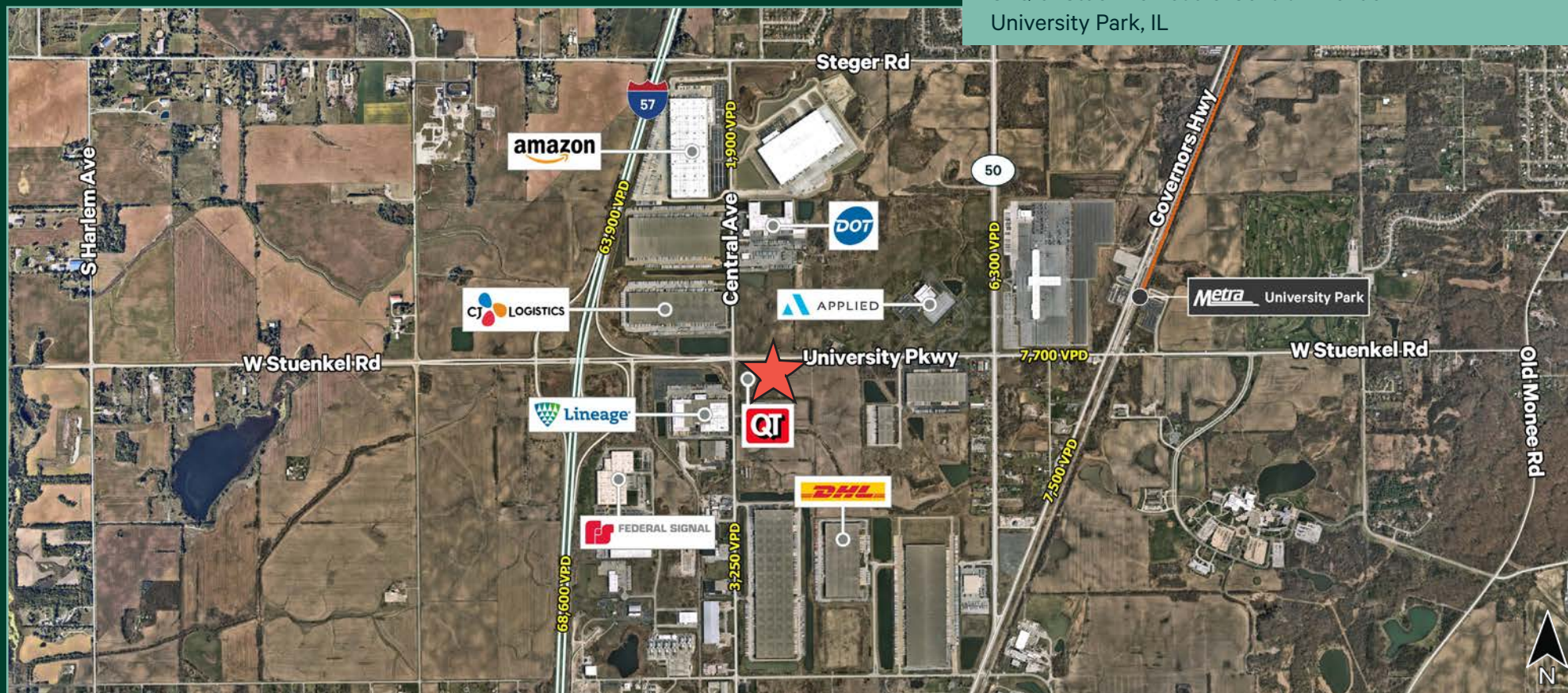


Development Opportunity Adjacent to New QuikTrip

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

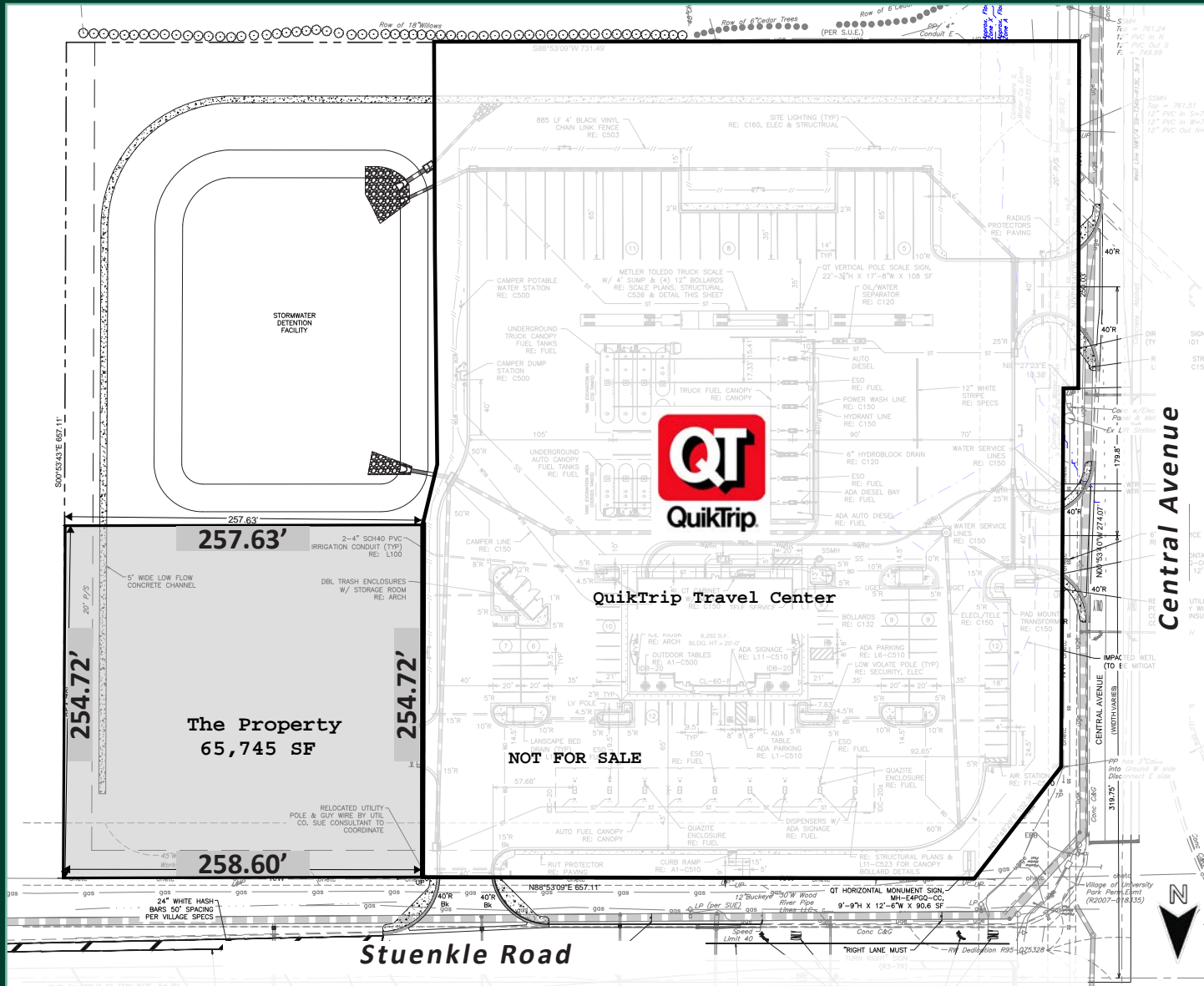
- + Zoned I - Industrial District
- + Located in the [Will Cook Enterprise Zone](#)
- + Adjacent to the New QuikTrip Travel Center
- + Contiguous to the Governors Gateway Industrial Park
- + Will County location
- + Signalized intersection at Stuenkle Rd & Central Ave
- + In close proximity to the University 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



