



QuikTrip Travel Center Outlot **For Sale** ±1.5 Acre Site

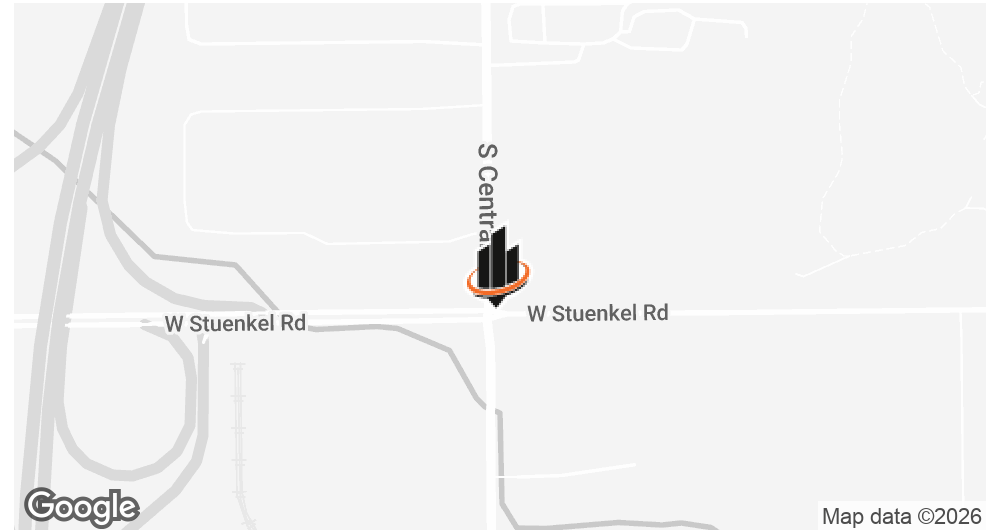
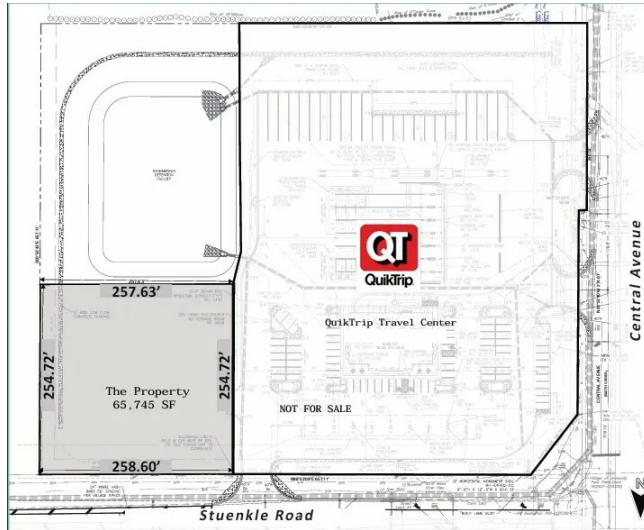
SEC OF STUENKEL RD AND CENTRAL AVE
University Park, IL 60484

PRESENTED BY
Nick Manganais
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*In collaboration with Jeremy Forman
of Situs Commercial Real Estate, LLC,*



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$725,000
LOT SIZE:	1.5 Acres
PRICE / ACRE:	\$483,333
ZONING:	Special Use
PRICE/SF:	\$11.10

LOCATION OVERVIEW

The out-lot pad located at the Southeast Corner (SEC) of Stuenkel Ave and Central Ave, from the new State on-off ramp of I-57 and Stuenkel Ave, is the gateway into University Park, Illinois. The area immediately around the intersection of Central Ave. and Stuenkel Rd. has seen major industrial property development from Amazon, Central Wire and Steel, Carvana Distribution Center, Georgia Pacific Terminal, and DOT Foods expansion. Presently, directly across the street is the new 1 million SF of new spec industrial buildings being built. I-57 onto Stuenkel Rd. Going east is the main feeder road going to Governors State University, with a student population of around 4,500.

