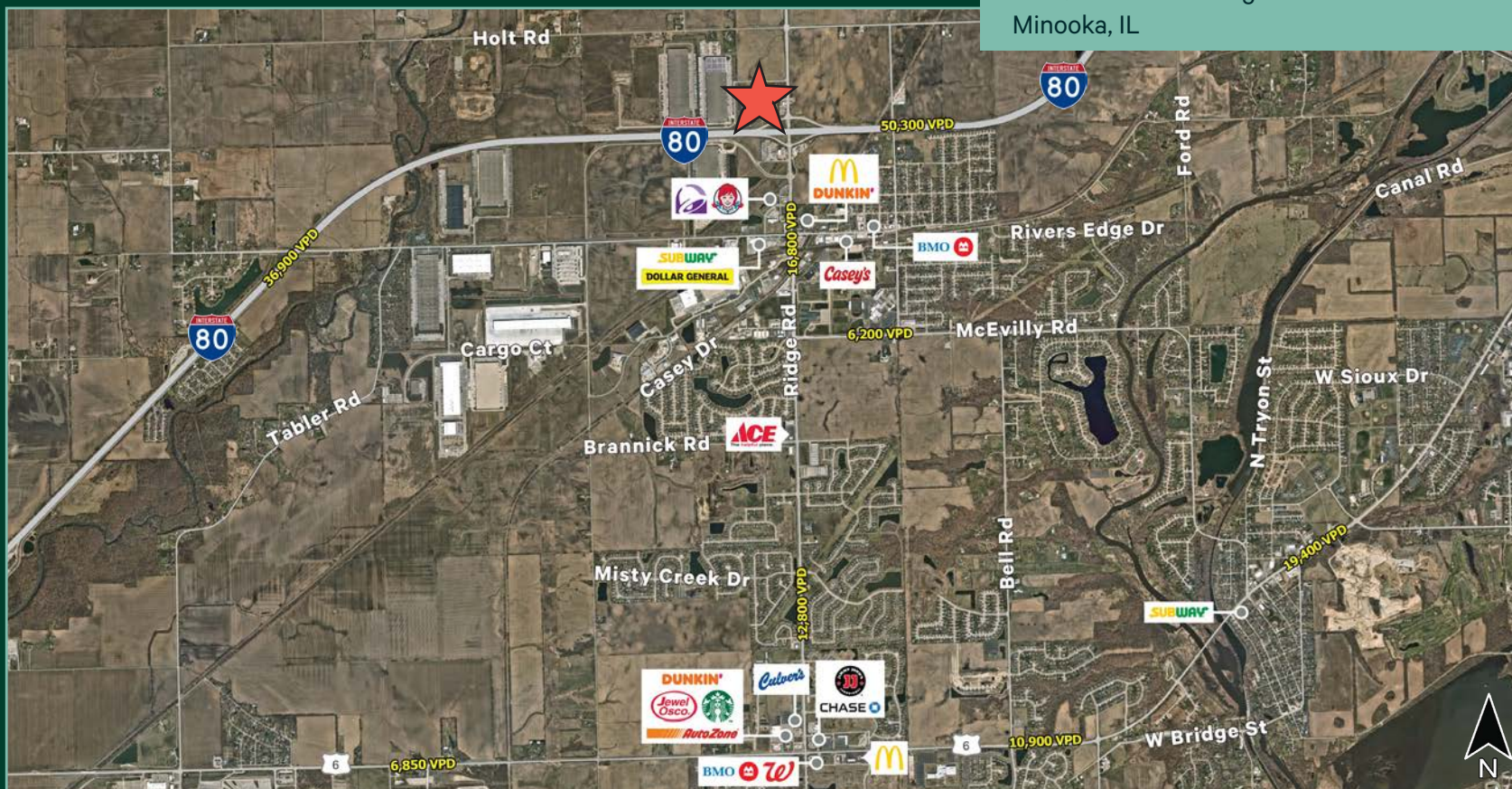


Development Opportunity Adjacent to New QuikTrip

NWQ of I-80 and Ridge Road
Minooka, IL



Property Highlights

NWQ of I-80 and Ridge Road
Minooka, IL

For Sale ±129,470 SqFt

- + Zoned B2 - Commercial District
 - + Adjacent to the Future QuikTrip Travel Center
 - + Frontage along the I-80 off ramp to Ridge Road
 - + Low Grundy County taxes
 - + Area of rapid residential, commercial and industrial growth
 - + Traffic Counts:
 - 64,400 vehicles per day on I-80
 - 18,800 vehicles per day on Ridge Road
- + Part of PIN Number: 09-35-400-008
 - + Asking Price: \$995,000
 - + Please call for additional Information

