

RETAIL DEVELOPMENT
OPPORTUNITY

VOLO TOWN CENTER

NWQ & SWQ Rand (US 12)
and Gilmer Road
Volo, Illinois 60073



For More Information, Please Contact

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PROPERTY OVERVIEW



Volo Town Center is an exciting new ±90-acre mixed-use development offering premier retail opportunities in one of the region’s fastest-growing corridors. With exceptional visibility along US-12 and a strong surrounding residential base, the site is ideal for big-box users, power center concepts, restaurants, and daily-needs retailers.

AVAILABILITY

Outparcels

- » 1–3.6 Acre Parcels
- » Available for purchase, ground lease, build-to-suit, or multi-tenant development

ANCHOR OPPORTUNITIES

- » ±55,000 – 185,000 SF anchor sites available

FEATURES

- Positioned in a high-growth trade area ideal for major retailers and neighborhood services
- Located in a pro-growth, business-friendly municipality
- Hard corners on a major regional corridor (US-12)
- Strong visibility and easy ingress/egress
- Growing residential density with continued new home development
- Over 1,470 newly constructed homes recently delivered to the surrounding area
- Close proximity to regional draws, employment centers, and community amenities



POPULATION

3 Miles	5 Miles	10 Miles
22,790	95,078	370,385



AVERAGE HOUSEHOLD INCOME

3 Miles	5 Miles	10 Miles
\$150,474	\$129,779	\$149,148



DAYTIME POPULATION

3 Miles	5 Miles	10 Miles
15,493	68,603	317,006

PRELIMINARY SITE PLAN

OUTLOT J
±1.35 AC
170' X 345'

OUTLOT I
±1.22 AC
155' X 345'

OUTLOT H
±2.02 AC
255' X 345'

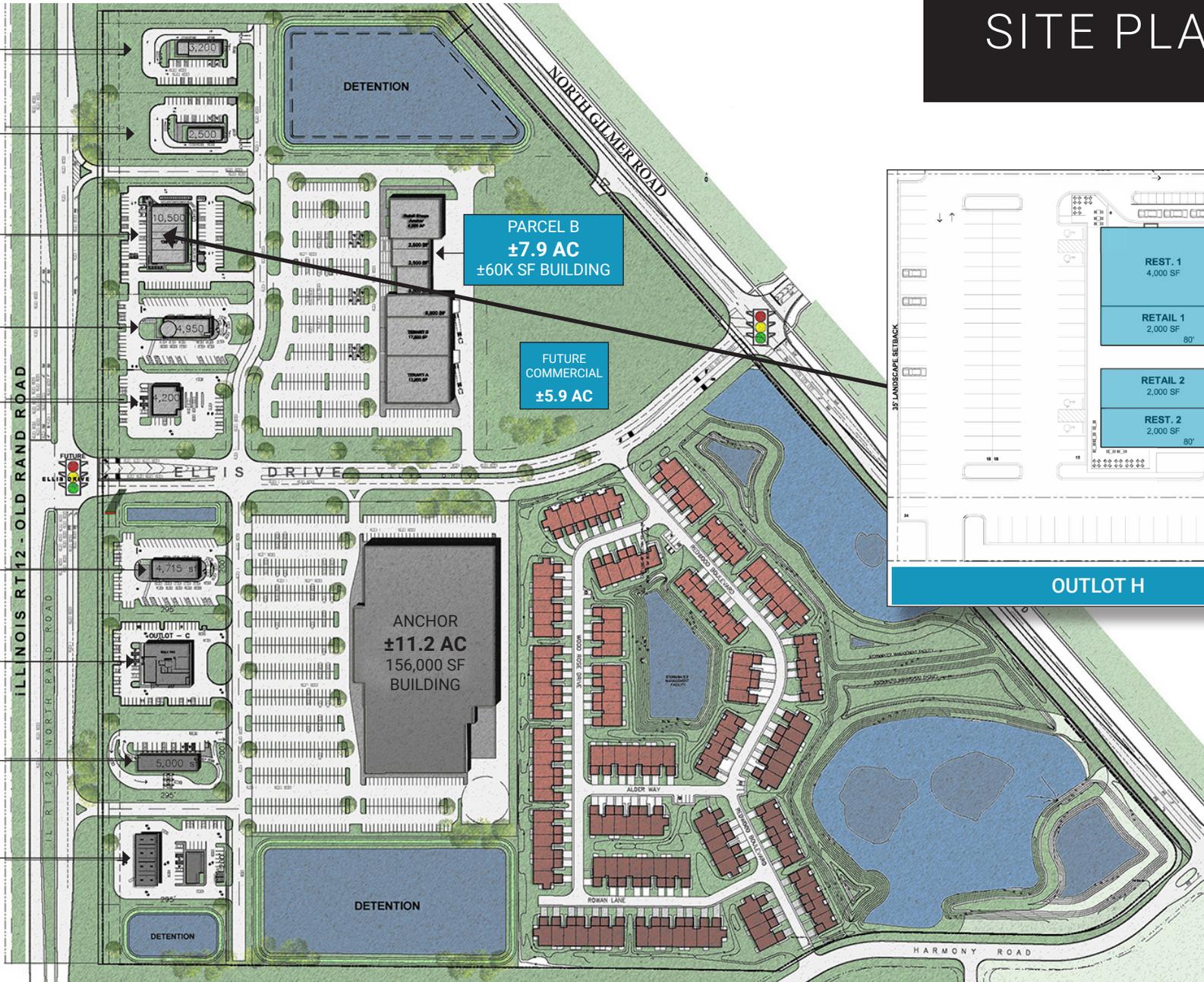
OUTLOT G
±1.31 AC
175' X 325'

