

Discover!



\$200,000

2330 Western Avenue



FEATURES

- 15,300 average daily traffic at this location
- Vacant lot
- Village is supportive of redevelopment that includes retail, office, and/or medical uses
- Nearby commercial includes White Castle, Walgreens, Big Apple Restaurant, Lifetime Muffler and Brakes, and U-Haul Storage.

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

REGION AT A GLANCE

- Over 271,000 customers within a 15-minute drive spending \$2.3 billion on retail purchases
- Three Interstate 57 interchanges offering quick access to over 91,000 average daily traffic
- A racially diverse population
- Financial incentives to support new construction, and high volume tenanting

CONTACT INFORMATION

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2330 Western Avenue

REGIONAL MAP



SITE INFORMATION

Vacant lot size is approximately 26,600 SF

190 ft frontage on Western Avenue

Adjacent to Business and Industry Park

Corner location at intersection of South Street and Western Avenue.

Two points of ingress & egress

Owned by the Village of Park Forest

Property is eligible for Cook County Class 8 or Class 6B Property Tax Incentive which effectively reduces taxes by 60% for 10 years

Nearby retail: Food 4 Less, Ultra, McDonalds, Walgreens, Jiffy Lube, and White Castle

Gateway to Park Forest Business Park

Existing Conditions



Additional information: Please contact Sandra Zoellner, Assistant Director of Economic Development & Planning, 708-283-5623, szoellner@vopf.com

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