NICHOLAS MANGANAIS

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PROPERTY DESCRIPTION

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SVN Chicago Commercial is presenting for sale an Out-lot Pad to a newly built QuikTrip Gas/Diesel with weight scales Travel Center Station at the SEC of Stunkel Ave and Central Ave in University Park, Illinois, Will County. The out lot is approximately 1.5 acres (258 feet of frontage on Stuenkel and 254 feet deep) and is part of the overall 10-acre development with the new Travel Center station and a stormwater detention area. The overall 10 acres went through zoning from Industrial to Special Use for the Travel Center Station development. This location, which is a gateway into University Park, is ideal for commercial development, such as a car wash, QSR, hotel, and other needed retail commercial-type properties. I-57 and the Stuenkel Road intersection are the main entries to University Park, Governors State University, with its 4,000 to 5,000 student population, and to one of the largest industrial parks in Illinois, doing both manufacturing and distribution.

COMPLETE HIGHLIGHTS

- OUTLOT TO THE NEW QUIKTRIP TRAVEL CENTER STATION WITH WEIGHT SCALES
- LOCATED AT THE LIGHTED INTERSECTION OF CENTRAL AVE AND STUENKEL ROAD
- 258 FEET OF FRONTAGE ON STUENKEL ROAD AND 254 FEET DEEP
- SITE SET UP FOR COMMERCIAL RETAIL DEVELOPMENT
- THE SITE IS CLOSE TO 5 MAJOR NEW INDUSTRIAL BIG-BOX DEVELOPMENTS
- NEW 1 MILLION SF OF SPEC INDUSTRIAL BUILDINGS ARE BEING BUILT ACROSS THE STREET FROM THIS SITE
- STUENKEL ROAD OFF OF I-57 IS THE GATEWAY INTO UNIVERSITY PARK AND TO GOVERNORS STATE UNIVERSITY WITH A STUDENT POPULATION OF AROUND 4,500

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SITE AERIAL

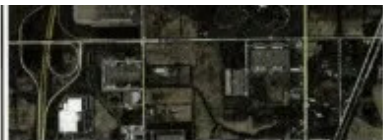


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QUIK TRIP 10 ACRE ALTA SURVEY



Chicago Title Insurance Company
Commissioner No. 000000000000
Dated August 10, 2020

WE HEREBY CERTIFY THAT THE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED PROPERTY AND THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.

THE SURVEYOR HAS BEEN ADVISED THAT THE SURVEYED PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS THAT COULD AFFECT THE SURVEYED PROPERTY.

Chicago Title Insurance Company
Commissioner No. 000000000000
Dated August 10, 2020

- 1) The survey is a true and correct representation of the surveyed property and the surveyor's best knowledge and belief.
- 2) The surveyor has been advised that the surveyed property is not subject to any easements, rights of way, or other interests that could affect the surveyed property.
- 3) The surveyor has been advised that the surveyed property is not subject to any easements, rights of way, or other interests that could affect the surveyed property.

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- 2) The surveyor has been advised that the surveyed property is not subject to any easements, rights of way, or other interests that could affect the surveyed property.
- 3) The surveyor has been advised that the surveyed property is not subject to any easements, rights of way, or other interests that could affect the surveyed property.



10 ACRE OUTLOT
A tract of land being part of the Southwest Quarter of the Southwest Quarter of Section 8, Township 34 North, Range 12 East, of the Third Principal Meridian, 10 acres, more or less, being described as follows:

We hereby certify that the survey is a true and correct representation of the surveyed property and the surveyor's best knowledge and belief.

