

Land For Sale

CATON
COMMERCIAL
REAL ESTATE GROUP



AVAILABLE
3.19 AC (B-2)

AVAILABLE
5.76 AC (B-2)

**DRAPER
& KRAMER**

B-2
0.60 AC

B-2
1.97 AC

B-2
0.56 AC

7.25 AC

4.12 AC ORI
PERMITTED USES
WAREHOUSES
COMMERCIAL KITCHENS
LABORATORIES

AVAILABLE
1 AC (B-4)

**DRAPER
& KRAMER**

ILLINOIS
59



20,600 vehicles per day
1,275 trucks per day

68,200 vehicles per day
13,800 trucks per day

Co-Listed with:

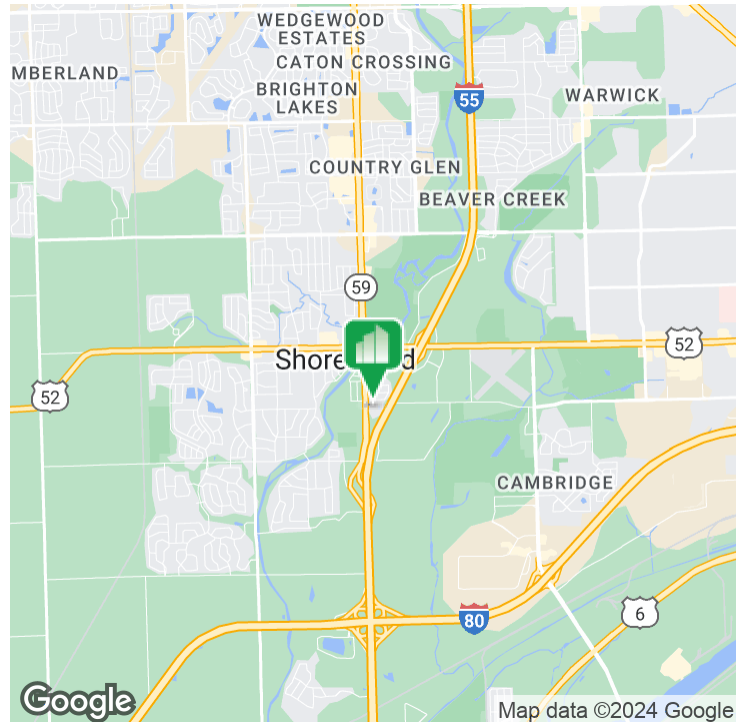


COLDWELL BANKER
COMMERCIAL
REALTY

4.12 AC ZONED ORI +/- 10,372 SF BUILDING
3.13 AC ZONED B-2 WITH TWO HOUSES

900-904 COTTAGE STREET, SHOREWOOD, IL 60404

4.12 AC | ZONED ORI | 10,372 SF BUILDING 3.13 AC | ZONED B-2 | TWO HOUSES



OFFERING SUMMARY

Sale Price: Contact Broker

Lot Size: 7.25 - 17 Acres

Co-List: Brian Blackmore
Coldwell Banker
Commercial
630-207-8292
blackmorelds@gmail.com

PROPERTY HIGHLIGHTS

- Development opportunity along I-55 and Route 59
- 4.12 AC zoned ORI with +/-10,500 SF building
- ORI permitted uses include warehouses, commercial kitchens, and laboratories
- 3.13 AC B-2 with 2 single family houses
- Up to 17 AC assemblage possible
- Great retail, restaurant, dealership, hotel potential
- No industrial, truck, or storage uses
- TIF district with approximately 18 years left
- Traffic on I-55 is 68,200 vehicles per day and heavy commercial volume with 13,800 trucks per day
- Heavy Commercial Traffic on Cottage Rd (Route 59) 1,275 trucks per day
- Water and sewer to site

LOCATION OVERVIEW

Located on Route 59 along I-55.

