

# Development Opportunity Adjacent to New QuikTrip

SEQ of Stuenkle Road & Central Avenue  
University Park, IL



# Property Highlights

SEQ of Stuenkle Road & Central Avenue  
University Park, IL

For Sale ±65,745 SqFt of Land for Development

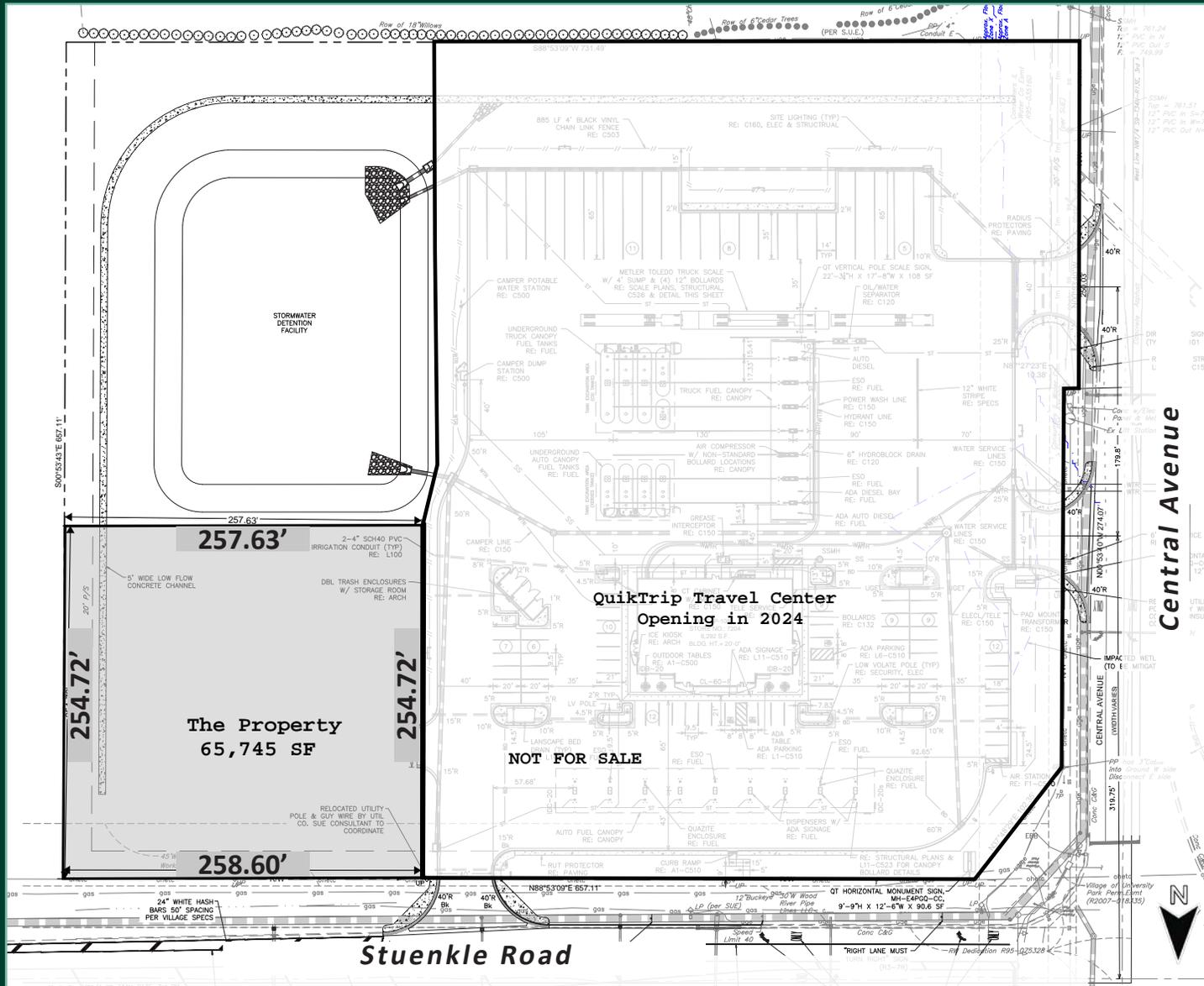
- + Zoned I - Industrial District
- + Located in the [Will Cook Enterprise Zone](#)
- + Adjacent to the Future QuikTrip Travel Center
- + Contiguous to the Governors Gateway Industrial Park
- + Will County location
- + Signalized intersection at Stuenkle Rd & Central Ave
- + In close proximity to the University Park Metra Station with daily service to Chicago
- + Traffic Counts:  
7,700 vehicles per day on Stuenkle Road (University Pkwy)  
68,600 vehicles per day on I-57
- + Part of PIN Number: 18-13-04-400-006
- + Asking Price: \$725,000
- + Please call for additional Information

