

FOR SAL

SW CORNER OF GOUGAR ROAD AND FERRO DRIVE

New Lenox, IL 60451

AVAILABLE SPACE 19.93 Acres

ASKING PRICE \$2,200,000

FEATURES

 20 Acres, Industrial Zoning, Close to Interstate 80, Development Opportunity, Utilities nearby

AREA

20 Acres at the Southwest Corner of Gougar Rd and Ferro Drive North of Interstate 80



OFFICE

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SALE

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OFFERING SUMMARY

Sale Price:	\$2,200,000

Zoning:	I-1, Limited Industrial District
Traffic Count:	8.550

Price / SF: \$2.53

PROPERTY OVERVIEW

20 Acres of Inustrial Zoned Land for Sale

PROPERTY HIGHLIGHTS

 20 Acres, Industrial Zoning, Close to Interstate 80, Development Opportunity, Utilities nearby

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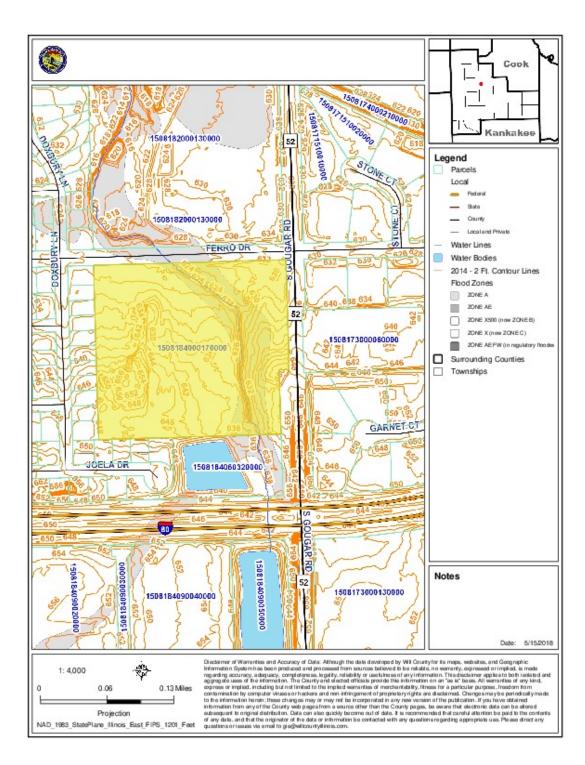
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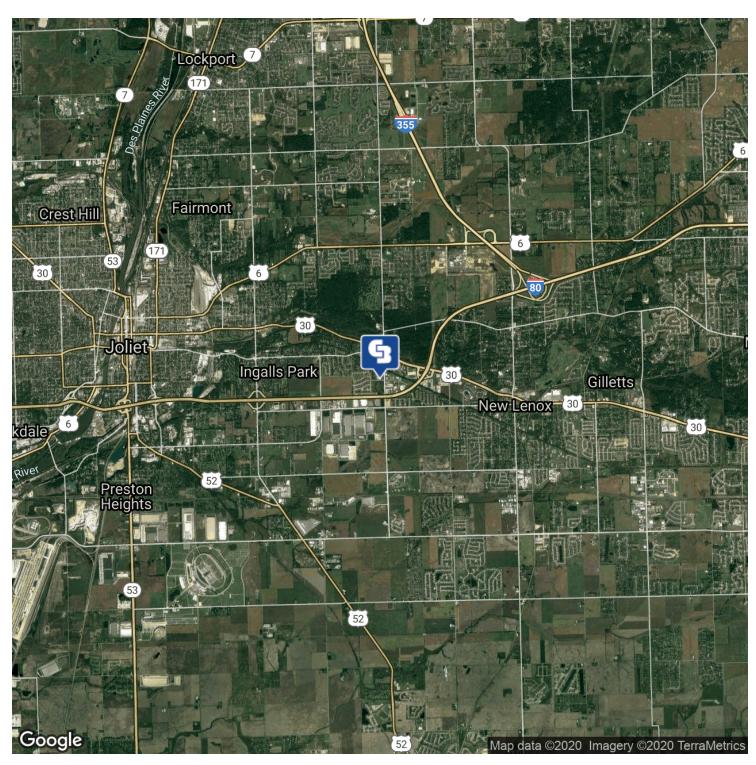






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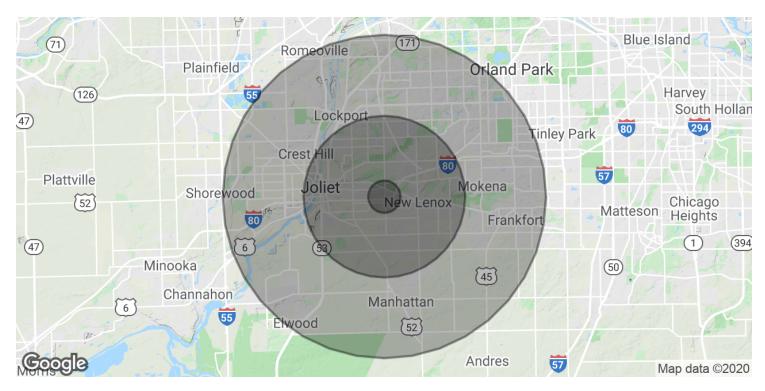




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,275	101,550	352,837
Average age	36.5	33.4	35.9
Average age (Male)	36.7	32.7	34.9
Average age (Female)	36.3	33.7	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,046	31,879	119,200
# of persons per HH	3.1	3.2	3.0
Average HH income	\$98,877	\$75,830	\$79,442
Average house value	\$293,483	\$264,726	\$292,201

^{*} Demographic data derived from 2010 US Census

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