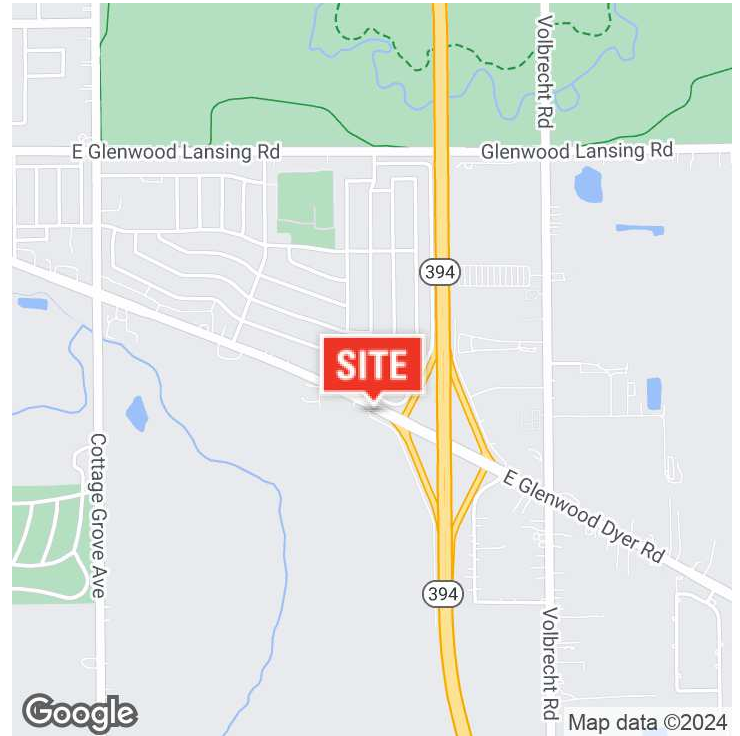


# FOR SALE | LAND

## 136 S CAMPBELL AVENUE

### JAMESON.



VIDEO

### PROPERTY DESCRIPTION

Glenwood Park at 394 stands as an optimal site for top-tier industrial development, situated in the southwest quadrant of the junction between Illinois Route 394 and Glenwood-Dyer Road. Boasting over 2,180 feet of frontage along Illinois 394, and strategically positioned at a full access interchange just 25 miles (25 to 50 minutes) from Chicago's Central Business District (CBD), this location is poised for success. Its notable positioning, coupled with proximity to five interstates (57, 80, 90, 94, and 294) and participation in a highly influential super-regional industrial trade area, cements Glenwood Park (Glenwood, Illinois) as the premier business destination. The site encompasses more than 38 acres.

### PROPERTY HIGHLIGHTS

- Great location to Chicago CBD
- Great visibility on 394
- Close to 5 major expressways (57, 80, 90, 94, 294)
- Glenwood City Council supportive of industrial Usage
- Maximum Expressway/Frontage Road Exposure
- ~2,000' of frontage on 394
- ~850' of frontage on Glenwood-Dyer Road
- 3.5 miles to Lansing Municipal Airport (IGQ)



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136 S CAMPBELL AVENUE

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North Property View



Northeast Property View



Southeast Property View



East Property View



West Property View (South Section) 1



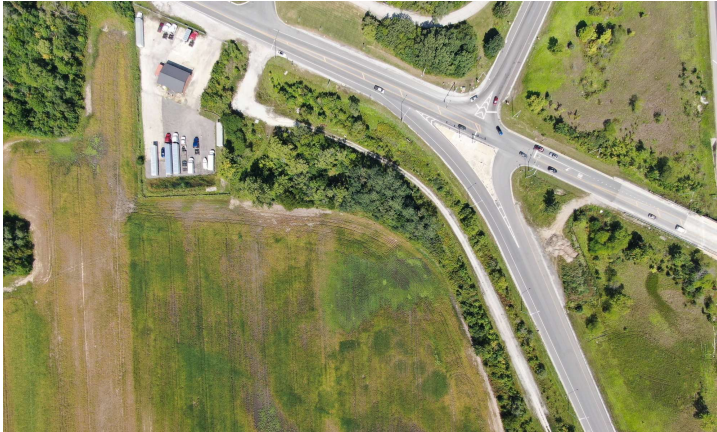
West Property View (North Section) 2



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136 S CAMPBELL AVENUE

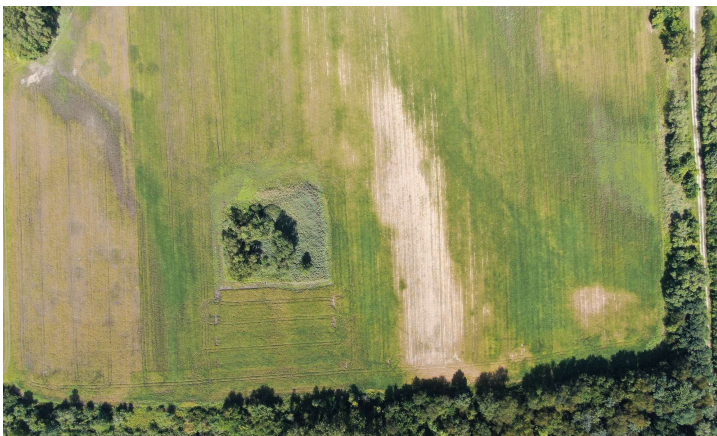
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Glenwood Frontage and Interchange Top Down View (North 1)



