

2.45 AC LAND SITE WITH DRIVE-THRU OPPORTUNITY

DRAUDEN POINTE

CATON FARM RD & DRAUDEN RD, JOLIET, IL

FOR SALE OR BUILD-TO-SUIT



CONTACT: SHARON BAR-SHALOM sbarshalom@metrocre.com 847.780.1299 // **GARY GREENFIELD** ggreenfield@metrocre.com 847.412.9898

PROPERTY HIGHLIGHTS

- 2.45 Acre Land Site
- Drive-Thru Opportunity Available
- Build-to-Suit Up to 20,000 Square Feet
- Monument Signage on Drauden Rd
- New Physicians Immediate Care Now Open

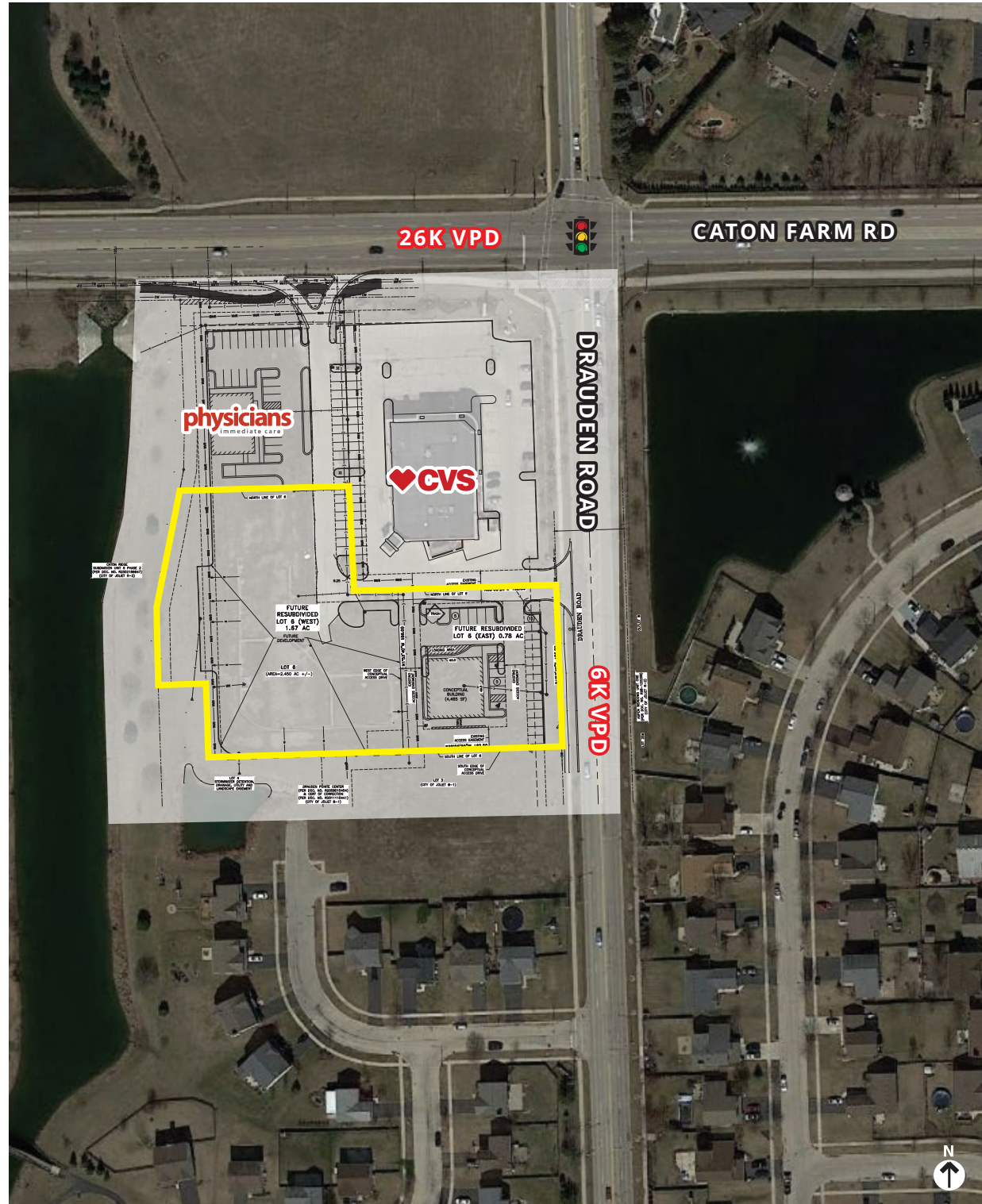
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,526	66,999	126,469
DAYTIME POPULATION	2,822	24,337	65,469
HOUSEHOLDS	3,475	20,804	42,842
AVG HH INCOME	\$128,460	\$116,336	\$111,031