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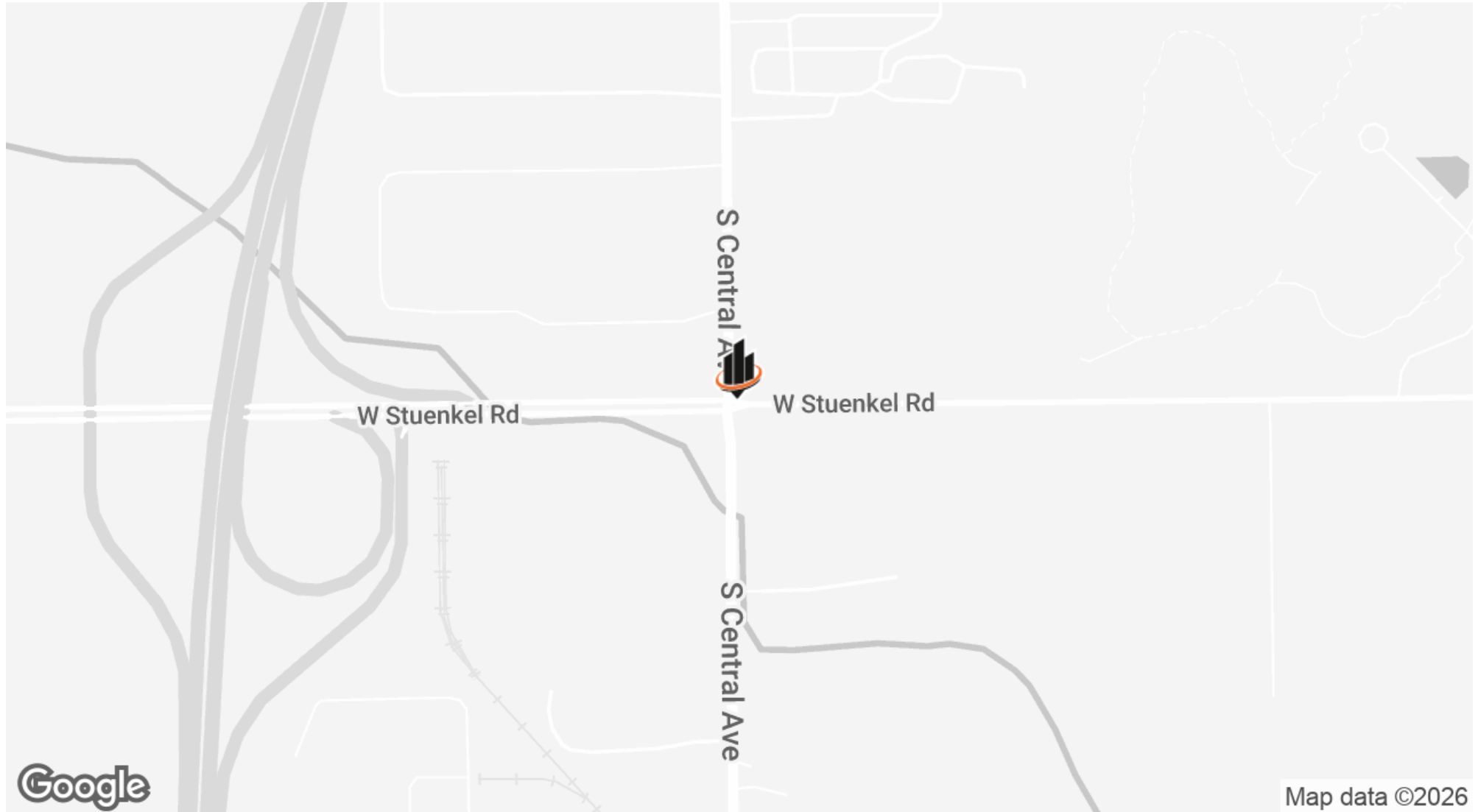
±1.5 ACRE OUTLOT FOR SALE | SEC Of Stuenkel Rd And Central Ave University Park, IL 60484

SVN | CHICAGO COMMERCIAL 5

HEIDEMAN ASSOCIATES
Boundary Survey
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Chicago, IL 60610
Phone: 312.462.1234
Fax: 312.462.1235
E: h@hda.com

BOUNDARY SURVEY
TRACTS IN THE WEST HALF OF THE SOUTHWEST QUARTER OF
SECTION 8, TOWNSHIP 34 NORTH, RANGE 12 EAST
OF THE THIRD PRINCIPAL MERIDIAN