Site Aerial

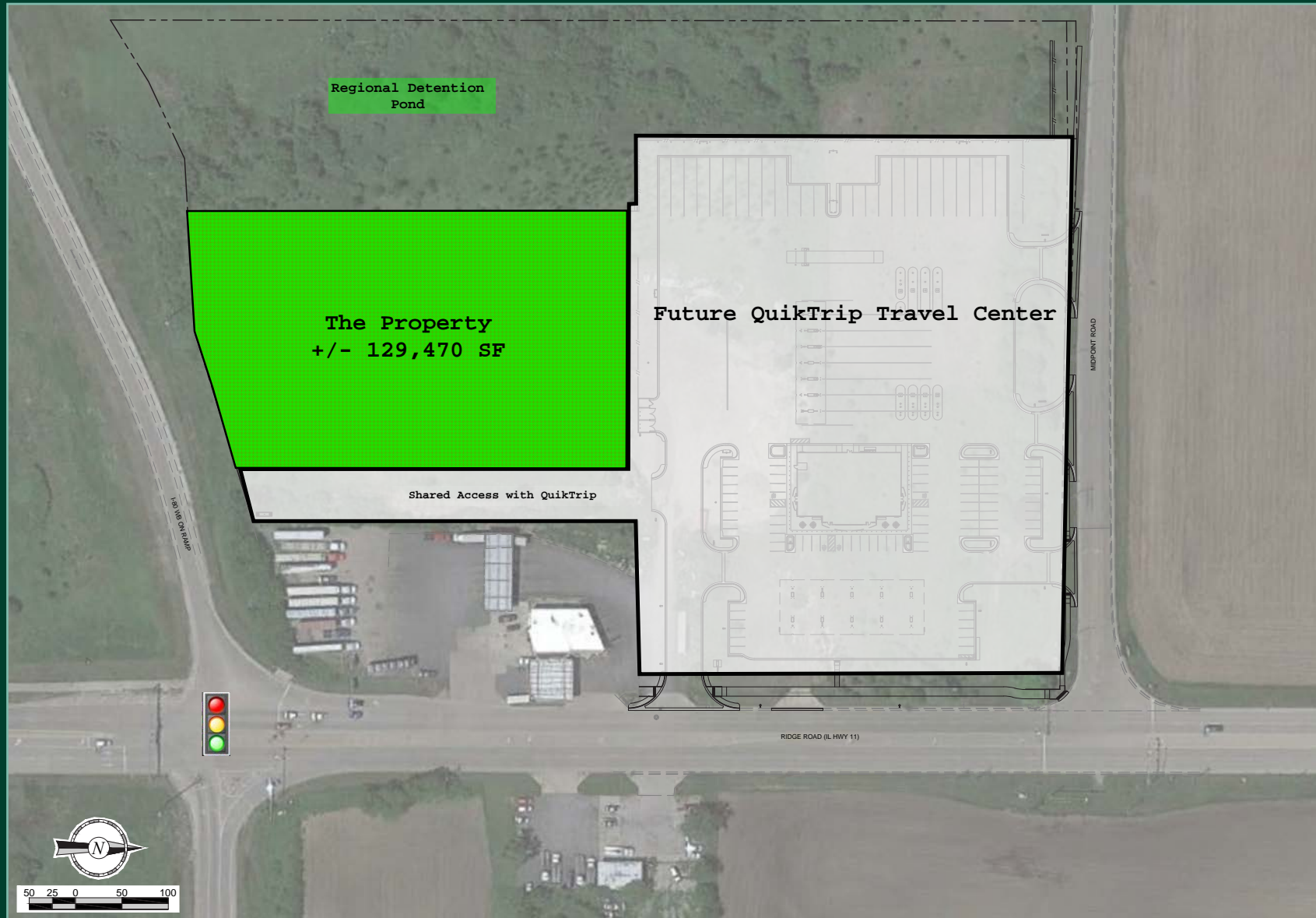


±129,470
Square Feet

\$995,000
Asking Price

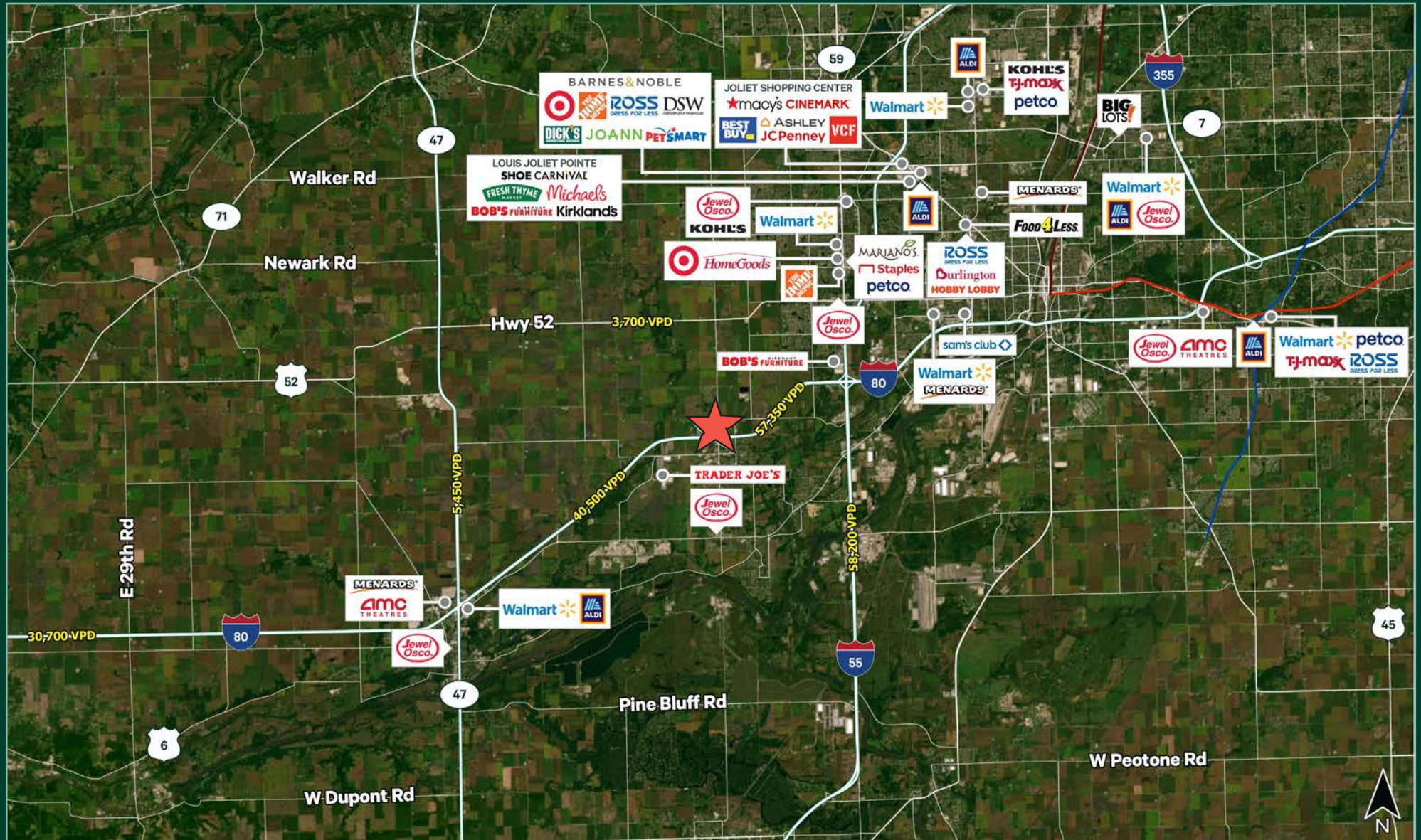
Future QuikTrip Travel Center

NWQ of I-80 and Ridge Road
Minooka, IL



Area Amenities and Transportation Corridors

NWQ of I-80 and Ridge Road
Minooka, IL



Demographic Snapshot

NWQ of I-80 and Ridge Road
Minooka, IL

	1 MILE	3 MILES	5 MILES
Population	1,947	16,683	86,754
Households	701	5,512	28,414
Average Household Income	\$99,665	\$121,595	\$126,645
Average Housing Value	\$213,803	\$266,851	\$283,437

Floodplains / Wetlands





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