

OUTLOT FOR SALE OR LEASE

NWC ROUTE 53 & 135TH STREET

Romeoville, Illinois



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Romeoville, Illinois

OUTLOT AVAILABLE

± 1 Acre – Ideal for QSR, retail, medical, or service-based businesses

PROPERTY HIGHLIGHTS

Development-Friendly Located within a TIF district with potential village incentives available

Flexible Access Points Features full access and right-in/right-out on Route 53 and full access on 135th St

High Visibility & Strong Traffic

31,800 vehicles per day on Route 53

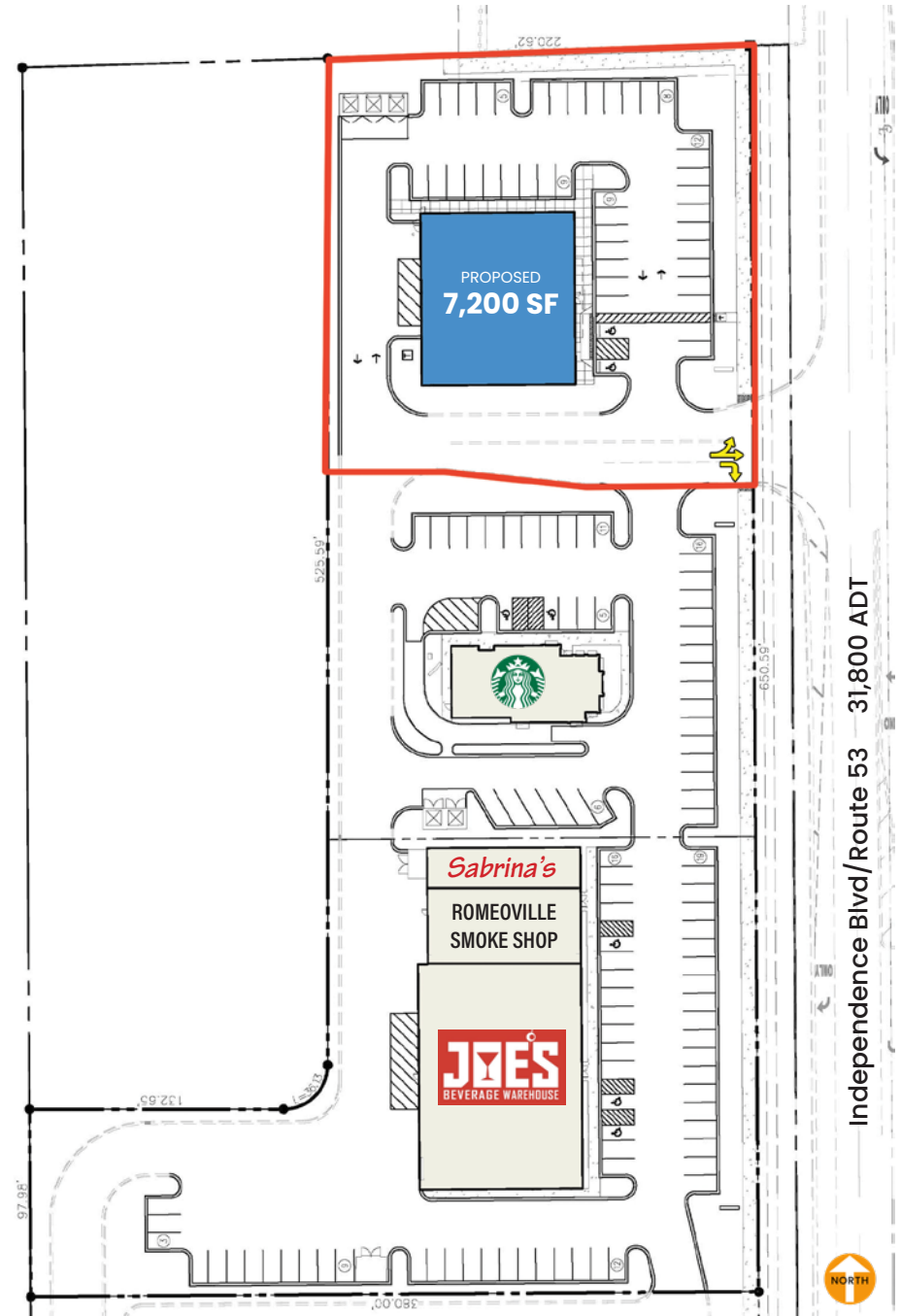
21,300 vehicles per day on 135th St

Strategic Retail Synergy Join a dynamic lineup of national and regional brands including: Joe's Beverage Warehouse, Thornton's, Express Car Wash, Walgreens, Family Dollar, Burger King, and Mobil

