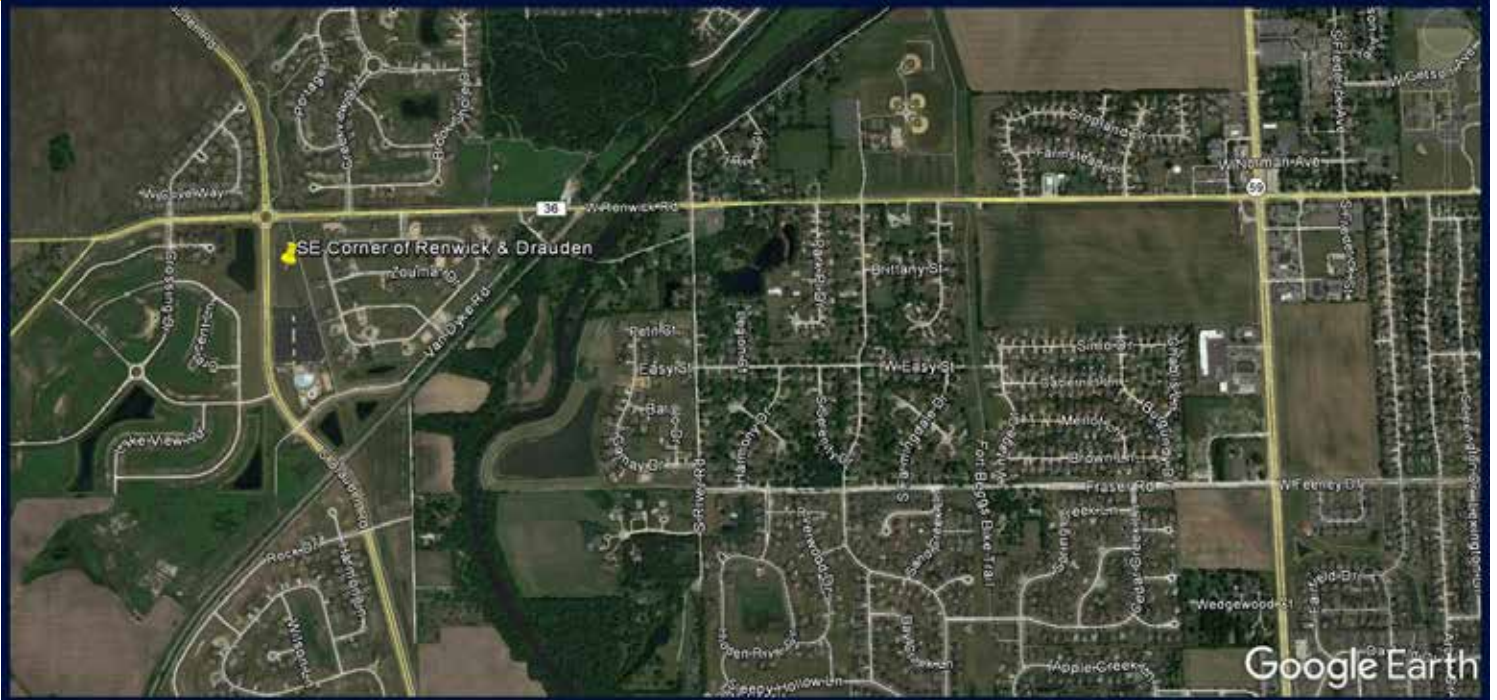




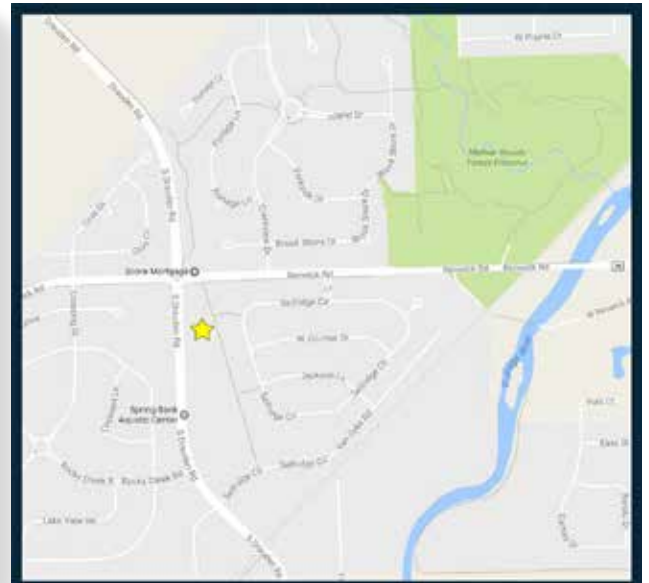
FOR SALE

1 Acre to 5.5 Acres Subdividable Commercial Lot(s)
Plainfield, IL

Southeast Corner of Renwick & Drauden, Plainfield, Illinois



- Zoned for retail/office development under PUD in the Village of Plainfield
- Four available parcels
- Build to suit possibilities
- Lot sizes from 0.98 acres to 1.98 acres
- Utilities available to site
- See attached subdivision plan
- 1.7 miles west of Route 59
- Adjoins Springbank Aquatic Center



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

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

1 Acre to 5.5 Acres Subdividable Commercial Lot(s) Plainfield, IL

Location: The subject property is located at the southeast corner of Renwick Road and Drauden Road in Plainfield, IL

Plot: Divisible up to four lots, totaling 240,299 square feet (5.52 acres).
(See attached subdivision plan.)

