

**GREAT DEVELOPMENT OPPORTUNITY**  
**FOUR OUT-LOTS—APPROXIMATELY 6.96 ACRES**

**ON THE WEST SIDE OF WEBER ROAD - NORTH OF AIRPORT ROAD**  
**TWO LOTS NORTH OF CREEKSIDE DRIVE**  
**TWO LOTS SOUTH OF CREEKSIDE DRIVE**  
**WITH THE SOUTHERNMOST ONE CONTIGUOUS TO EXISTING RETAIL**

**ROMEIOVILLE, ILLINOIS**

**PRICE REDUCTION—**  
**NOW \$6 PER SQUARE FOOT**



**Land and Real Estate Advisors**  
Larry Dickstein, Listing Agent  
LEDBROKER@AOL.COM  
847.334.8000 (Cell)

**LAND PARTNERS, L.L.C.**  
3405 N. Kennicott Avenue, Suite A  
Arlington Heights, Illinois 60004  
847.394.8000 (o)  
WWW.LANDPARTNERSLLC.COM



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**ROMEOWILLE, ILLINOIS**

PROPERTY DETAILS: PRICE: ~~\$11.00 per square foot~~ **\$6 PER SQUARE FOOT**

### **PRICE REDUCTION!!!**

#### **LOCATION DESCRIPTION:**

Four out-lots located on the west side of Weber Road, north of Airport Road. Two of the out-lots are south of Creekside Drive, with the southernmost one contiguous to existing retail. The other two sites are north of Creekside Drive. Creekside Drive is a fully signalized intersection.

#### **PROPERTY DESCRIPTION:**

The northern most parcel is 1.72 acres, going south-the next one is 1.89 acres, with the next one being 2.02 acres, and the southernmost one is 1.33 acres.

This is a great opportunity to locate along the Weber Road corridor with Target, Kohls, Starbucks, Chipotle, TJ Maxx, Petco, Jimmy Johns, Office Max, Chilis, SportsClips, WalMart and Aldi. The southern most piece is adjoining existing leased retail with many national tenants.

#### **DEMOGRAPHICS:**

Within a 3 mile area, the population exceeds 58,000; average household income is above \$82,000, and average housing value is above \$212,000.

#### **ZONING:**

The property is zoned commercial in Romeoville. Zoning allows for a wide variety of uses. VILLAGE INDICATES THAT NON-COMMERCIAL USE WILL BE POSSIBLE. (Please consult the Village of Romeoville)

#### **NOTE:**

IDOT average daily traffic counts along Weber Road exceed 36,000 vehicles per day.

Land Partners, LLC and some of their licensed brokers have an ownership interest in the LLC that owns this property.



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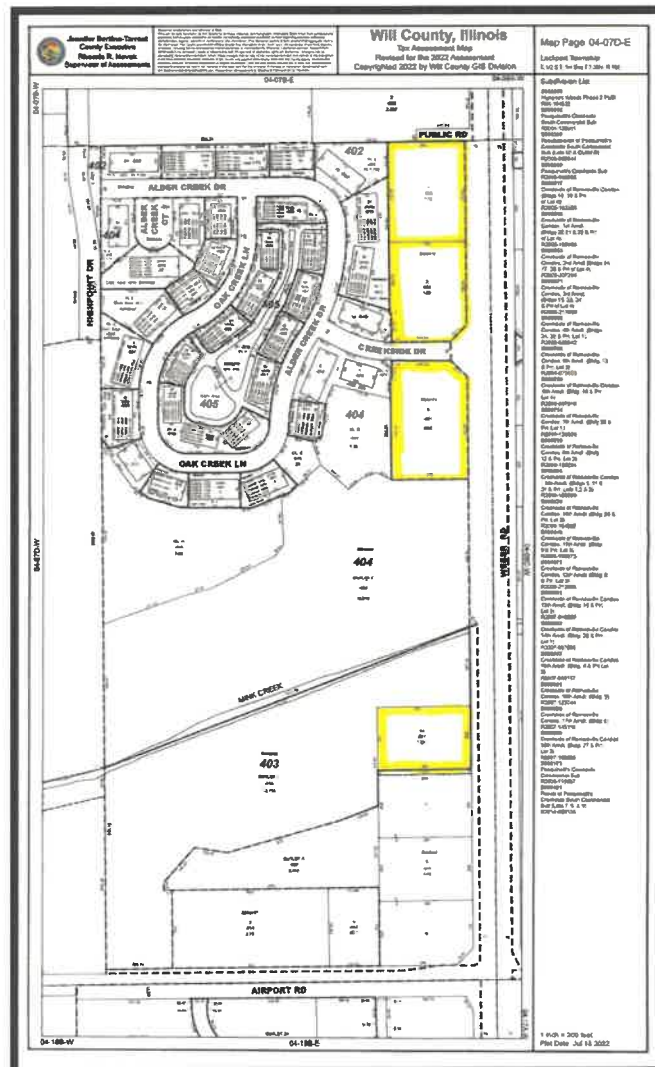
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