

FOR LEASE, SALE OR BUILD TO SUIT 7-ELEVEN BUILDING WITH GAS STATION

SWC of Humbolt & Rock Creek Blvd
3620 Rock Creek Blvd
Joliet, Illinois



LAND AREA

1.09 Acres | +/- 2,500 Sq Ft Convenience Store

ZONING

B-1 Neighborhood Business District

TAX INFORMATION

TAX P.I.N. # 05-06-23-303-001

TAX P.I.N. # 05-06-23-303-002

TRAFFIC COUNTS

Houbolt Road - 24,700 VPD

I-80 - 64,600 VPD

PROPERTY HIGHLIGHTS

- Adjacent to Rock Run Business Park.
- Close to Joliet Junior College with an enrollment of 15,676 students.
- Hard corner with traffic lights.
- Site is under utilized and building can be expanded.
- Close proximity to the full interchange for I-80 with identity signage plus 64,600 VPD.
- Close proximity to Hollywood Casino.
- Four hotels within blocks of this site.
- Close to Joliet regional airport.

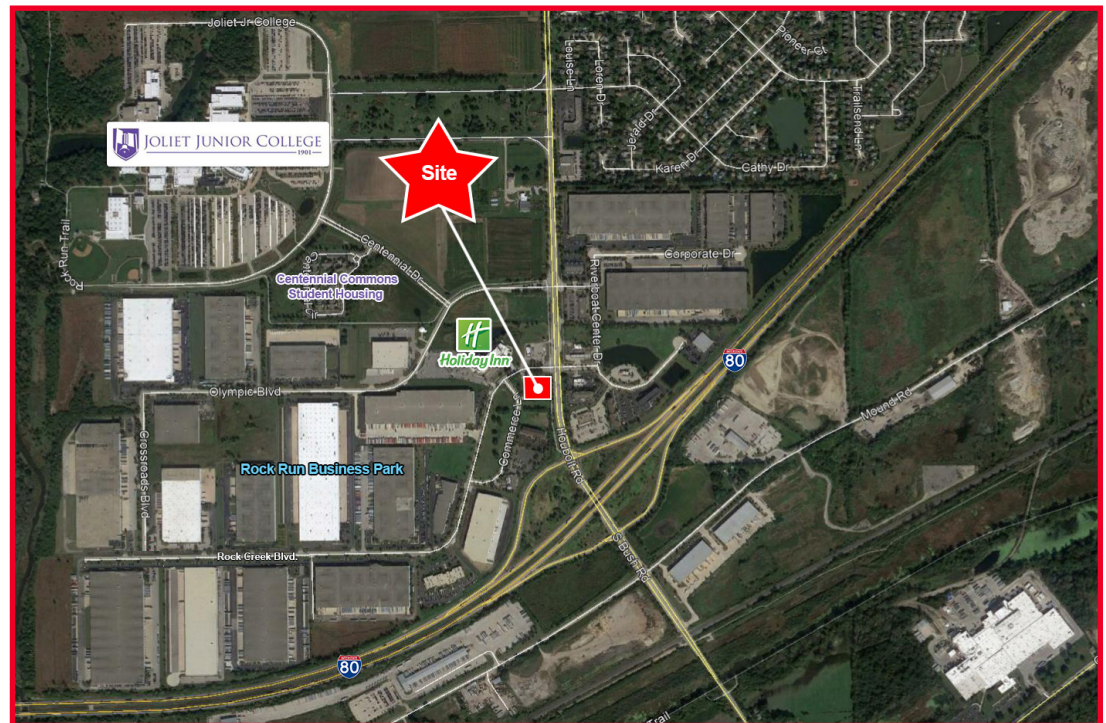
DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	26,831	116,046	224,966
AVERAGE FAMILY INCOME	\$96,595	\$91,369	\$89,850
TOTAL BUSINESSES	1,959	4,551	7,018
TOTAL EMPLOYEES	25,467	51,854	81,769

FOR MORE
INFORMATION
CONTACT:

Jeff Kowal
Direct: 630.572.5611
Cell: 630.235.3319
jkowal@edgemarkllc.com

**EDGEMARK COMMERCIAL
REAL ESTATE SERVICES LLC**
2215 York Road, Suite 503
Oak Brook, Illinois 60523
P 630.472.1010 F 630.472.1019
www.edgemarkllc.com



FOR MORE
INFORMATION
CONTACT:

Jeff Kowal
Direct: 630.572.5611
Cell: 630.235.3319
jkowal@edgemarkllc.com