LOCATION MAP

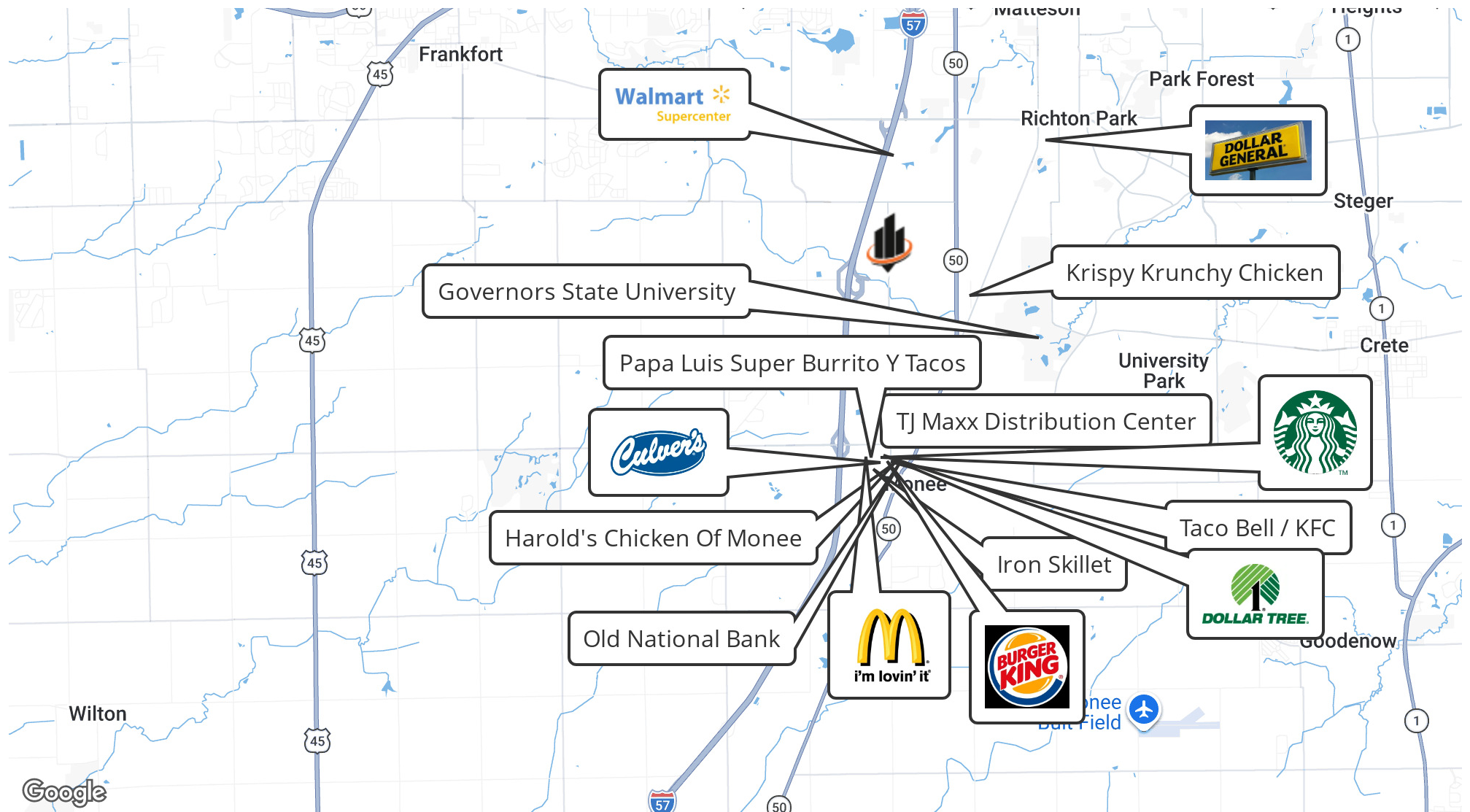


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RETAILER MAP