Exceptional Connectivity Just 1.6 miles from Romeoville Metra Station, 2.7 miles from Lewis University (8,400+ students), 1.9 miles from Joliet Junior College (3,100+ students)

DEMOGRAPHICS

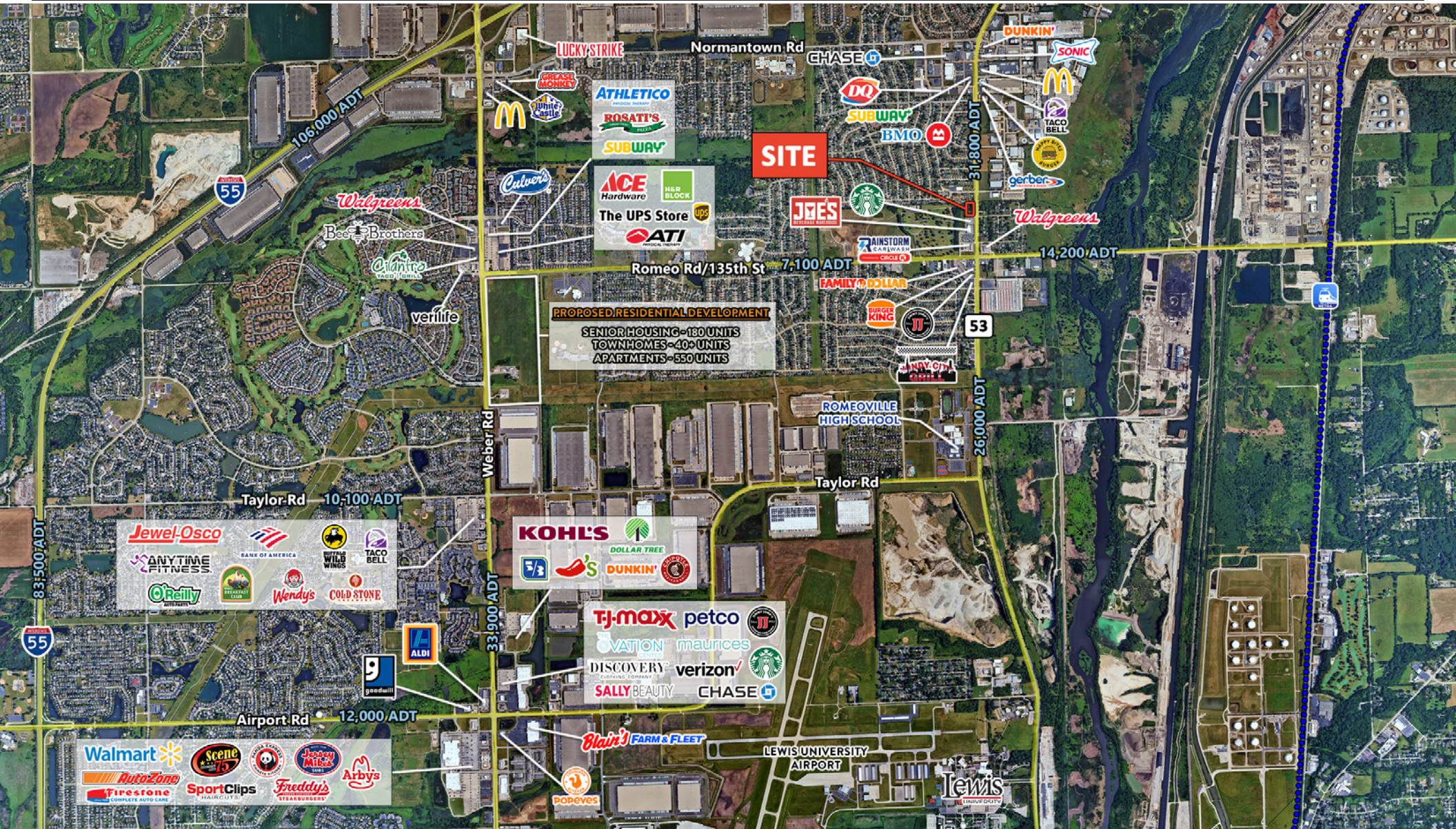
	1 Mile	3 Miles	5 Miles
Total Population	8,346	28,985	148,680
Average Household Income	\$103,759	\$107,438	\$123,549
Daytime Population	8,018	38,890	137,226



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FOR MORE
INFORMATION,
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