



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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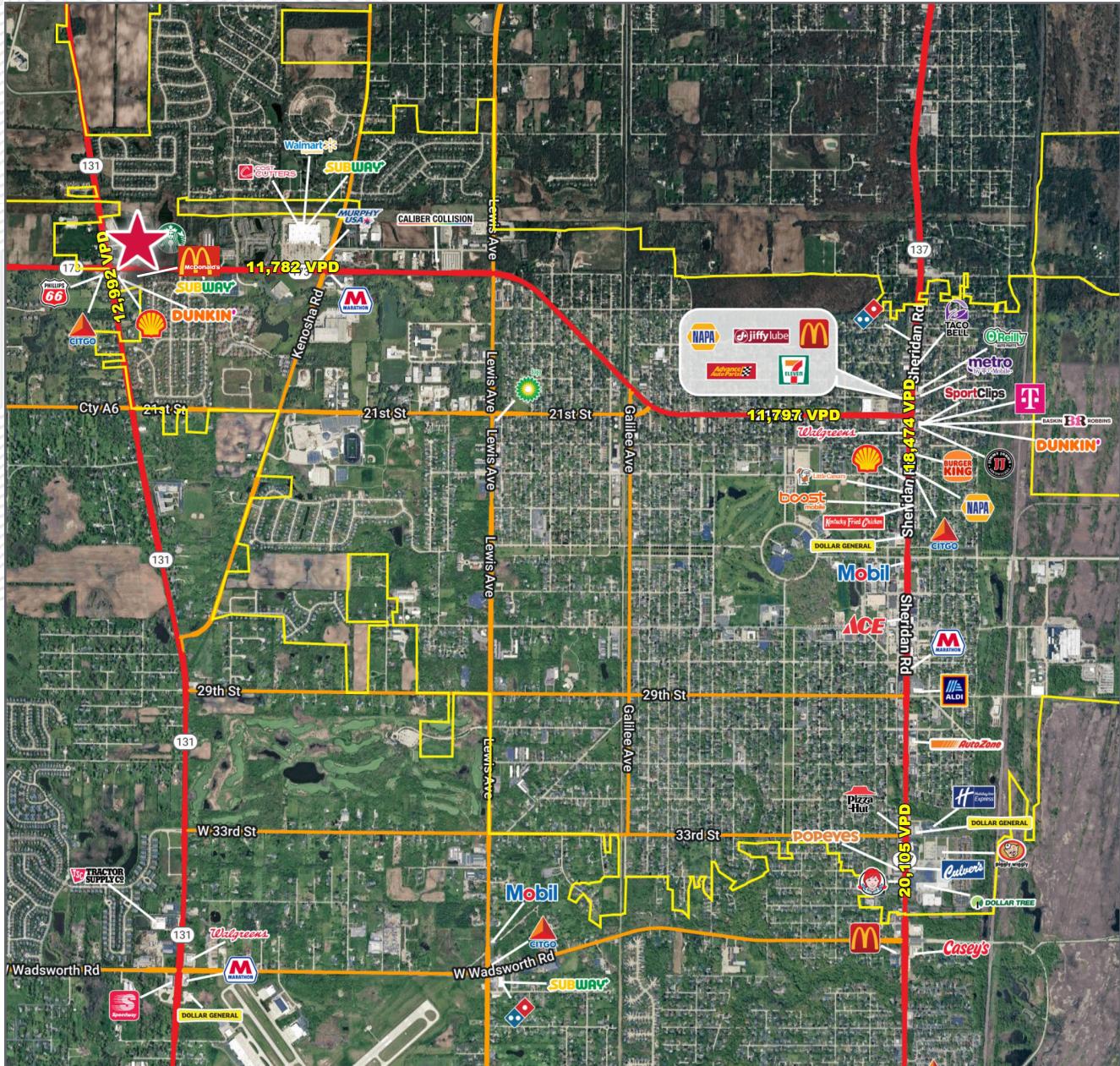


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Market Aerial

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