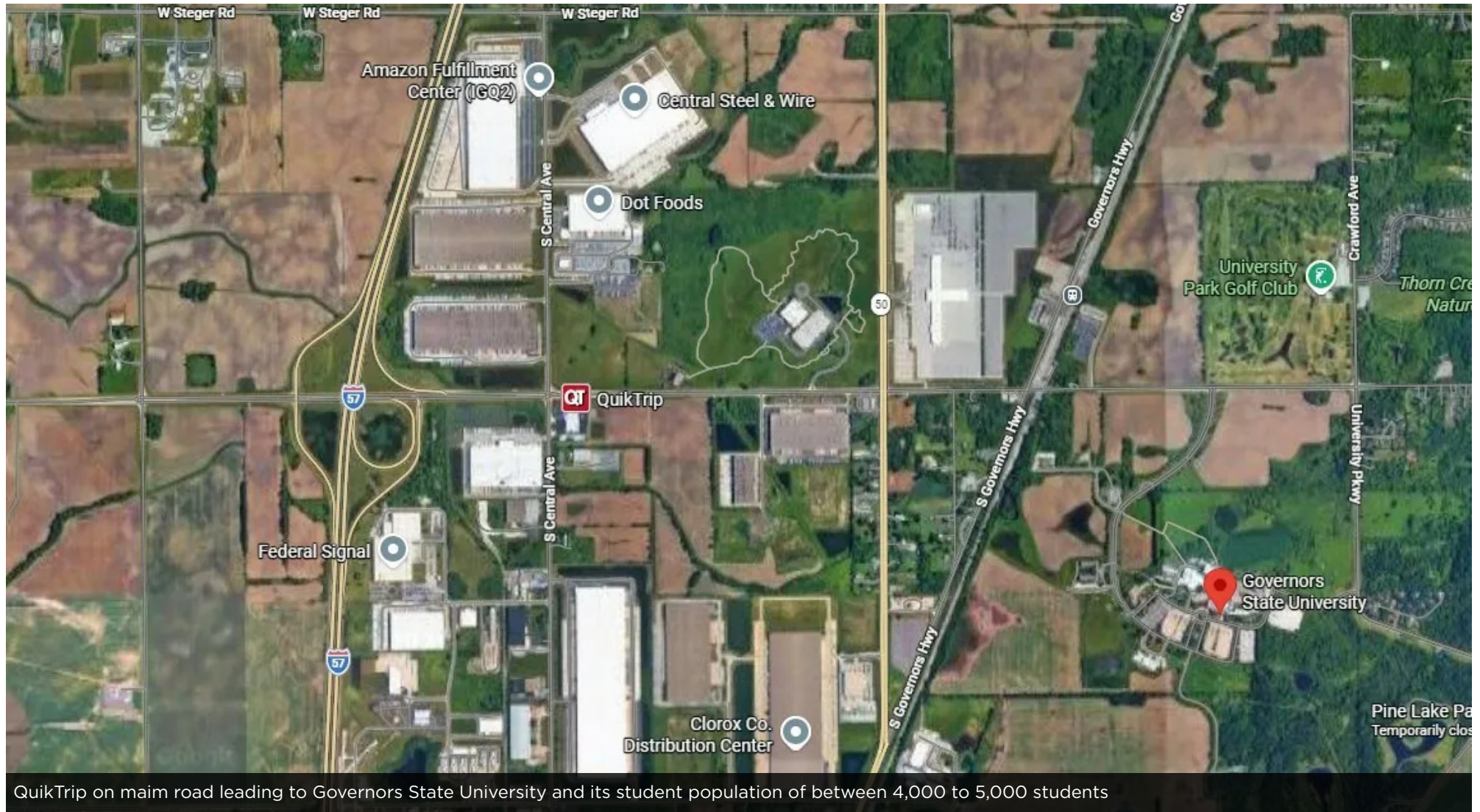
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LOCATION OF QUIK TRIP TRAVEL CENTER TO GOVERNORS STATE UNIVERSITY



