



retail specialists

Your Retail Real Estate Experts

Zion, IL 7.08 AC Hard Corner Site

SE Corner of Kenosha Rd & Rte 173 Zion, IL 60099



FOR LEASE

Property Highlights

- Hard corner site across from Walmart Super Center in Zion, IL (Chicago MSA)
- High traffic 22,000 VPD location
- Ground lease, BTS or strip center options available
- Multiple points of ingress/egress along Rte 173 and Kenosha Rd
- Approximately 5.07 AC out of the flood plain
- Perfect site for QSR users, restaurants and service-oriented operators



ACRES
7.08



TRAFFIC
22,000 VPD



ACCESS
Ste Rte 173 & Kenosha Rd

Demographics **1 mile** **3 mile** **5 mile**

Population	7,586	41,562	77,147
Households	2,573	14,731	27,603
Daytime Pop	6,914	32,104	55,510
Med HH Income	\$84,444	\$79,896	\$83,752

BROKER OF RECORD:
STREAM CAPITAL PARTNERS
#471.017515

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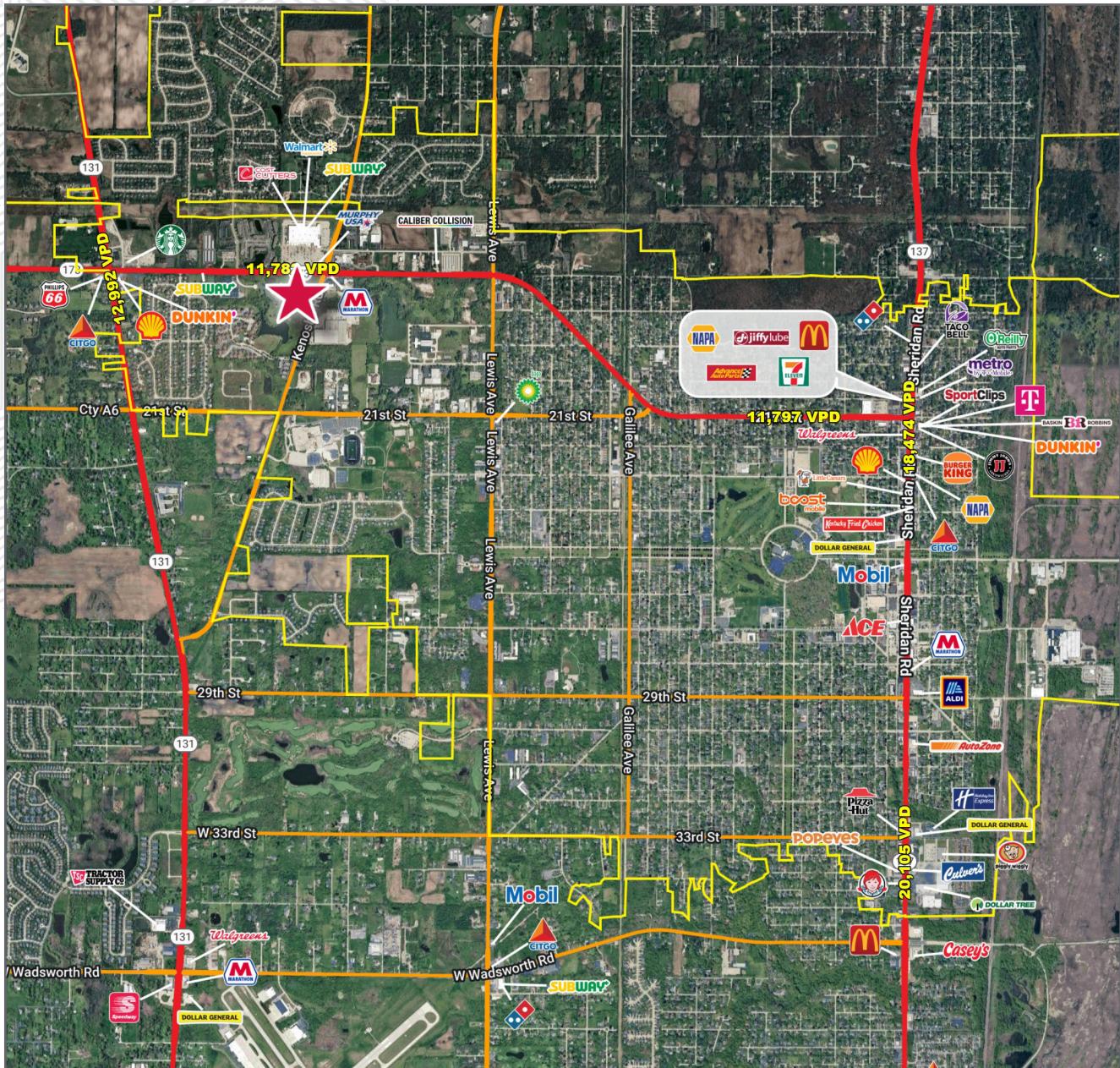


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7.08 Acre Site

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Market Aerial



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