



retail specialists

Your Retail Real Estate Experts

Zion, IL Development Site

Corner of Ste Rte 173 & Green Bay Rd Zion, IL 60064



AVAILABLE

Property Highlights

- Premier Development Opportunity in Zion, IL
- Build to Suit or Ground Lease Available
- Can Develop Stand Alone or be a Part of a Larger Strip Center Development
- Full Access at the Intersection of Rte 173 and Green Bay Rd
- 24k VPD Combined
- Area Retailers Include Starbucks, Dollar Tree, McDonald's, Dunkin', and More



ACRES
17.46



TRAFFIC
24,000 VPD



ACCESS
Ste Rte 173 &
Green Bay Rd

Demographics

| | 1 mile | 3 mile | 5 mile |
|---------------|----------|----------|----------|
| Population | 4,598 | 33,921 | 73,813 |
| Households | 1,597 | 11,756 | 26,313 |
| Daytime Pop | 4,223 | 26,568 | 55,746 |
| Med HH Income | \$86,971 | \$83,239 | \$83,987 |

BROKER OF RECORD:
STREAM CAPITAL PARTNERS
#471.017515

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www.retailspecialists.com

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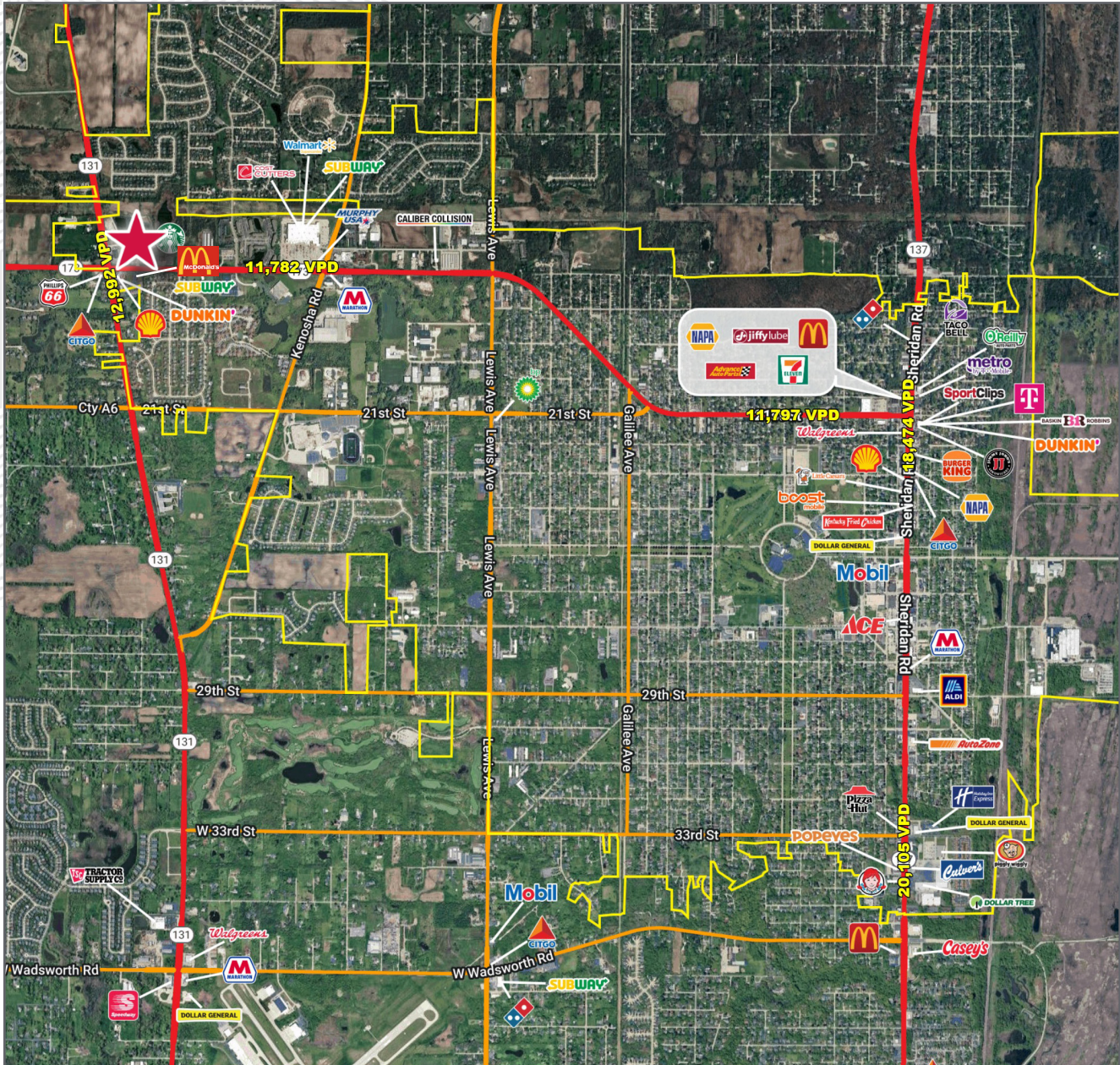


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Market Aerial



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