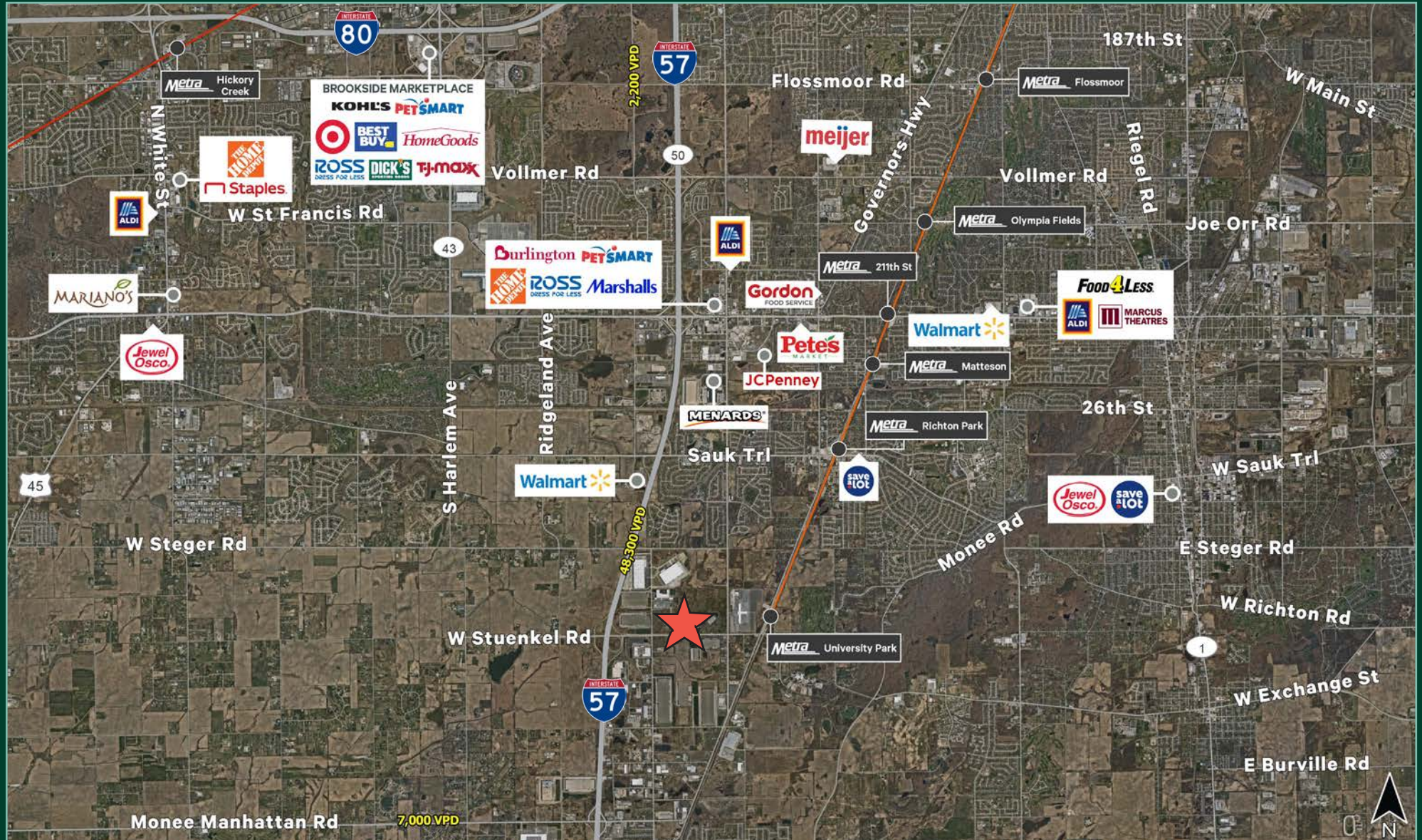
±65,745
SqFt

\$725,000
Asking Price



Area Amenities and Transportation Corridors

SEQ of Stuenkle Road & Central Avenue
University Park, IL



Demographic Snapshot

SEQ of Stuenkle Road & Central Avenue
University Park, IL

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------|-----------|-----------|-----------|
| Population | 28 | 22,213 | 81,805 |
| Households | 15 | 8,598 | 31,054 |
| Average Household Income | \$124,875 | \$91,852 | \$99,345 |
| Average Housing Value | \$390,385 | \$235,142 | \$253,266 |

Floodplains / Wetlands





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