



HERITAGE DISTRICT MASTER PLAN
FUTURE CONCEPTUAL DEVELOPMENTS
(MULTI-FAMILY & COMMERCIAL)
****CLICK HERE FOR MORE INFO****

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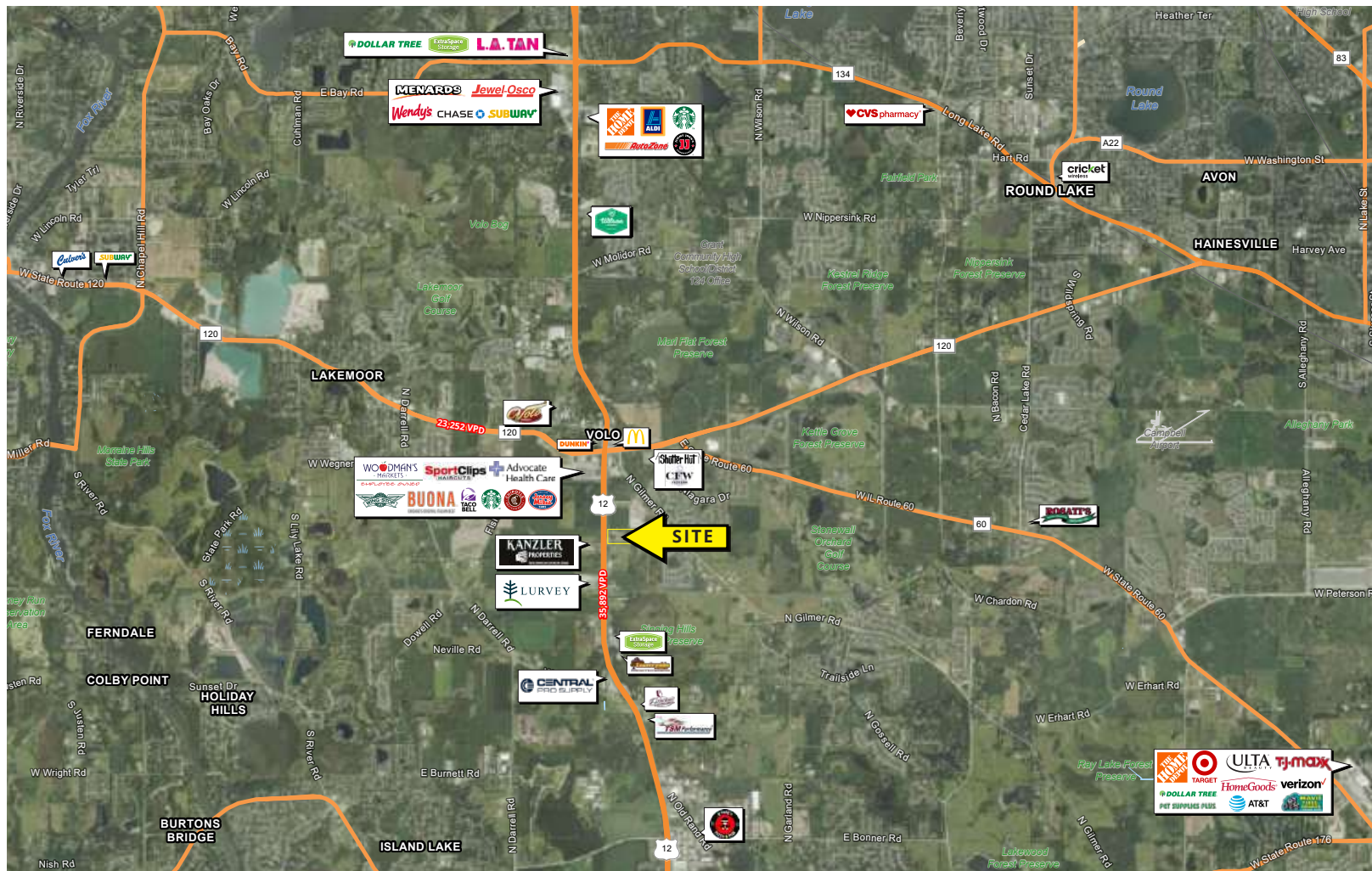
****CLICK HERE FOR MORE INFO****
VOLO TOWN CENTER
90 ACRE MIXED-USE SITE
UNDER CONSTRUCTION
490,000 SF RETAIL SPACE
155 MULTI-FAMILY UNITS INCLUDED
OUTPARCELS AVAILABLE