## Site Aerial



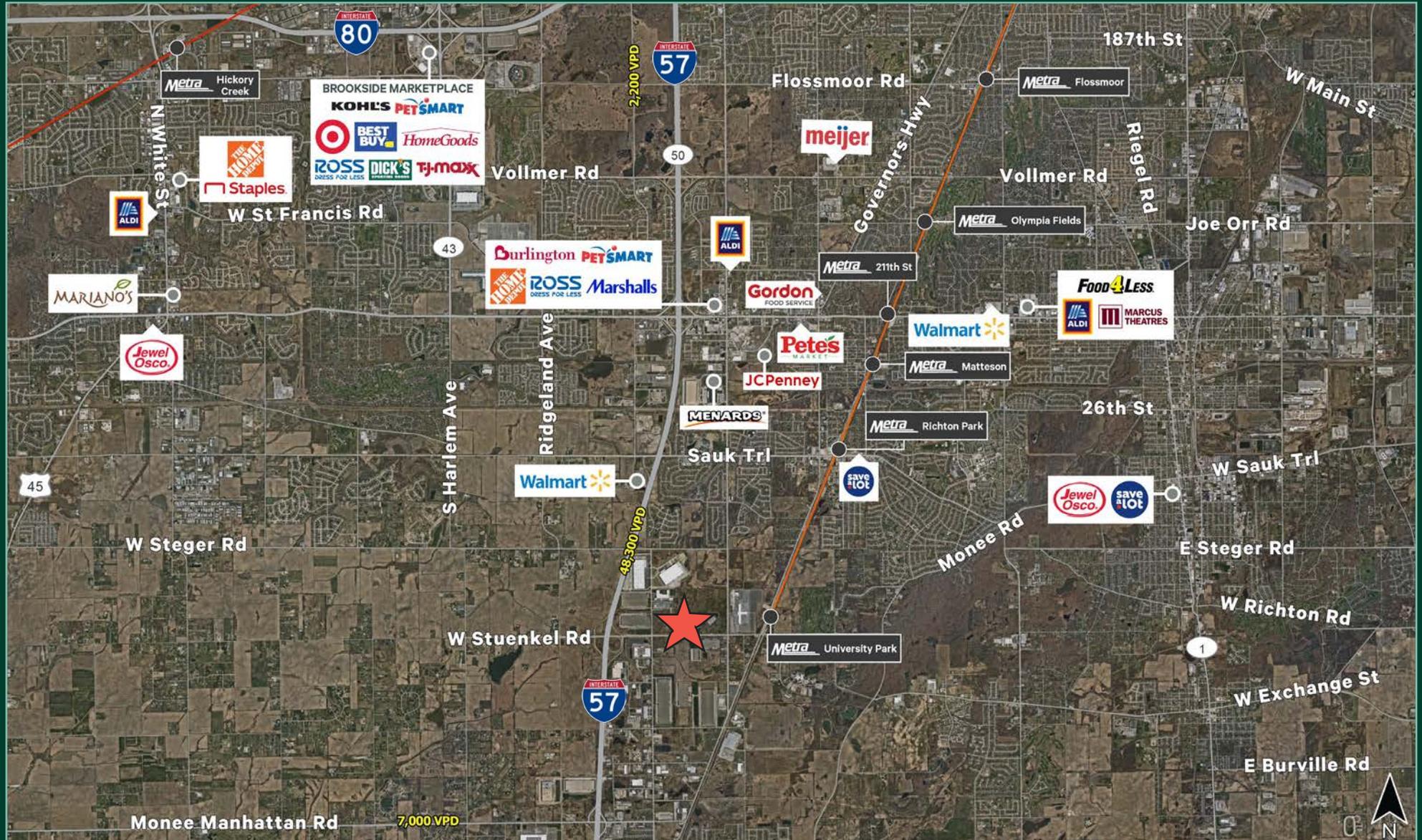
±65,745  
SqFt

\$725,000  
Asking Price



# Area Amenities and Transportation Corridors

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# Demographic Snapshot

SEQ of Stuenkle Road & Central Avenue  
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	1 MILE	3 MILES	5 MILES
<b>Population</b>	28	22,213	81,805
<b>Households</b>	15	8,598	31,054
<b>Average Household Income</b>	\$124,875	\$91,852	\$99,345
<b>Average Housing Value</b>	\$390,385	\$235,142	\$253,266

# Floodplains / Wetlands





## Contact Us

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