

1-Cedar Lake and Bacon Road



BUILD OUT POTENTIAL SITE

TOTAL AREA -	+/- 12 acres
COMMERCIAL:	+/- 7.5 acres
RESIDENTIAL:	+/- 4.5 acres
BLDG. SQ. FT. -	+/- 105,000 to 115,000
COMMERCIAL:	+/- 33,000 - 43,000 sq. ft.
RESIDENTIAL:	+/- 72,000 sq. ft.
TOTAL PARKING -	330 spaces
COM. RATIO:	5.8 to 7.6 /1,000 bldg. sf.
RES. RATIO:	1.0 spaces/suite

Contact:

Village Representative - Gino Devivo
815-519-7549 or email: gino.ed.rl@gmail.com

Targets:

- Fuel Stations
- Restaurants (Fast Food)
- Convenience Retail
- Pharmacy
- Office
- Medical
- Auto Dealerships

Other:

- Pad Ready Sites
- STRONG Incentive Potential
- Village Owned

Village Owned 12 Acres



Drivetime Minutes from Site	5min	10min	15min
Median Household Income	\$78,055	\$76,353	\$81,099
Median Age	33.5	35.4	37
% Owner Occupied Home	81.6%	77.3%	75.3%
% Renter Population	15.8%	17.7%	18.7%

Purchasing Potential & Market Demand	5min	10min	15min
% White Collar	60.9%	61.5%	64.3%
#1 Tapestry Consumer Segment	Up & Coming Families	Up & Coming Families	Soccer Moms
Total Retail \$ Potential Unmet	\$92 mil	\$584 mil	\$293 mil
Total Food & Drink \$ Unmet Demand	\$12 mil	\$87 mil	\$142 mil
% Hispanic Population	20.3%	26.0%	20.9%