

OUTLOTS FOR SALE

BLAIN'S FARM & FLEET PAD SITES

SWC E. ROCKTON ROAD & QUAIL TRAIL, ROSCOE, ILLINOIS

RETAIL



AVAILABLE LOTS & PRICING

- + 4567 E. ROCKTON ROAD | ROSCOE, IL
- + Outlot #1 – 44,625 sf / 1.024 acres
- + Outlot #2 – 44,334 sf / 1.018 acres
- + Outlot #3 – 62,280 sf / 1.430 acres
- + Outlot #4 – SOLD

FEATURES

- + \$10.00 - \$12.00 psf
(Pricing will vary based upon final size and location.)
- + Sites sizes are flexible and may be platted to accommodate purchaser's site size requirements.

FEATURES

- + Zoned CR – Retail Commercial District
- + Located just west of Route 251/E. Rockton Rd. Interchange and minutes from I-90.
- + Situated at the center of recent commercial development in this growing corridor
- + High Visibility on E. Rockton Rd.
- + Easy access via signal at Quail Trail and right in/right out directly from E. Rockton Rd.
- + Well suited for all types of retail/office users
- + Other area tenants: Wal-mart, Aldi's, Swedish American, OSF Saint Anthony, Dollar Tree, US Cellular and Advance Auto



CONTACT US

KAREN WALSH, CCIM

First Vice President
+1 815 218 3438
karen.walsh@cbre.com

PETER GLASER

Senior Vice President
+1 414 274 1638
peter.glaser@cbre.com

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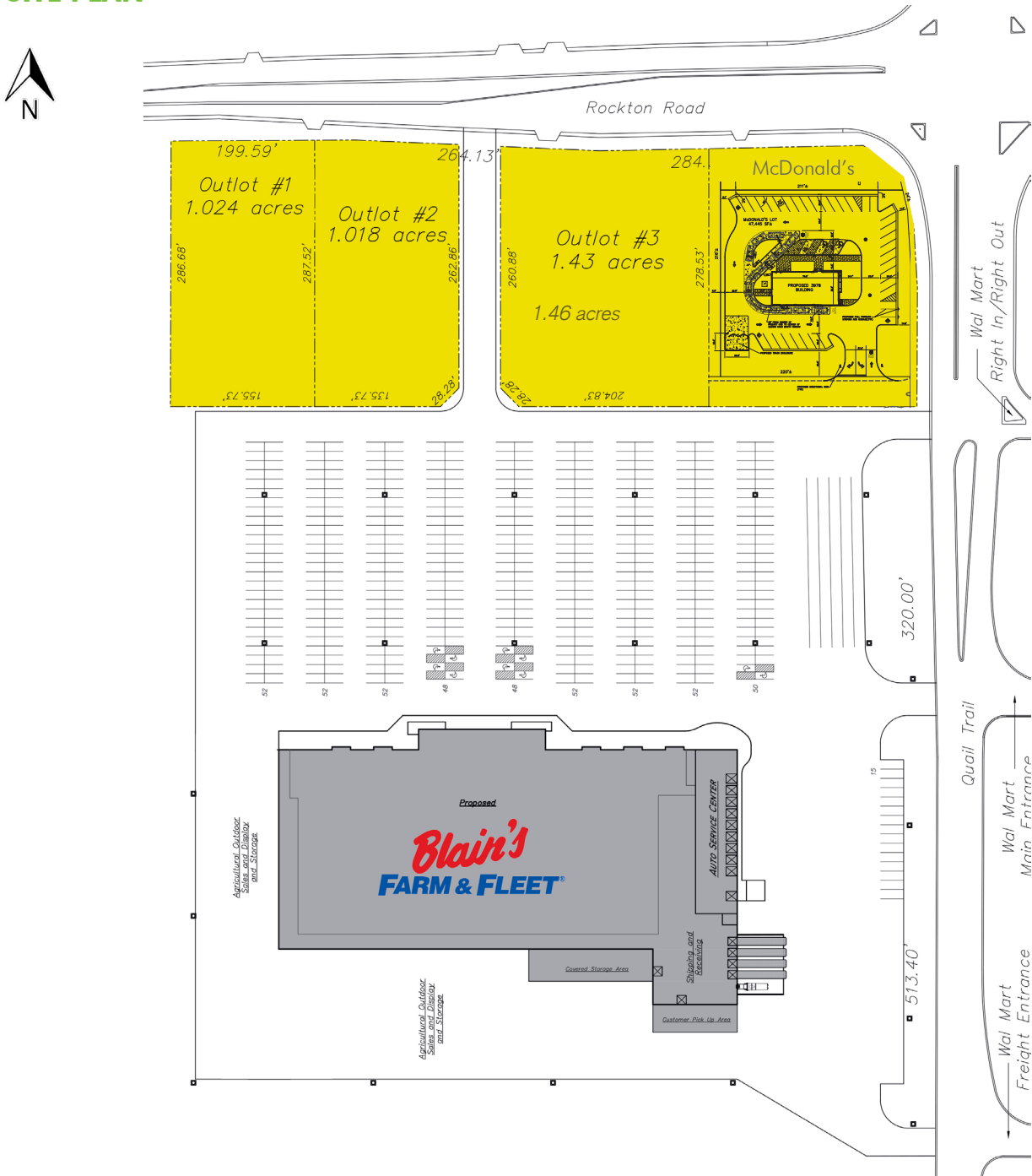
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SITE PLAN