10-20 ACRES FOR SALE ON US HIGHWAY 12

30913-30975 N US HIGHWAY 12
VOLO, IL
FOR SALE

CONTACT: RICK SCARDINO rick@metrocre.com 708.921.1044





PROPERTY HIGHLIGHTS

- 10-20 Acres for Sale on US Highway 12
- Less than a mile from Woodman's Food Market (#2 most visited grocery store in Illinois.)
- 2.7 miles (5 min drive) from Stonewall Orchard Golf Club
- High Household Income (\$145,000+) within 1 mile radius

NEAR-BY AREA TENANTS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,346	27,857	66,097
DAYTIME POPULATION	5,964	18,112	34,709
HOUSEHOLDS	1,725	10,585	24,744
AVG HH INCOME	\$121,001	\$143,126	\$167,697

TRAFFIC COUNTS

	COUNT
HIGHWAY 12	35,892 VPD
ROUTE 120	23,252 VPD

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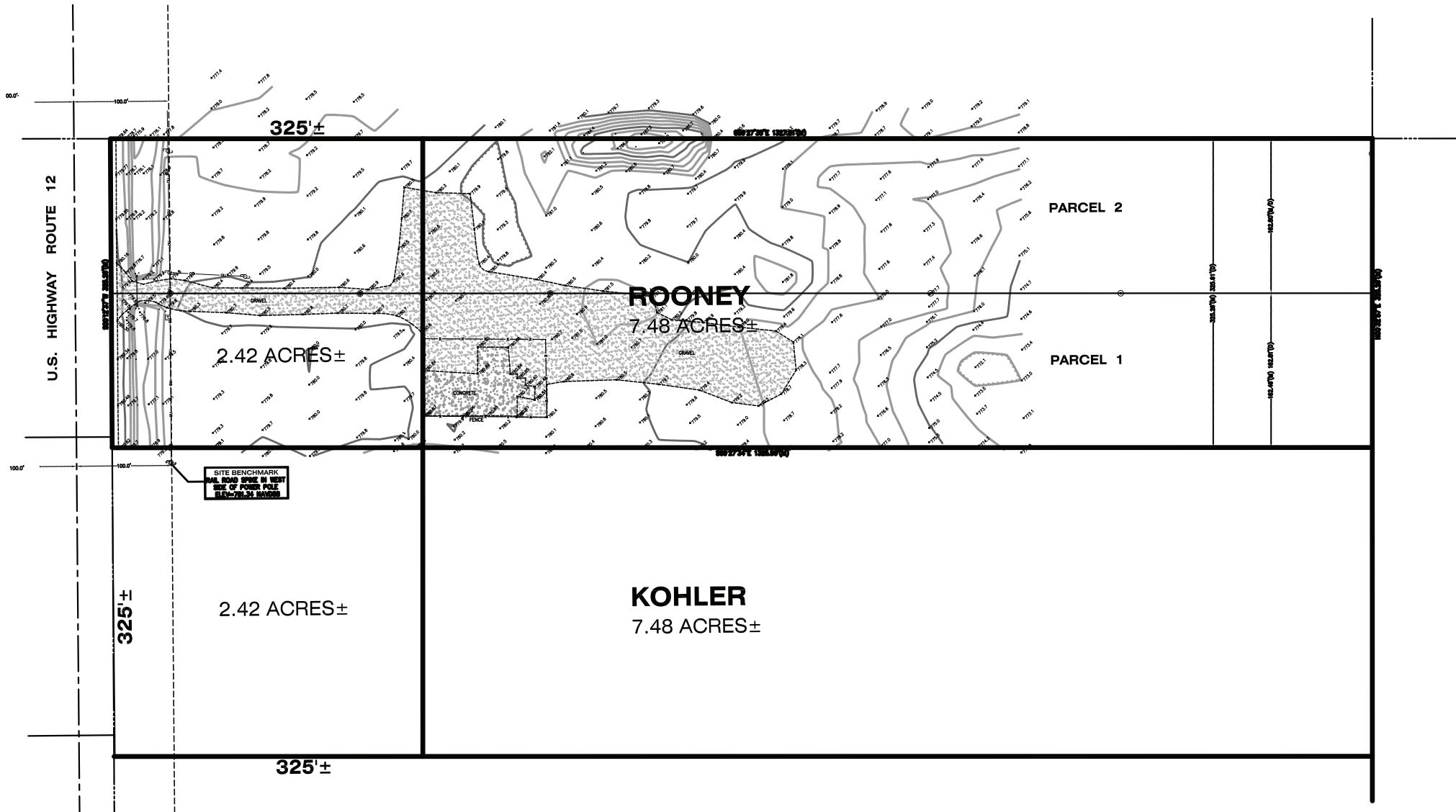


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CONCEPTUAL SUBDIVISION - CREATES OUT LOT PADS ON RT. 12

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