online Gaming Services

Households & population



87,903

Current total population



86,418

5 Year total population



33,941

Current total households



33,848

5 year total households

Education

5%

No high school diploma



19%

High school graduate



27%

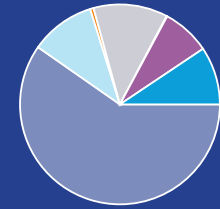
Some college



49%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



2,161

Total businesses



27,597

Total employees

Employment



73%

White collar



17%

Blue collar



10%

Services

5.0%

Unemployment rate

Annual household spending



\$2,579

Apparel & Services



\$306

Computers & Hardware



\$4,368

Eating Out



\$7,814

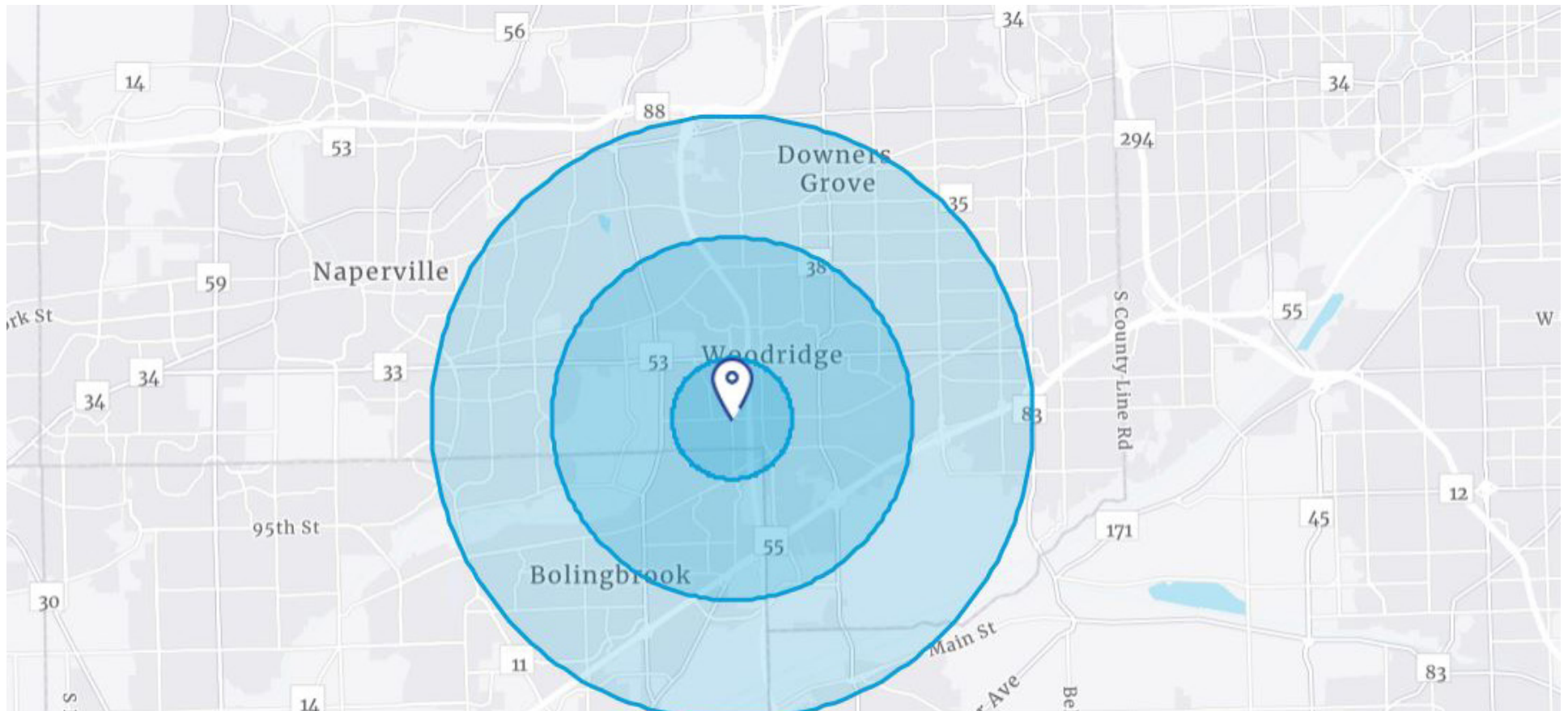
Groceries



\$8,355

Health Care

Demographics



1 mile



15,808
people



10,674
daytime pop



\$115,376
average HHI

3 mile



88,599
people



70,895
daytime pop



\$128,953
average HHI

5 mile



234,620
people



205,668
daytime pop



\$135,144
average

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