



3,705 SF BUILDING W/ DRIVE-THRU ON 0.51 AC OF LAND

FREESTANDING BANK W/ DRIVE-THRU

4231 JOLIET AVE, LYONS, IL

FOR SALE OR LEASE



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

PROPERTY HIGHLIGHTS

- Highly Accessible via I-55, IL-171, Harlem Ave & Ogden Ave
- Existing 3,705 SF Building w/39 Parking Stalls
- **Potential 0.51 Acre Redevelopment Site**
- Favorable B-2 Zoning (PUD, Fitness, Daycare, Auto Repair)

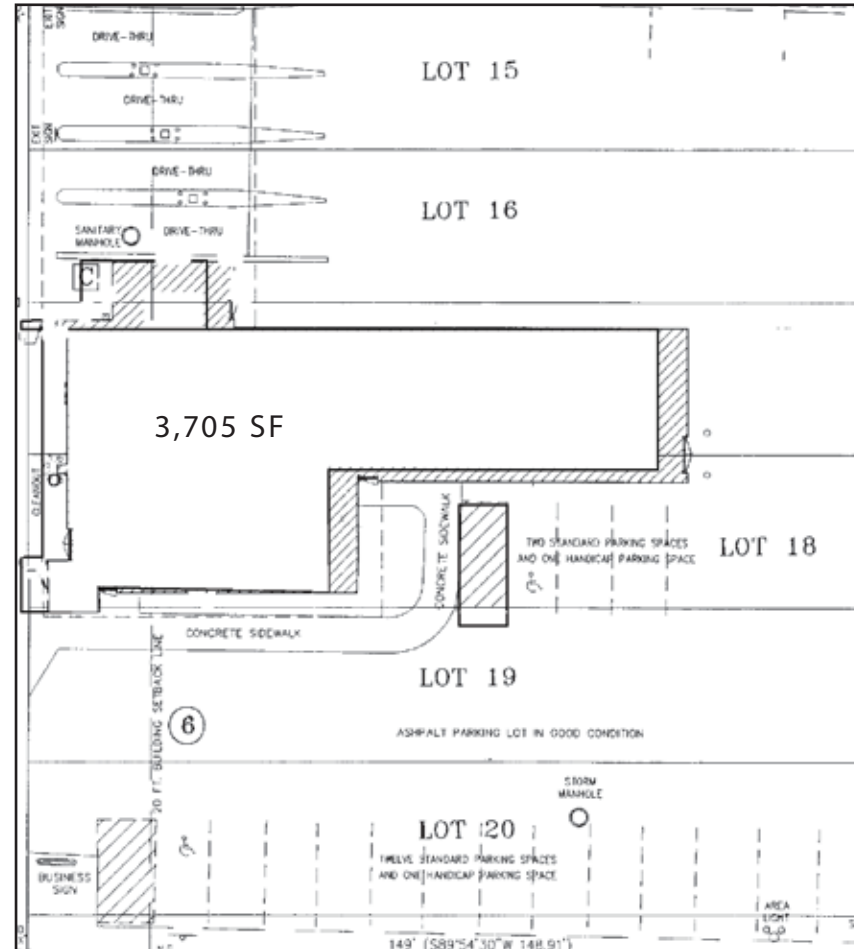
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,694	151,662	426,876
DAYTIME POPULATION	4,177	53,064	135,741
HOUSEHOLDS	5,349	53,730	147,355
AVG HH INCOME	\$68,293	\$76,218	\$94,846