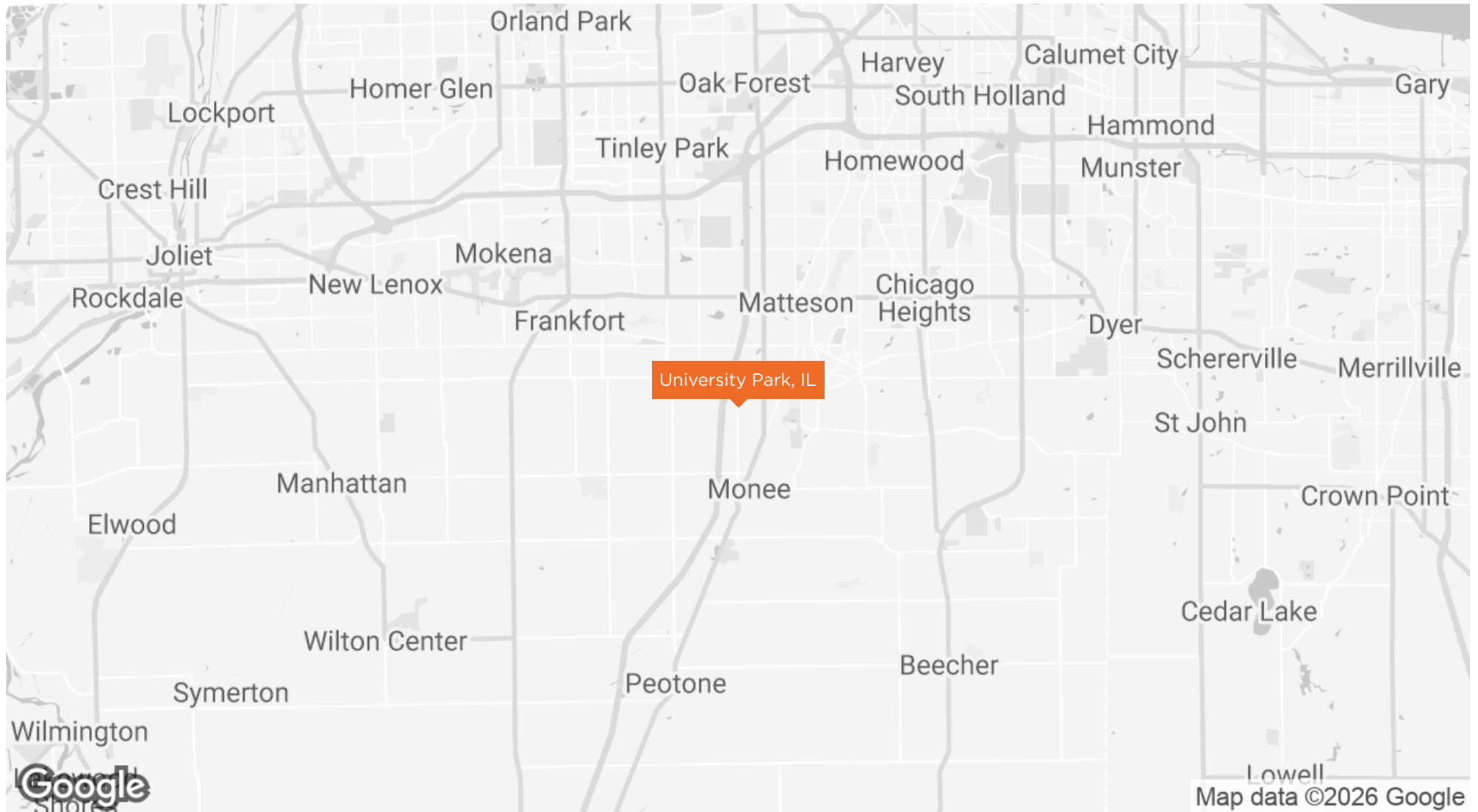
QuikTrip on main road leading to Governors State University and its student population of between 4,000 to 5,000 students