TRAFFIC COUNTS

	COUNT
CATON FARM RD	26,396 VPD
DRAUDEN RD	6,600 VPD

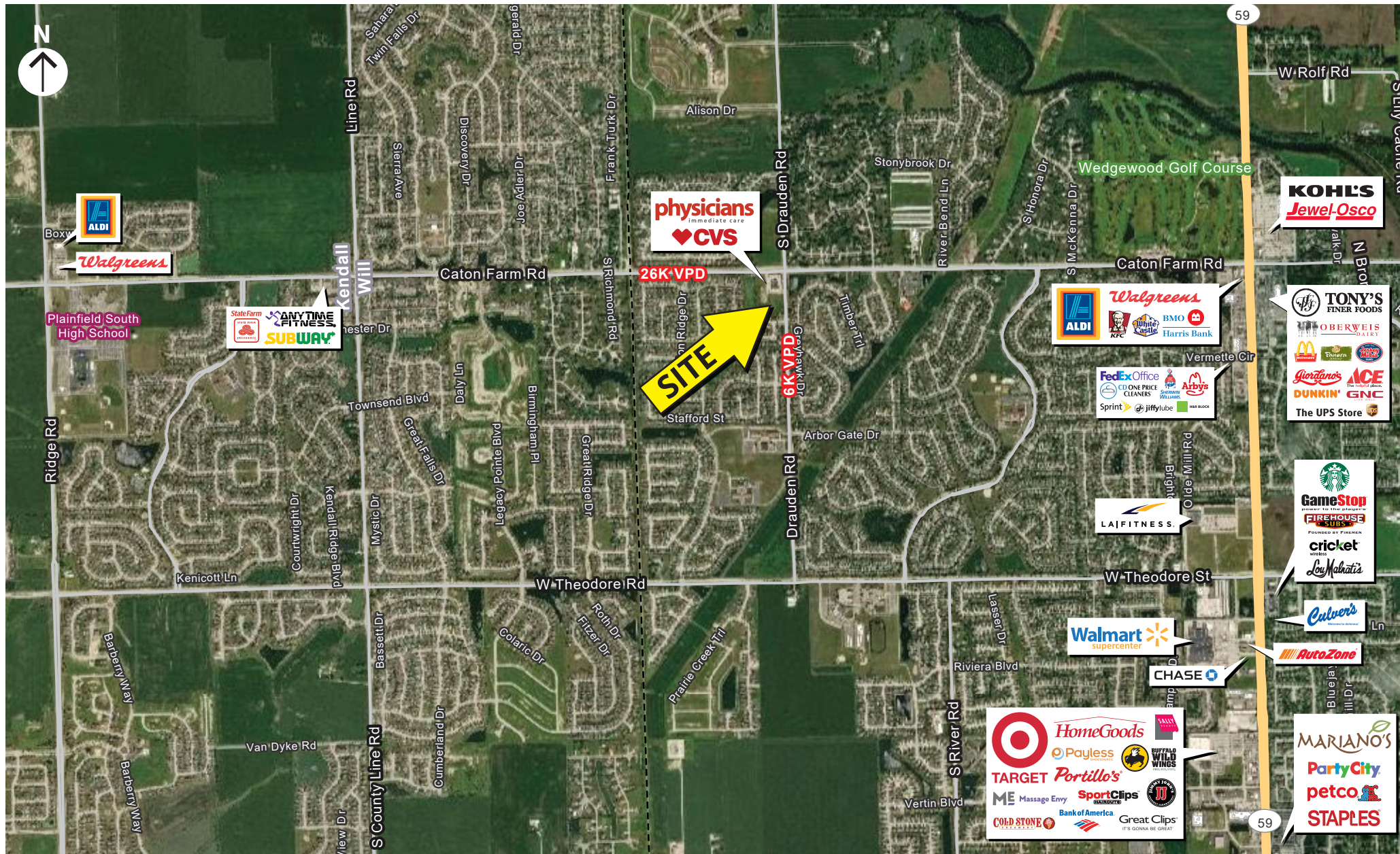
CO-TENANTS INCLUDE



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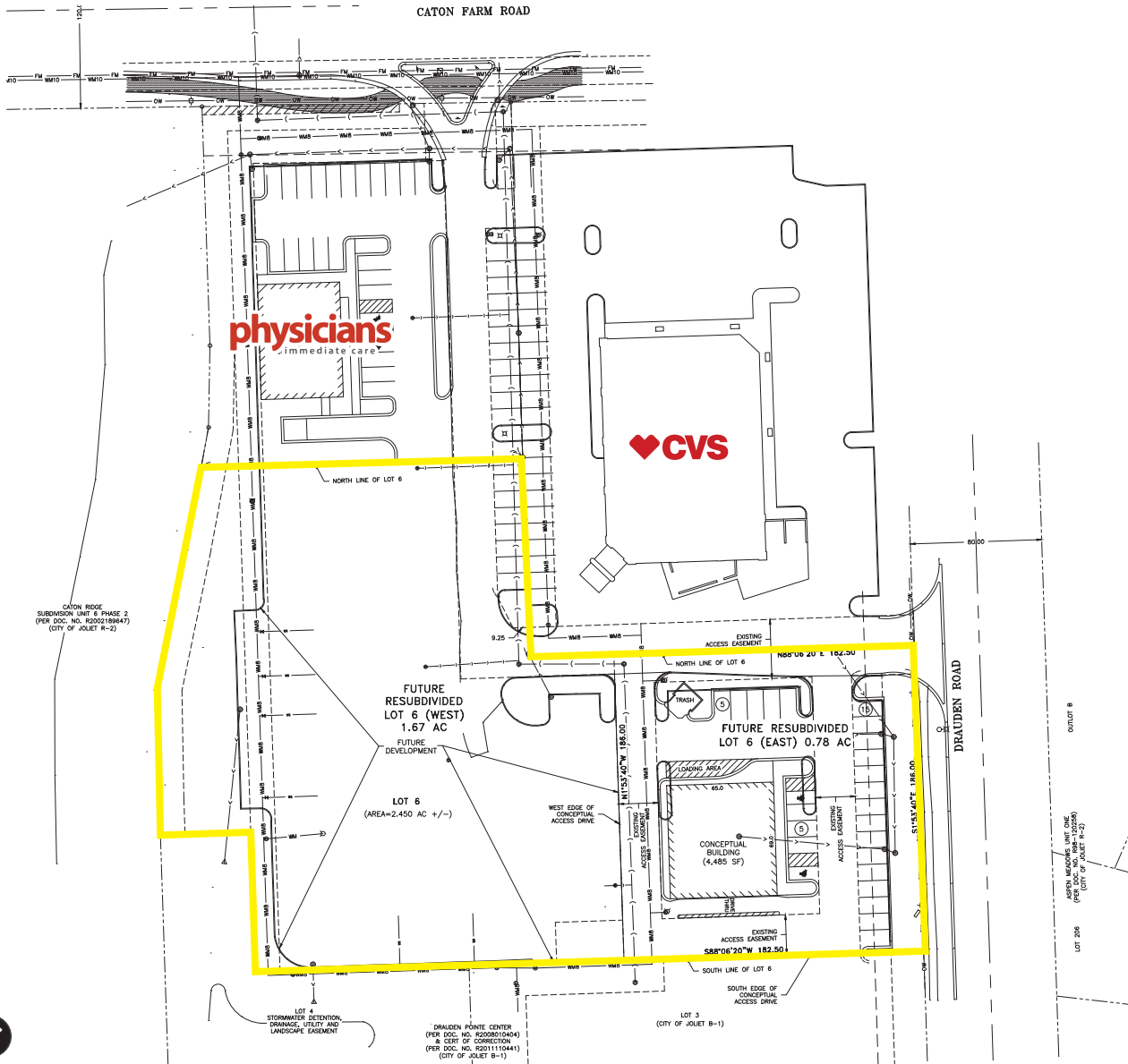
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 Highland Park, Illinois 60035
 www.MetroCRE.com

METRO
 COMMERCIAL REAL ESTATE

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Existing Monumet Sign on Caton Farm Rd



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