

24132 W. Black Road

SHOREWOOD, IL 60404

For Sale

COMMERCIAL LAND SITE



- ▶ 9.32 acre commercial land site available for sale
 - Pad 1 - 1.6 acres - \$950,000
 - Pad 2 - 1.6 acres - \$950,000
 - Pad 3 - 6.12 acres - under contract
- ▶ Up to ±1,000 feet of frontage along Black Road
- ▶ Located just 640 feet from IL-59 (Brook Forest Avenue)
- ▶ Ownership will consider subdividing the parcel
- ▶ Excellent traffic counts:
 - » 15,800 VPD along Black Road
 - » 29,200 VPD along IL-59 (Brook Forest Avenue)
- ▶ Area retailers include Mariano's, The Home Depot, Portillo's, ALDI, Petco, Marshalls, Party City, Raising Cane's, and many more

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	10,173	68,492	152,101
Adj. Daytime Population	10,185	51,724	131,851
Estimated Households	3,688	24,239	55,301
Estimated Average Household Income	\$127,526	\$133,431	\$122,156

CHUCK WHITLOCK

chuck@baumrealty.com
312.275.3133

MIKE MEKSTO

mmeksto@baumrealty.com
312.275.3103



© 2025 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

24132 W. Black Road

SHOREWOOD, IL 60404

For Sale

COMMERCIAL LAND SITE

PROPOSED SITE PLAN

24132 W. Black Road

PAD 3

±6.12 Acres - Under Contract

Storm Water
Retention Pond

PAD 1

1.6 Acres

PAD 2

1.6 Acres

15,800 VPD



CHUCK WHITLOCK

chuck@baumrealty.com

312.275.3133

MIKE MEKSTO

mmeksto@baumrealty.com

312.275.3103



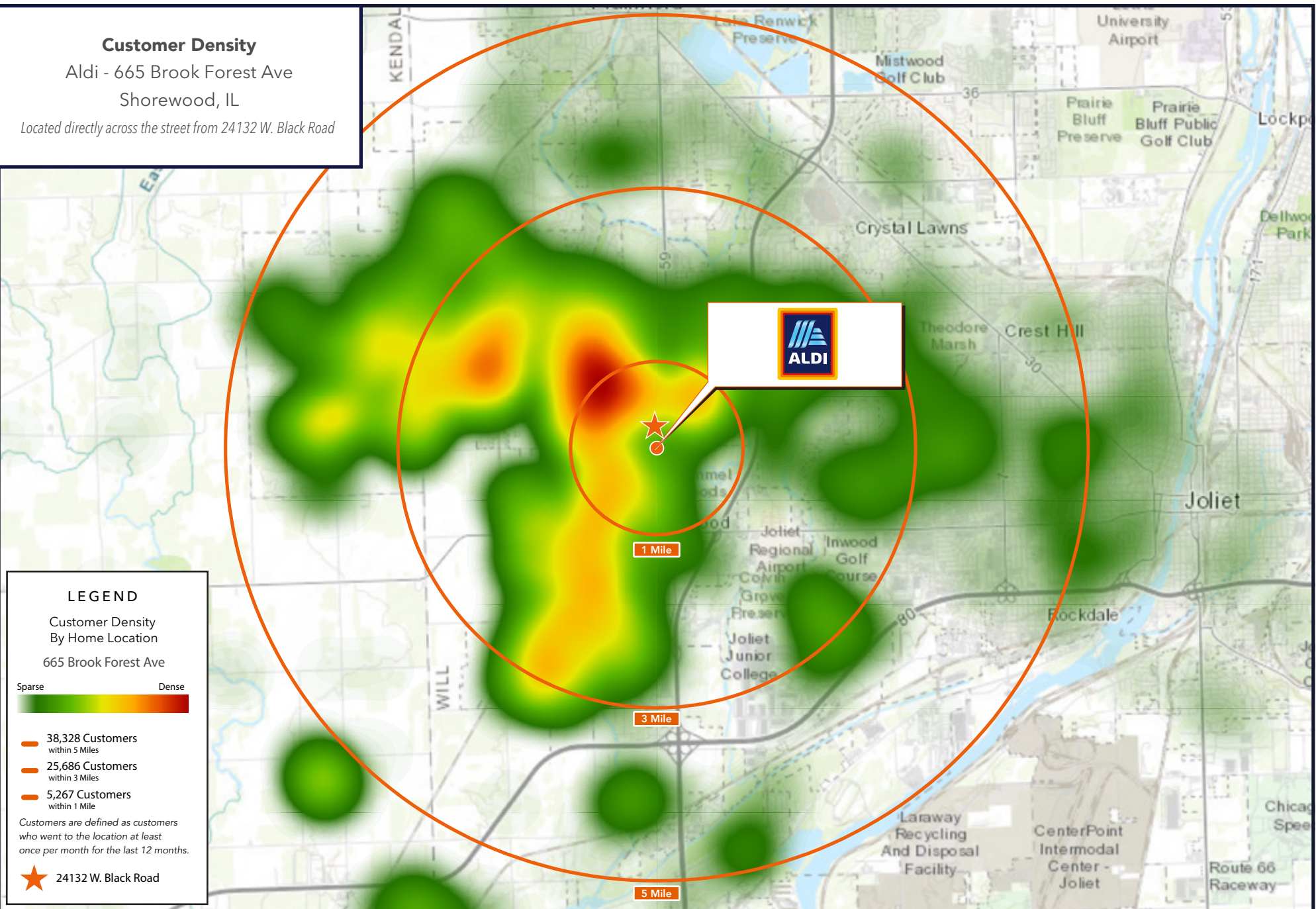
© 2025 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

Customer Density

Aldi - 665 Brook Forest Ave
Shorewood, IL

Located directly across the street from 24132 W. Black Road



Customer Density

Marianos - 950 Brook Forest Ave
Shorewood, IL

Located 0.4 mile east of 24132 W. Black Road

MARIANO'S
Fresh Market™

LEGEND

Customer Density
By Home Location

950 Brook Forest Ave



- 98,278 Customers within 5 Miles
- 56,810 Customers within 3 Miles
- 7,979 Customers within 1 Mile

Customers are defined as customers who went to the location at least once per month for the last 12 months.

★ 24132 W. Black Road



This map was produced using data from private and government sources deemed reliable. The information herein is provided without representation or warranty.
Copyright © 2023 Baum Realty Group, LLC. All rights reserved. www.baumrealty.com.