TRAFFIC COUNTS

JOLIET AVE	3,724 VPD
OGDEN AVE	18,310 VPD

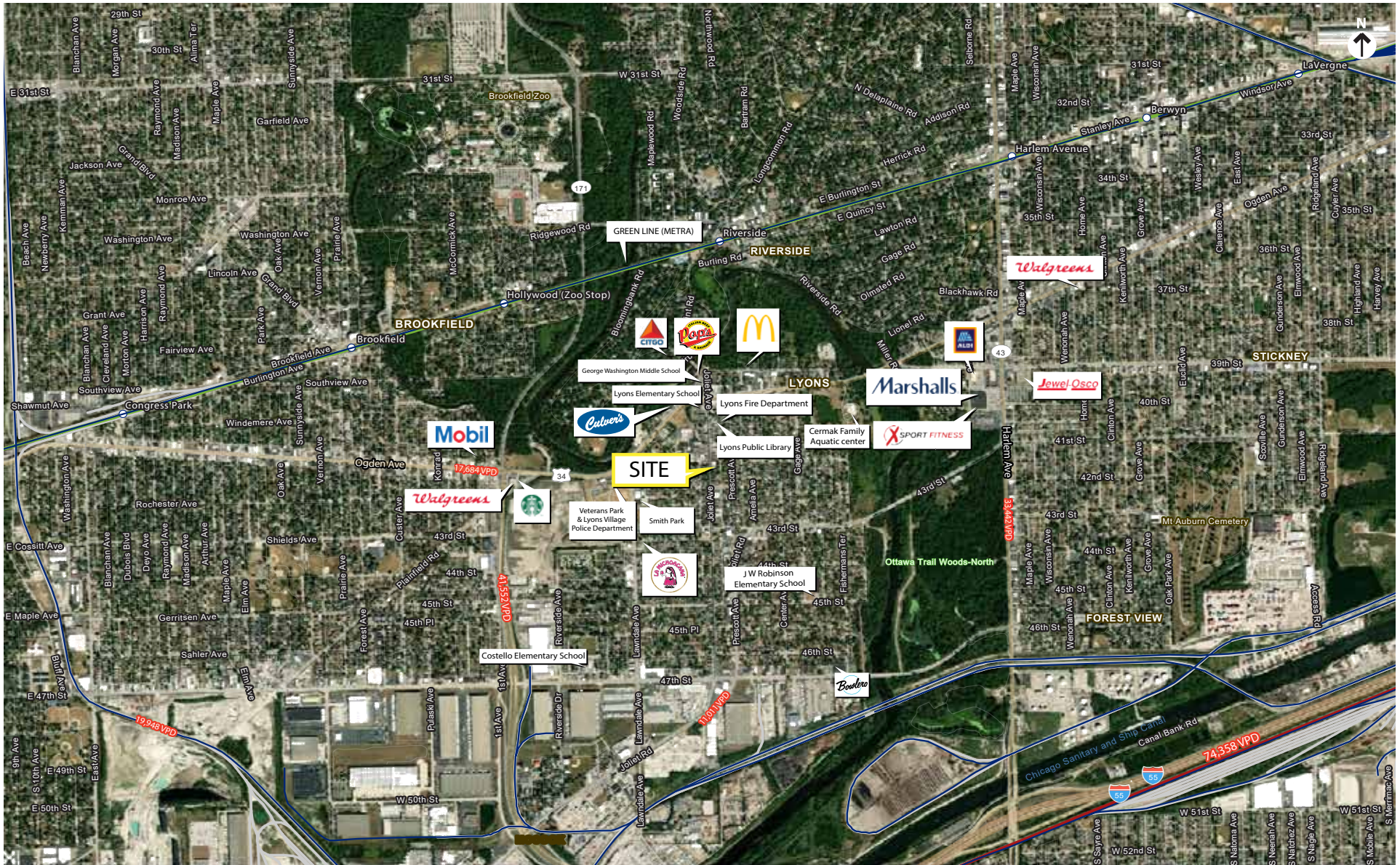
AREA TENANTS INCLUDE



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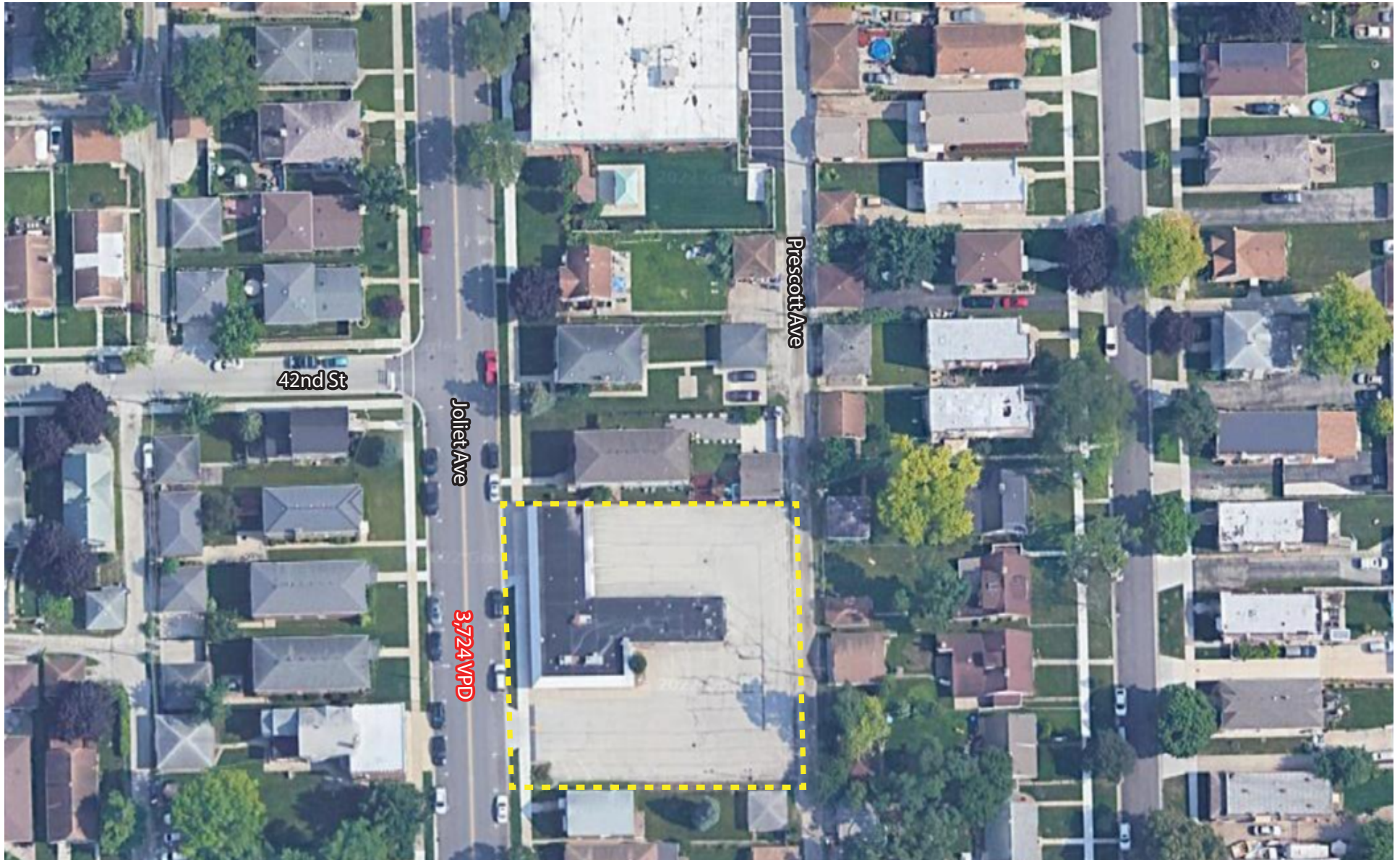
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