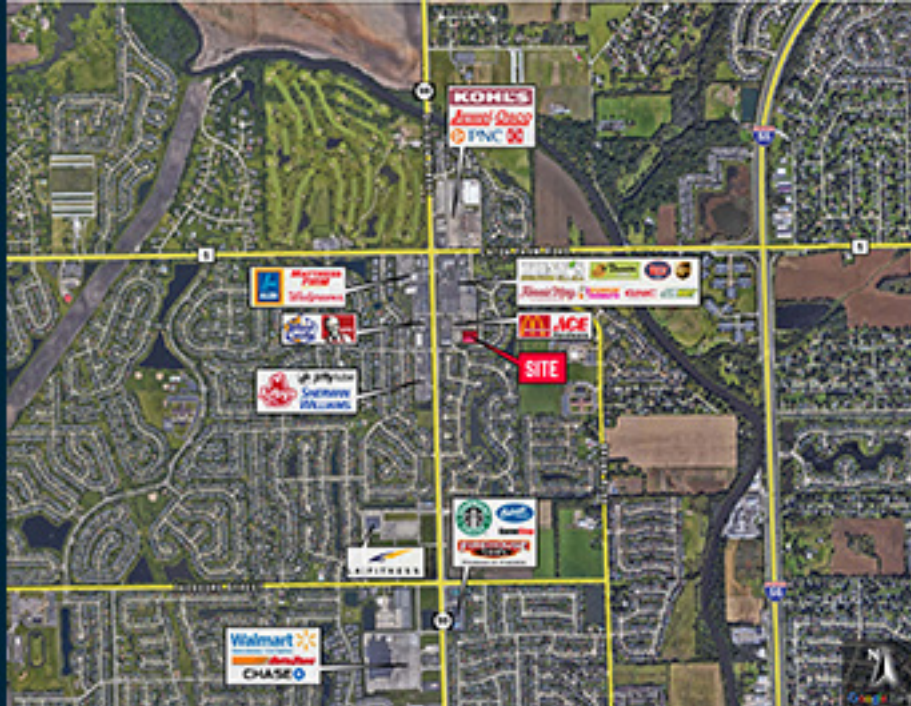




# FOR SALE

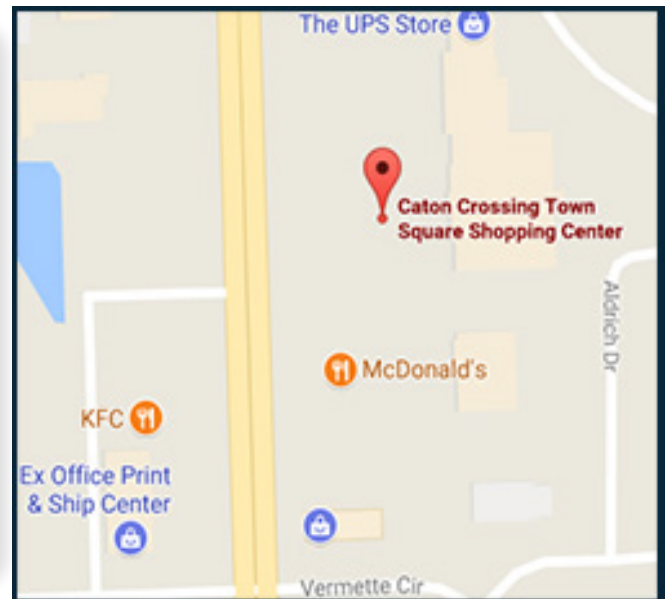
35,500 Square Foot Retail Parcel  
Caton Crossing Town Square Center, Plainfield, IL

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.
Avg. household income	\$95,478	\$88,365	\$78,754
Population	5,771	70,218	171,369



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

The Butler Group | 243 Burlington Ave, Clarendon Hills, IL 60514 | Phone 630.321.9500 | Fax 630.321.9501 | Email [bbutler@thebutlergroup.net](mailto:bbutler@thebutlergroup.net)

*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 SALE

### 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

<b>Demographics:</b>	<u>1 mi.</u>	<u>3 mi.</u>	<u>5 mi.</u>
Avg. household income	\$95,478	\$88,365	\$78,754
Population	5,771	70,218	171,369