Zoning: Zoned for retail/office/restaurant/daycare under PUD (Planned Unit Development) in the Village of Plainfield.

Utilities: Available to site

Demographics:	<u>1 mi.</u>	<u>3 mi.</u>
Avg. household income	\$97,365	\$98,928
Population	3,522	37,658

Asking Price: \$5.00 per square foot, or \$1,204,434.00

Comment: This site is an excellent opportunity for a multitude of commercial uses including Neighborhood Retail Center, Medical Office Building, Daycare Center, and Restaurants. The site benefits from excellent exposure to both Renwick and Drauden Roads which are main arterials in this area that carry the majority of the traffic to the surrounding residential development. The site also benefits from being adjacent to the Springbank Community Pool.

FOR ADDITIONAL INFORMATION

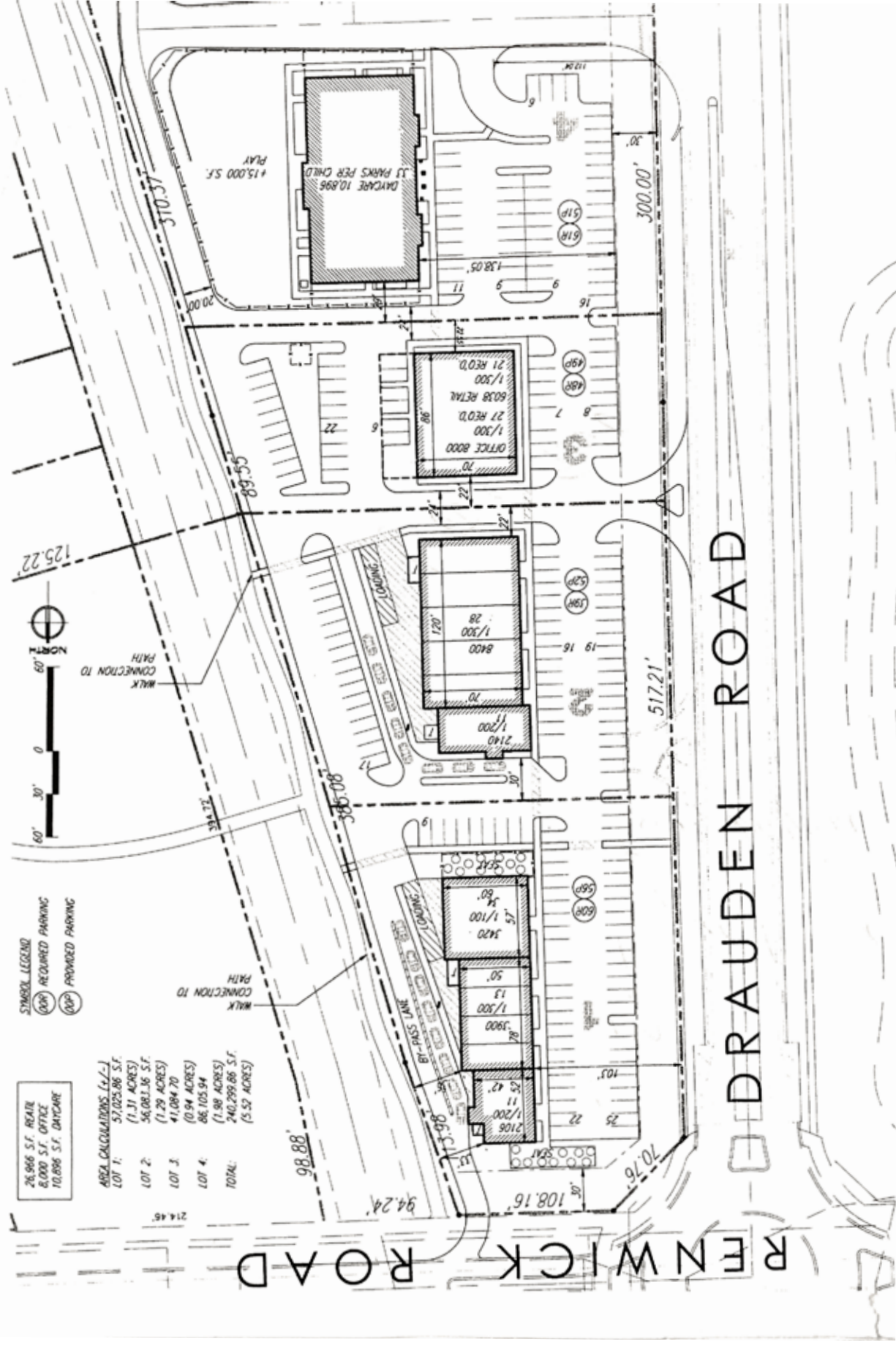
Brian Butler

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26,966 S.F. RETAIL
8,000 S.F. OFFICE
10,896 S.F. DAYCARE

AREA CALCULATIONS (x-1)

LOT 1:	57,025.86 S.F.	(1.31 ACRES)
LOT 2:	56,083.36 S.F.	(1.29 ACRES)
LOT 3:	41,084.70	(0.94 ACRES)
LOT 4:	66,105.34	(1.52 ACRES)
TOTAL:	240,299.86 S.F.	(5.52 ACRES)

SYMBOL LEGEND
 (DWP) REQUIRED PARKING
 (DPP) PROVIDED PARKING



RENWICK ROAD

DRAUDEN ROAD