Top Down Property View (Middle 2)



Top Down Property View (South 3)



NB 394 View



SB 394 View



Glenwood-Dyer Road EB View



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## 136 S CAMPBELL AVENUE



Glenwood-Dyer Road WB View



Glenwood-Dyer Road Frontage Access (South View)



394 SB Ramp (North View)



394 SB Ramp (South View)



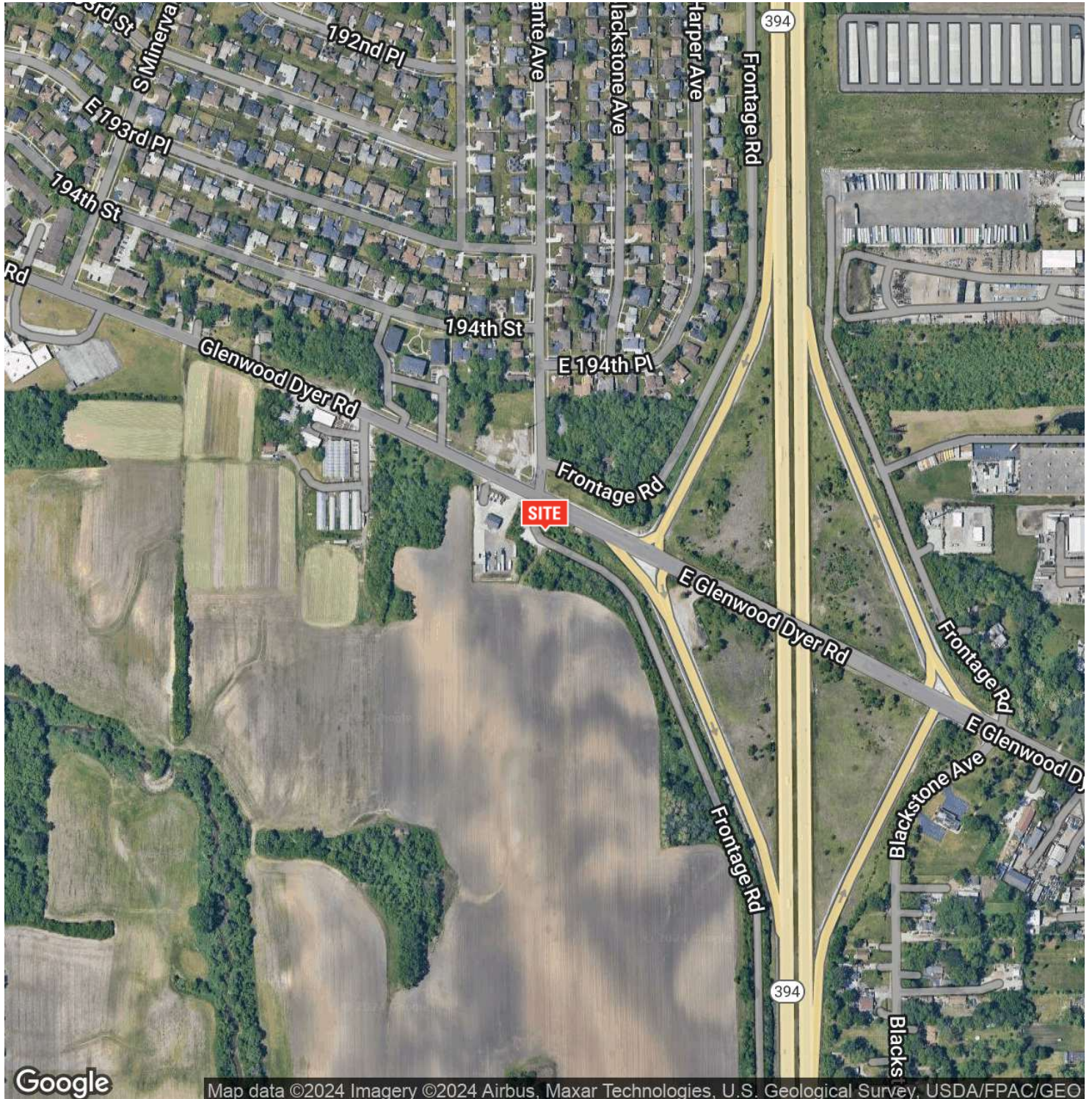
394 SB Ramp and Property (South View)



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Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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### 136 S CAMPBELL AVENUE



#### POPULATION

	60 MILES	300 MILES	450 MILES
Total Population	9,104,565	48,716,158	77,008,004
Average Age	38.9	39.9	40.2
Average Age (Male)	37.7	38.6	38.8
Average Age (Female)	40.1	41.0	41.3

#### HOUSEHOLDS & INCOME

	60 MILES	300 MILES	450 MILES
Total Households	3,725,992	21,383,299	34,315,553
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$94,487	\$76,331	\$73,806
Average House Value	\$280,023	\$191,856	\$188,283

\* Demographic data derived from 2020 ACS - US Census

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