



for sale



HEARTLAND CROSSING 1 ACRE OUTLOT

2051 Ridge Rd, Minooka, IL
100K VPD JEWEL-CONNECTED OUTLOT



Offering Summary

AVAILABLE SF | 1 ACRE
SALES PRICE | \$450,000
TAXES | CALL TO INQUIRE



Traffic Count:
100,000+ VPD



Avg HH Income:
\$115,609 (3 MILES)



Population:
40,102 (3 MILES)



#Households:
13,694 (3 MILES)

The 1-acre outlot at Heartland Crossing offers strong visibility along Route 6 and direct connection to a Jewel-anchored shopping center, supplying steady, necessity-driven traffic in the growing Minooka/Channahon trade area.

- **Grocery-Anchored Growth:** Immediate adjacency to Jewel-Osco provides consistent daily activity and reliable customer flow.
- **Build-to-Suit Outlot:** The B-2 zoned 1-acre site supports retail, service, QSR, or other commercial uses and is available for build-to-suit.

Nearby Tenants:



MATANKY REALTY GROUP
200 N LASALLE ST STE 2350
312-337-1001
MATANKY.COM

TROY BATES
312-337-1001
TBATES@MATANKY.COM

TERRI COX
312-977-2028
TCOX@MATANKY.COM



THE COMMUNITY: UP & COMING FAMILIES

The residents of this area comprise a market in transition: upwards. Their homes are new. They are just beginning to form families. They are younger Millennials, more mobile & willing to take more risks. They are ambitious, setting down roots & work hard to get ahead.

Typical housing is single family. Median value is just under \$200,000. These residents rely on the Internet for entertainment, news & shopping. They enjoy leisure in family activities, theme parks and zoos, and sports. They drive imported SUVs or compact cars - usually the latest models.

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



MATANKY REALTY GROUP
 200 N LASALLE ST STE 2350
 312-337-1001
 MATANKY.COM

TROY BATES
 312-337-1001
 TBATES@MATANKY.COM

TERRI COX
 312-977-2028
 TCOX@MATANKY.COM