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REGIONAL MAP



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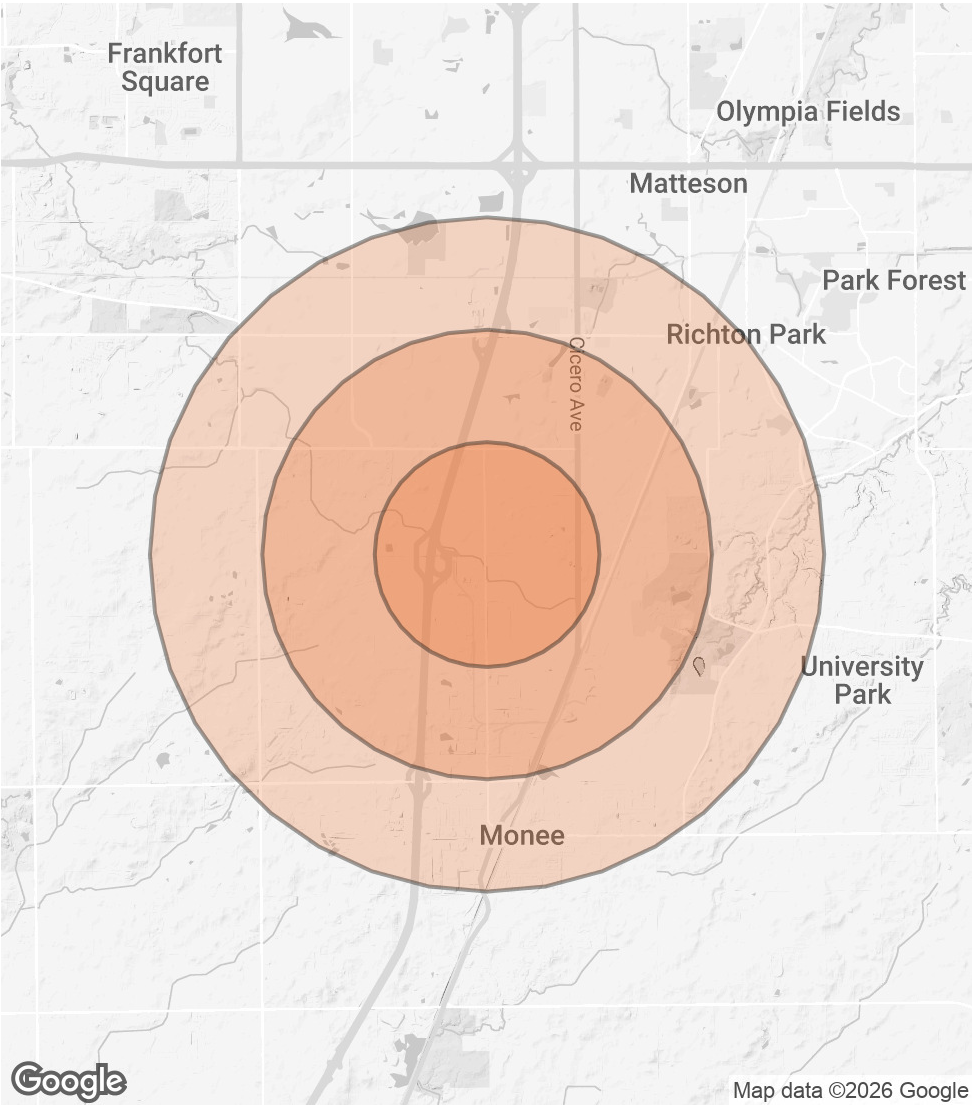
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	955	7,950	22,102
AVERAGE AGE	35.9	39.4	41.0
AVERAGE AGE (MALE)	34.0	35.4	37.2
AVERAGE AGE (FEMALE)	32.8	39.8	42.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	317	2,852	8,965
# OF PERSONS PER HH	3.0	2.8	2.5
AVERAGE HH INCOME	\$137,477	\$113,265	\$92,801
AVERAGE HOUSE VALUE	\$293,062	\$245,635	\$206,142
-	-	-	-



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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