

24132 W. Black Road

SHOREWOOD, IL 60404

For Sale

COMMERCIAL LAND SITE



- ▶ 9.32 acre commercial land site available for sale
- ▶ 1,000 feet of frontage along Black Road
- ▶ Located just 640 feet from IL-59 (Brook Forest Avenue)
- ▶ Ownership will consider subdividing the parcel
- ▶ Excellent traffic counts:
 - » 15,800 VPD along Black Road
 - » 29,200 VPD along IL-59 (Brook Forest Avenue)
- ▶ Area retailers include Mariano's, The Home Depot, Portillo's, ALDI, Petco, Marshalls, Party City, Raising Cane's, and many more

ASKING PRICE:

Please call for pricing

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	10,187	69,670	153,300
Adj. Daytime Population	9,810	53,477	131,012
Estimated Households	3,616	23,780	54,037
Estimated Average Household Income	\$117,088	\$125,156	\$113,415

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COMMERCIAL LAND SITE

PROPOSED SITE PLAN



24132 W. Black Rd

PAD 3
±7 Acres

Storm Water
Retention Pond

PAD 1
1 Acre
175' x 250'

PAD 2
1 Acre
175' x 250'

Future Access Drive

15,800 VPD

29,200 VPD

26,700 VPD

BROOK FOREST AVE

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Customer Density

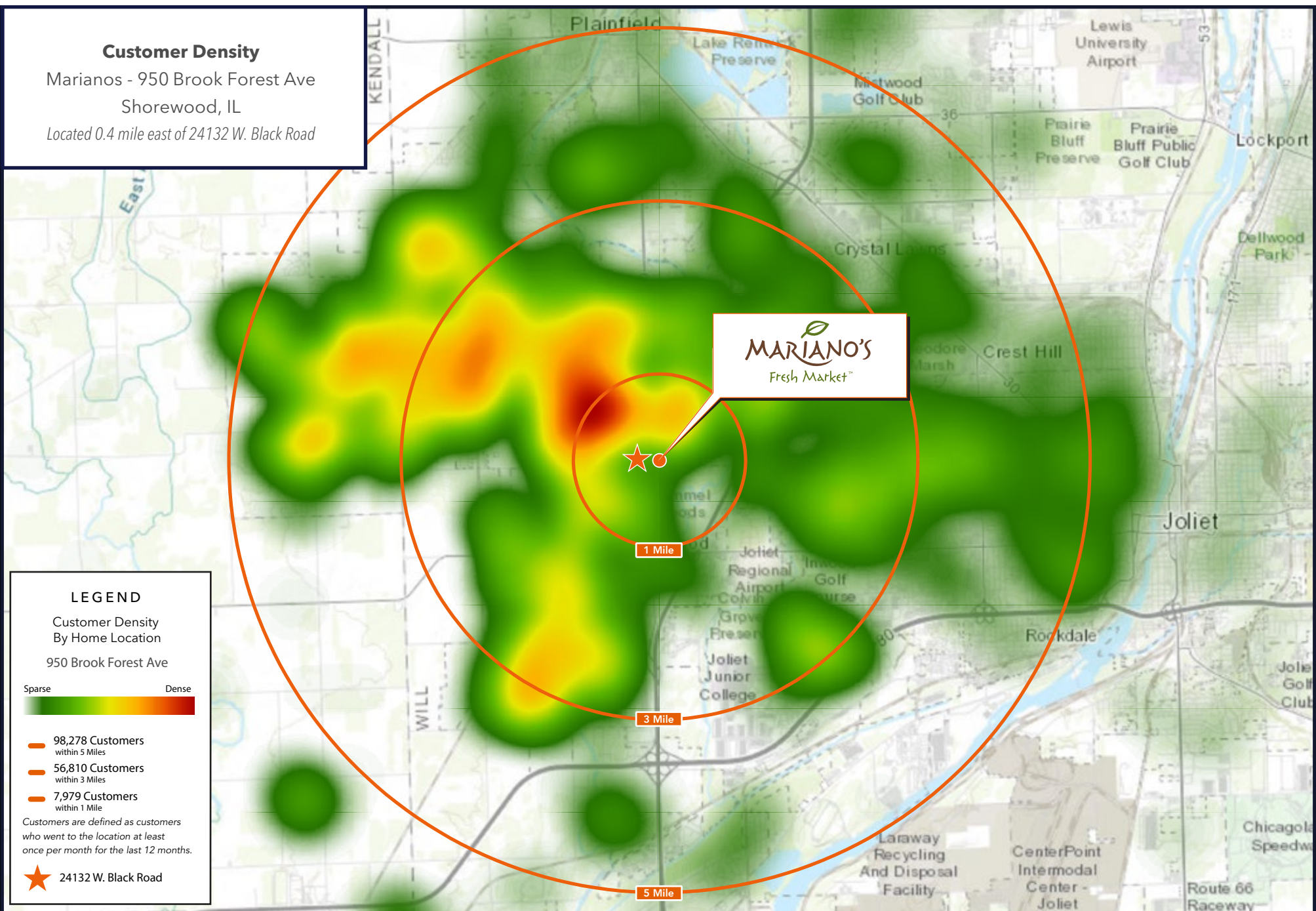
Aldi - 665 Brook Forest Ave
Shorewood, IL

Located directly across the street from 24132 W. Black Road



Customer Density

Marianos - 950 Brook Forest Ave
Shorewood, IL
Located 0.4 mile east of 24132 W. Black Road



MARIANO'S
Fresh Market™



1 Mile

3 Mile

5 Mile

LEGEND

Customer Density
By Home Location

950 Brook Forest Ave



- 98,278 Customers within 5 Miles
- 56,810 Customers within 3 Miles
- 7,979 Customers within 1 Mile

Customers are defined as customers who went to the location at least once per month for the last 12 months.

★ 24132 W. Black Road



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