

For Sale, Lease or BTS

Prime Commercial Development

NEC & NWC Route 6 & Waters Edge Drive
Minooka, Illinois



3 PRIME COMMERCIAL LOTS

1.51 acres

1.56 acres

4.15 acres

Location US Rt. 6 & NEC & NWC of Waters Edge Dr. – north of US Rt. 6 & east of Waters Edge Dr (just west of Ridge Rd. behind Jewel/Osco)

Zoning B-1 Business

Utilities All utilities to property

Price \$7.50 per sq. ft.

Comments The property has excellent US Rt. 6 exposure. The corners of US Rt. 6 & Waters Edge Dr. will be a fully lighted intersection. Off site detention. The Ridge Road Corridor on the south side of Minooka has become a hot spot for residential development in the Chicagoland area. Minooka is home to Prologis Business Park (400 +/- acres), Opus Corp. Business Park (230 +/- acres), Twin Rails Bus. Park (125 +/- acres) and TCB Business Park (114 +/- acres). Minooka is located on Interstate 80, which is the 'Crossroads of the United States.' The property is served by the I-80 & Ridge Rd. interchange, just 3 miles west of Interstate 55. Outlots are located in front of Heritage Woods and adjacent to Jewel. For Sale, Lease or Build to Suite (BTS)