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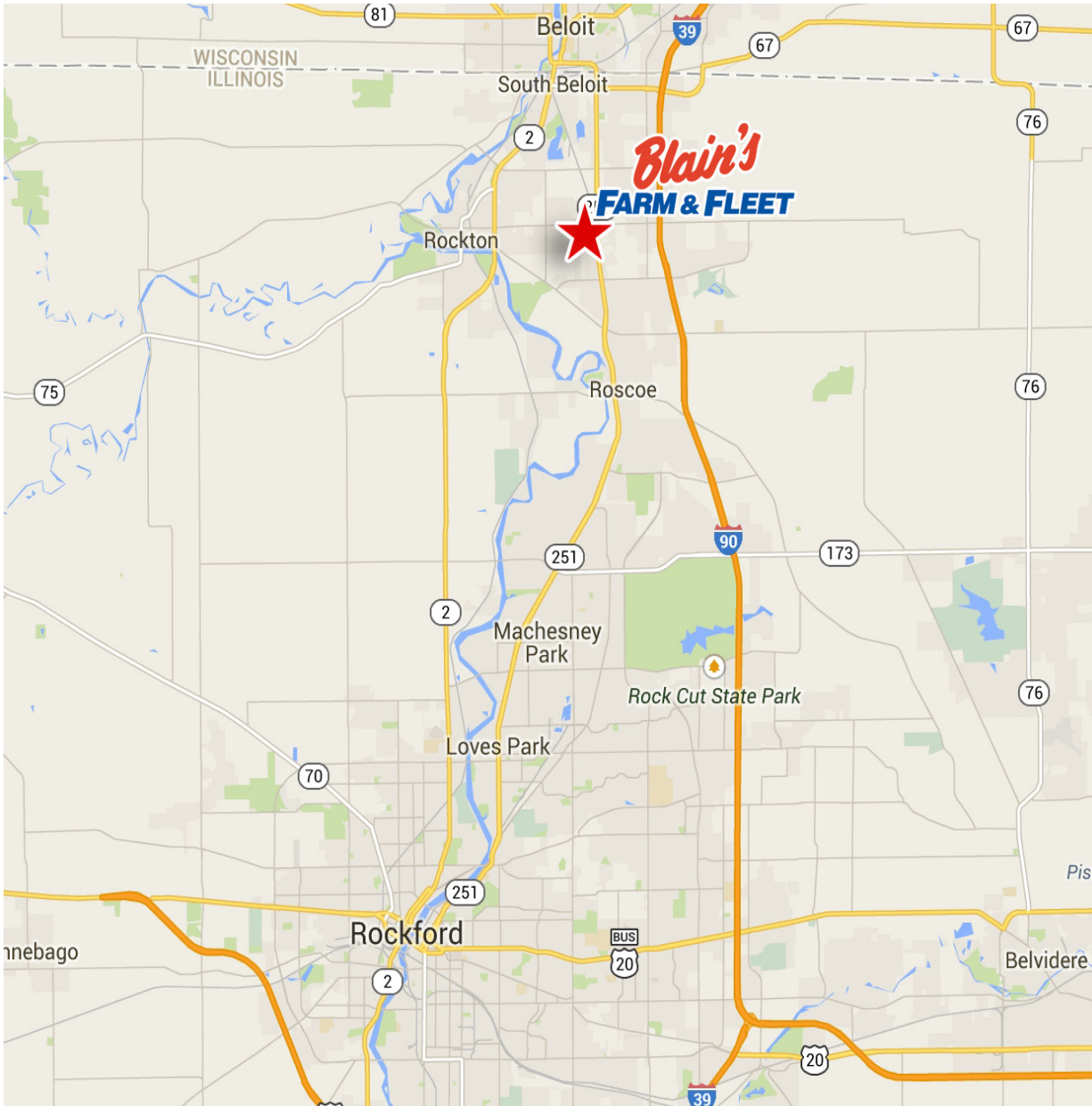
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AREA MAP



TRAFFIC COUNTS

E. ROCKTON RD.	8,400 VPD
RT. 251	17,400 VPD

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	26,919	70,016	143,680
Average Household Income	\$80,234	\$73,312	\$73,319
Median Age	39.4	37.3	39.8