OUTLOT F
±1.27 AC
185' X 300'

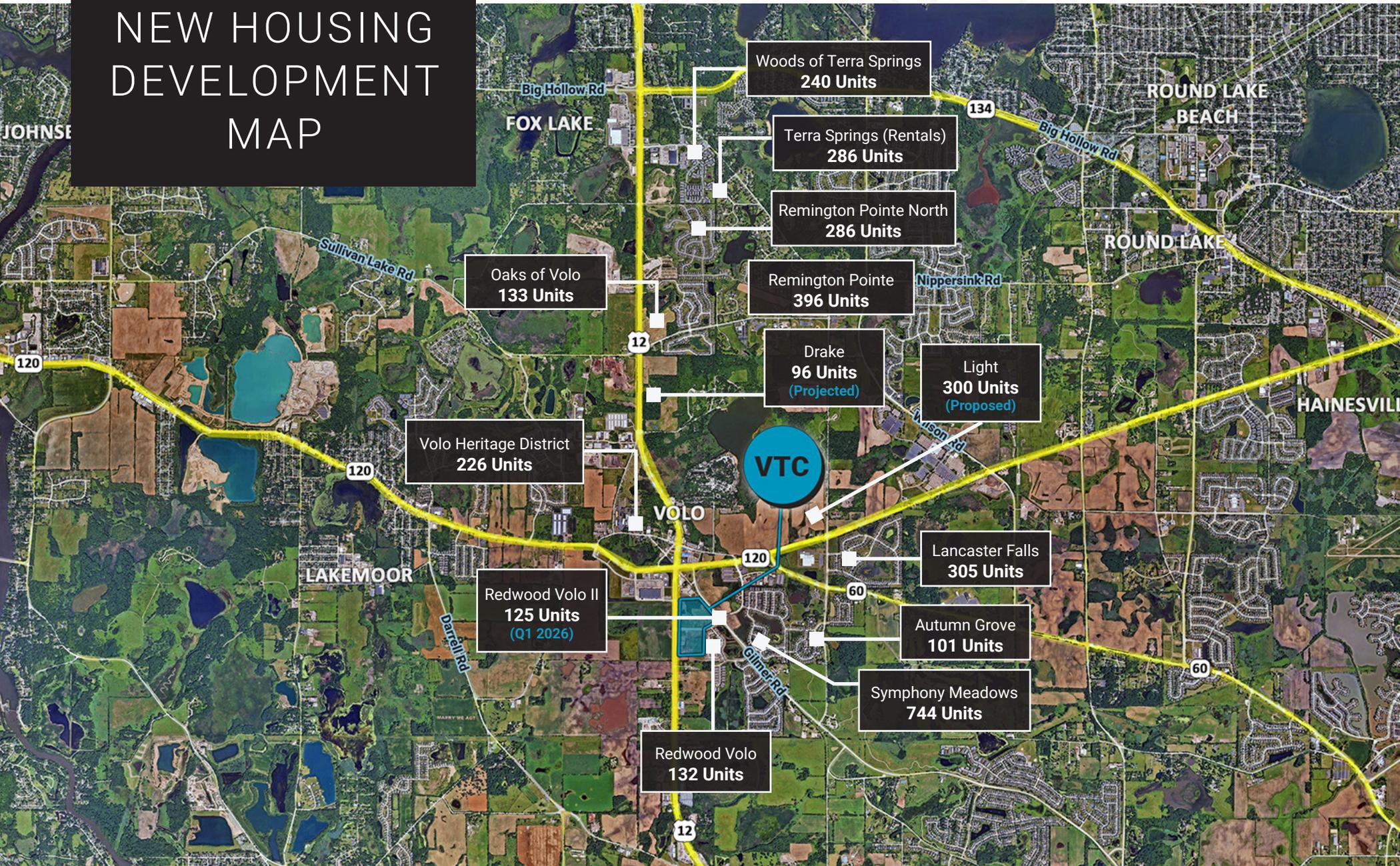
OUTLOT D
±1.50 AC
295' X 200'



OUTLOT A
±1.36 AC
295' X 200'



NEW HOUSING DEVELOPMENT MAP



TRADE AREA



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