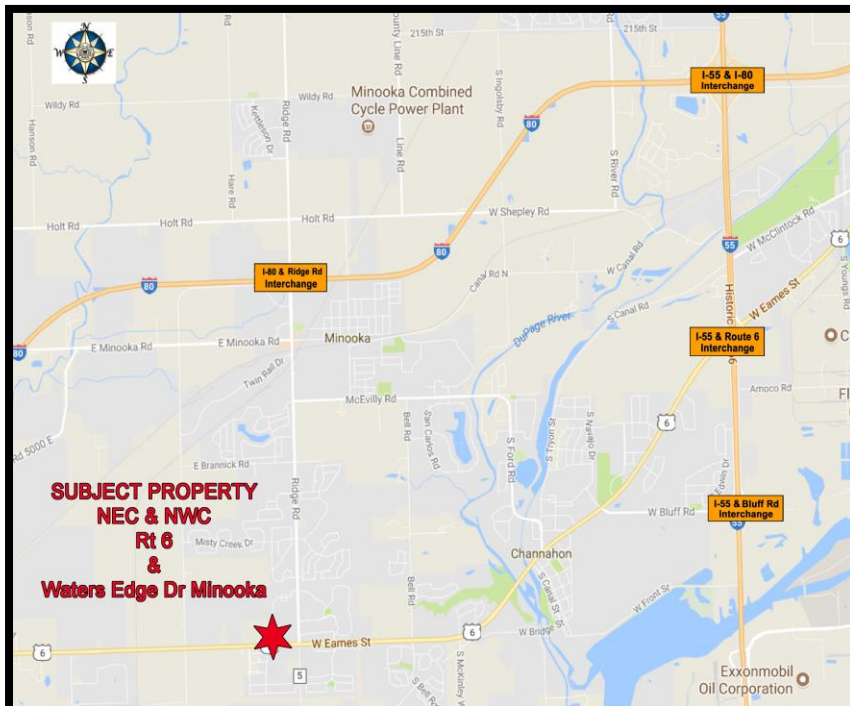
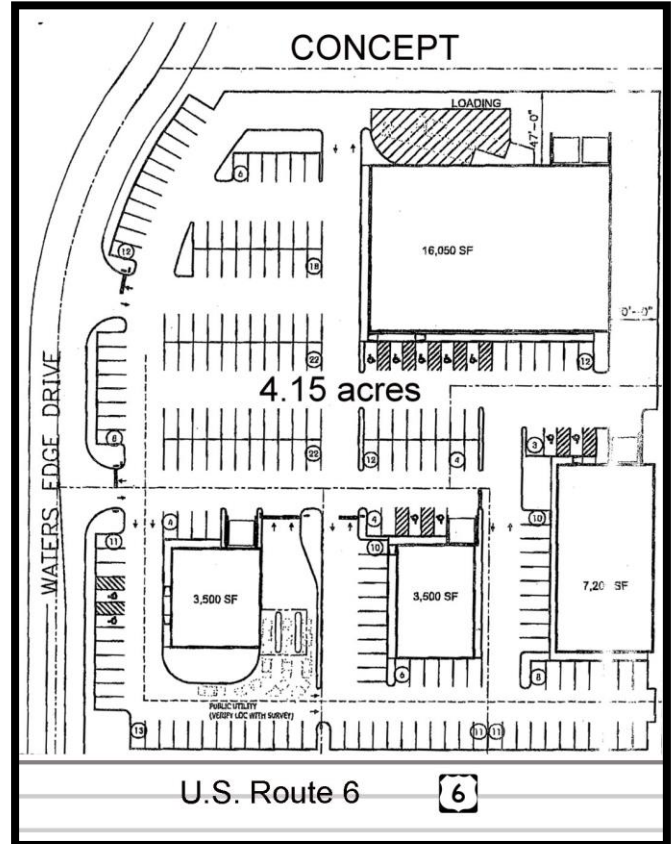
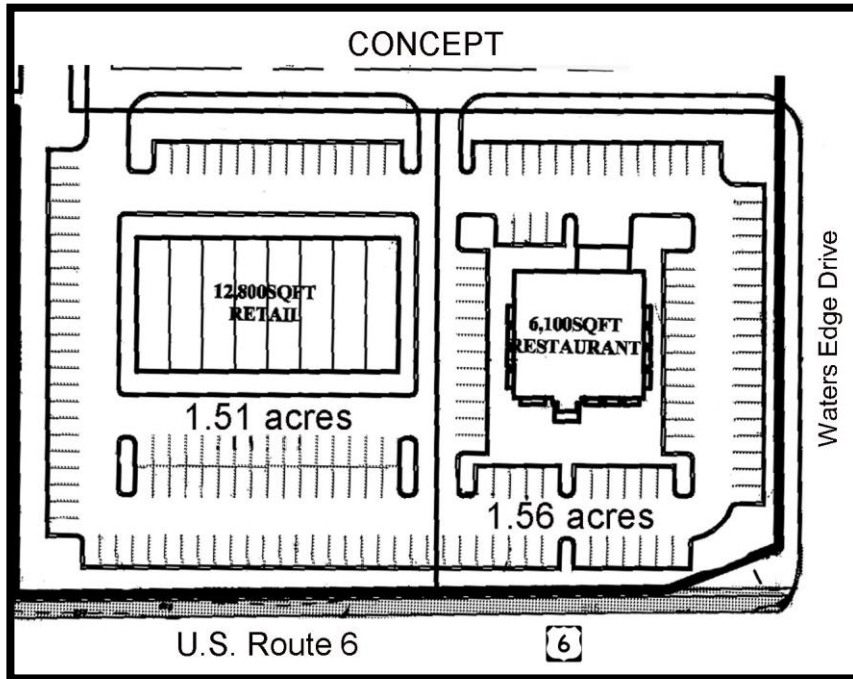
Location Description Located at the NWC & SWC of Route 6 & Waters Edge Dr, just west of the signalized intersection of U.S. Route 6 (Eames Street) and Ridge Road in Minooka, Illinois (pop. 11,254). Area also serves Channahon (pop. 12,600) and Morris (pop. 14,496). Part of community retail area already home to Jewel-Osco, Ace Hardware, Walgreen's, AutoZone, Morris Hospital - Channahon, and several restaurants, gas stations, and banks. Within 5 minutes of direct access to I-80 and less than 10 minutes from I-55. Only a half-mile west of Minooka Community High School.

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DEMOGRAPHICS

2017 POPULATION

7 MILES: 85,000

AVERAGE HOUSEHOLD INCOME

7 MILES: \$95,000

TRAFFIC COUNTS

6,300 VPD ROUTE 6
9,700 VPD RIDGE RD



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