



FOR SALE

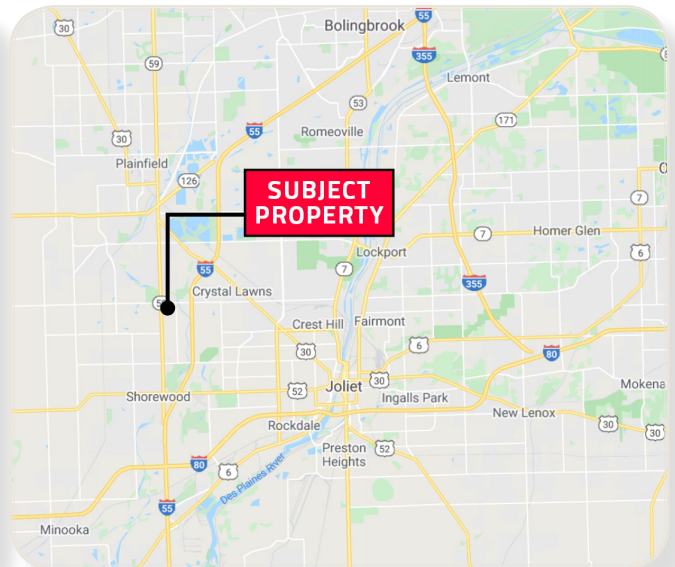
35,500 Square Foot Retail Parcel
 Caton Crossing Town Square Center, Plainfield, IL

Route 59, Plainfield, Illinois



- Established high-traffic retail trade area
- Existing retailers in the development include McDonalds and Ace Hardware
- Fully improved site with all utilities
- Ideal for retail or office development
- Build-to-suit available
- Great demographics

	1 mi.	3 mi.	5 mi.
Median household income	\$96,360	\$91,645	\$80,326
Population	9,138	74,232	171,368



The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

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35,500 Square Foot Retail Parcel Established Shopping Center Plainfield, IL

- Location:** The subject property is located at the southeast corner of IL 59 and Caton Farm Road in the Caton Crossing Town Square Shopping Center
- Plot:** Mostly rectangular parcel with approximate dimensions of 70 feet by 435 feet. The total area of the parcel is 35,500 square feet, or 0.815 acres
- Zoning:** Zoned B-3 (General Business)
- Utilities:** Sanitary sewer and water are available at the site

Demographics:	<u>1 mi.</u>	<u>3 mi.</u>	<u>5 mi.</u>
Median household income	\$96,360	\$91,645	\$80,326
Population	9,138	74,232	171,368

- Asking Price:** \$9.86 per square foot, or \$350,000
- Taxes:** \$4,652 (2019)
- Comment:** This parcel is perfect for a small retail/office user who would benefit from the high traffic counts in this strong retail area.

FOR ADDITIONAL INFORMATION

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