4.12 AC | ZONED ORI | 10,372 SF BUILDING 3.13 AC | ZONED B-2 | TWO HOUSES



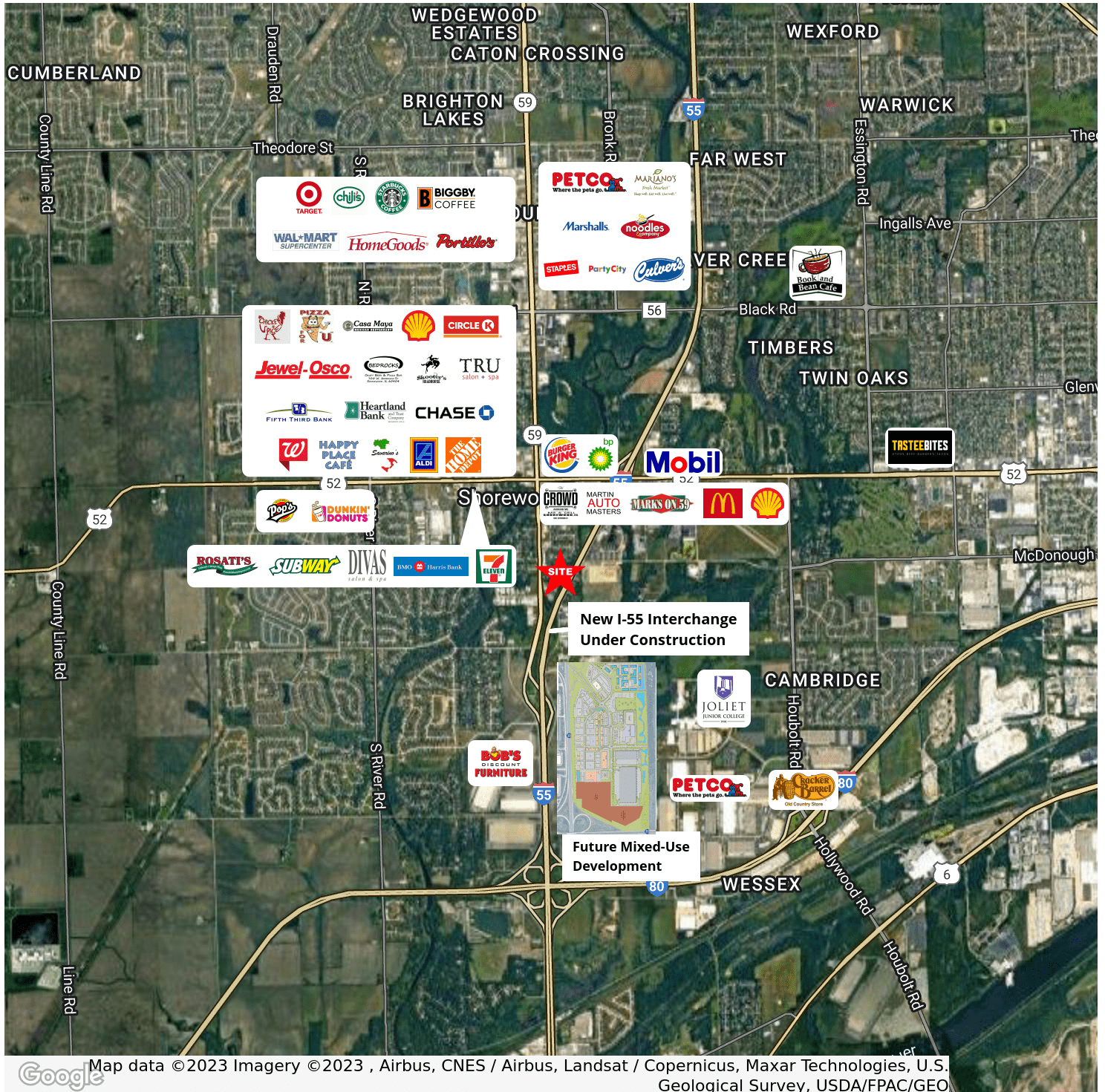
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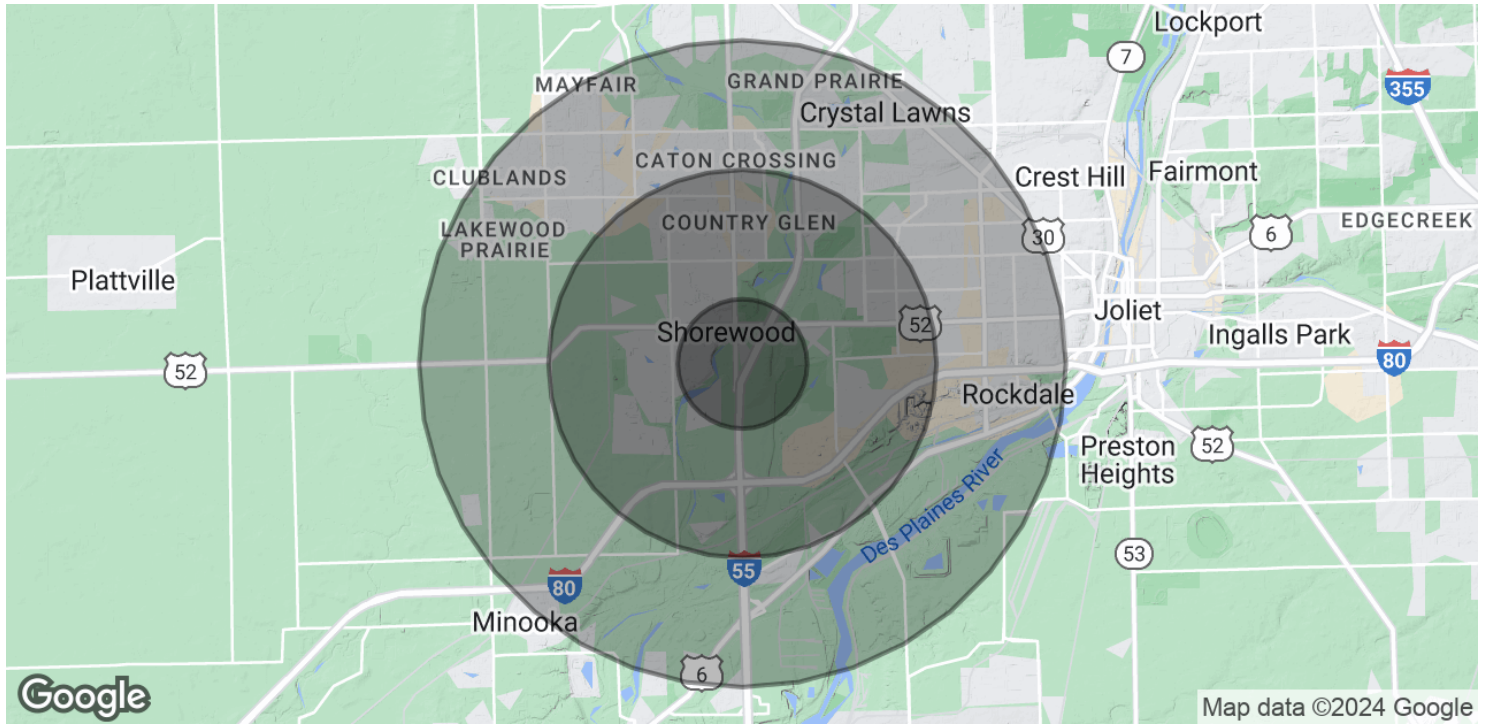
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,689	42,962	130,013
Average Age	42.9	40.5	38.0
Average Age (Male)	42.9	38.2	37.1
Average Age (Female)	42.5	41.5	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,819	16,072	47,042
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$98,273	\$102,387	\$93,158
Average House Value	\$207,869	\$235,051	\$209,183

* Demographic data derived from 2020 ACS - US Census

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