

# Discover!



## \$1,400,000

**Nearly 14 acres at 2600 Western Avenue, Park Forest, IL 60466**



### FEATURES

- 15,300 average daily traffic at this location
- Tax Increment Financing (TIF) district established in 2005
- Village is supportive of subdividing the site
- Local commercial includes State Farm Insurance, Stop N Shop 2, Lifetime Muffler and Brakes, Superior Cabinet and Window, Jiffy Lube, and UHaul Storage
- Nearby St. James Hospital, Food 4 Less, Walgreens, Ultra, White Castle, and McDonalds
- Cook County Class 6B or Class 8 Property Tax Incentive available to reduce property taxes by 60%
- Clean, vacant land—NFR letter provided
- Canadian National indicates a rail spur is possible if needed
- Adjacent to Business Park, Village will consider light industrial uses

### DEMOGRAPHICS

	3-miles	10-minutes
Population	81,289	82,367
Household Average Income	\$59,129	\$59,247
Total Employees	29,292	29,930
Total Retail Expenditures	\$928,579,245	\$937,921,362
Eating & Drinking	\$59,547,367	\$60,172,267

Demographic Data 2013 Experian/Applied Geographic Solutions

### CONTACT INFORMATION

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