- Asking Price:** \$14.29 per square foot, or \$500,000
- Taxes:** \$4,920 (2017)
- 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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### Stephani Edell

#### The Butler Group

Phone

**312-835-0603**

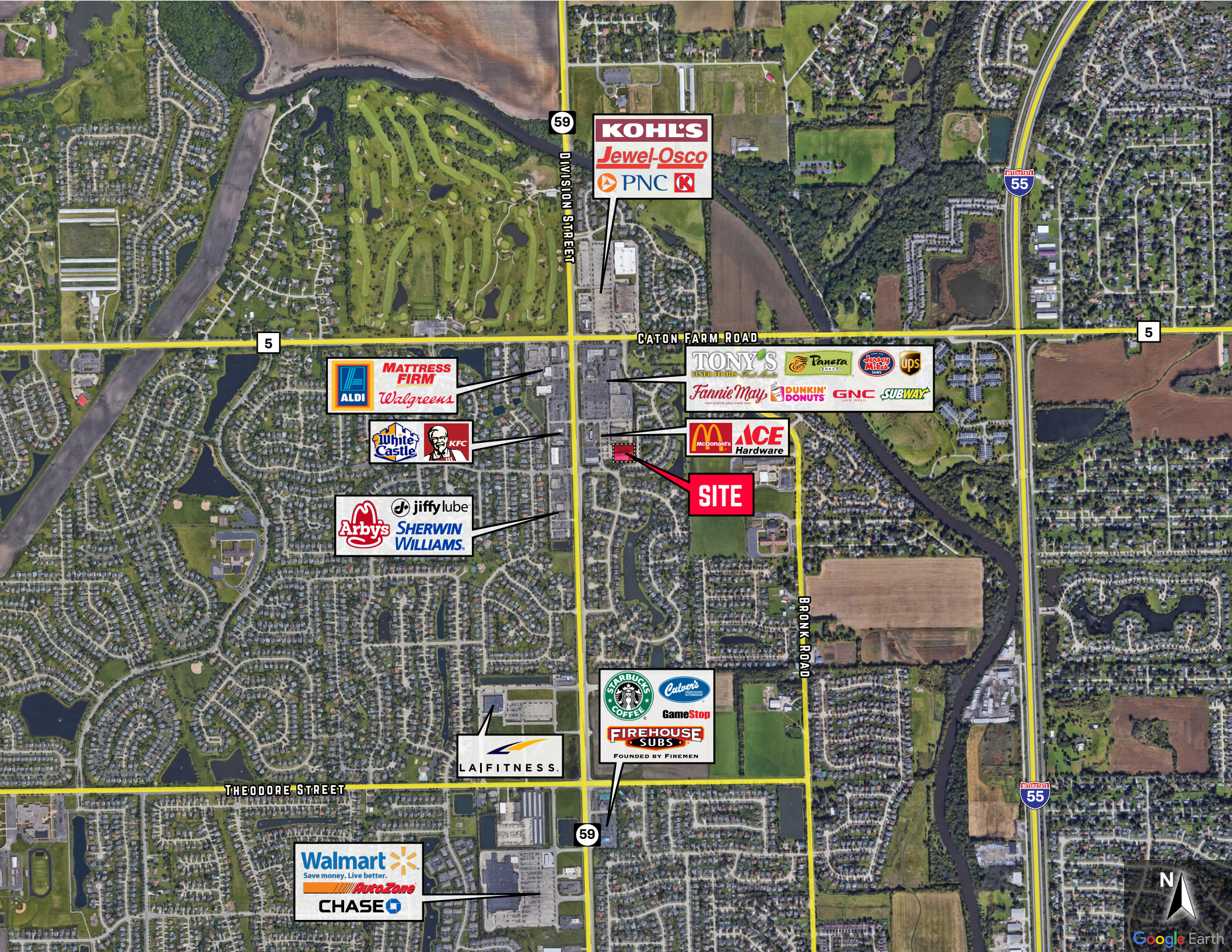
or

**630.321.9500**

Email

**sedell@thebutlergroup.net**

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**Jewel-Osco**  
**PNC**

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**SUBWAY**

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