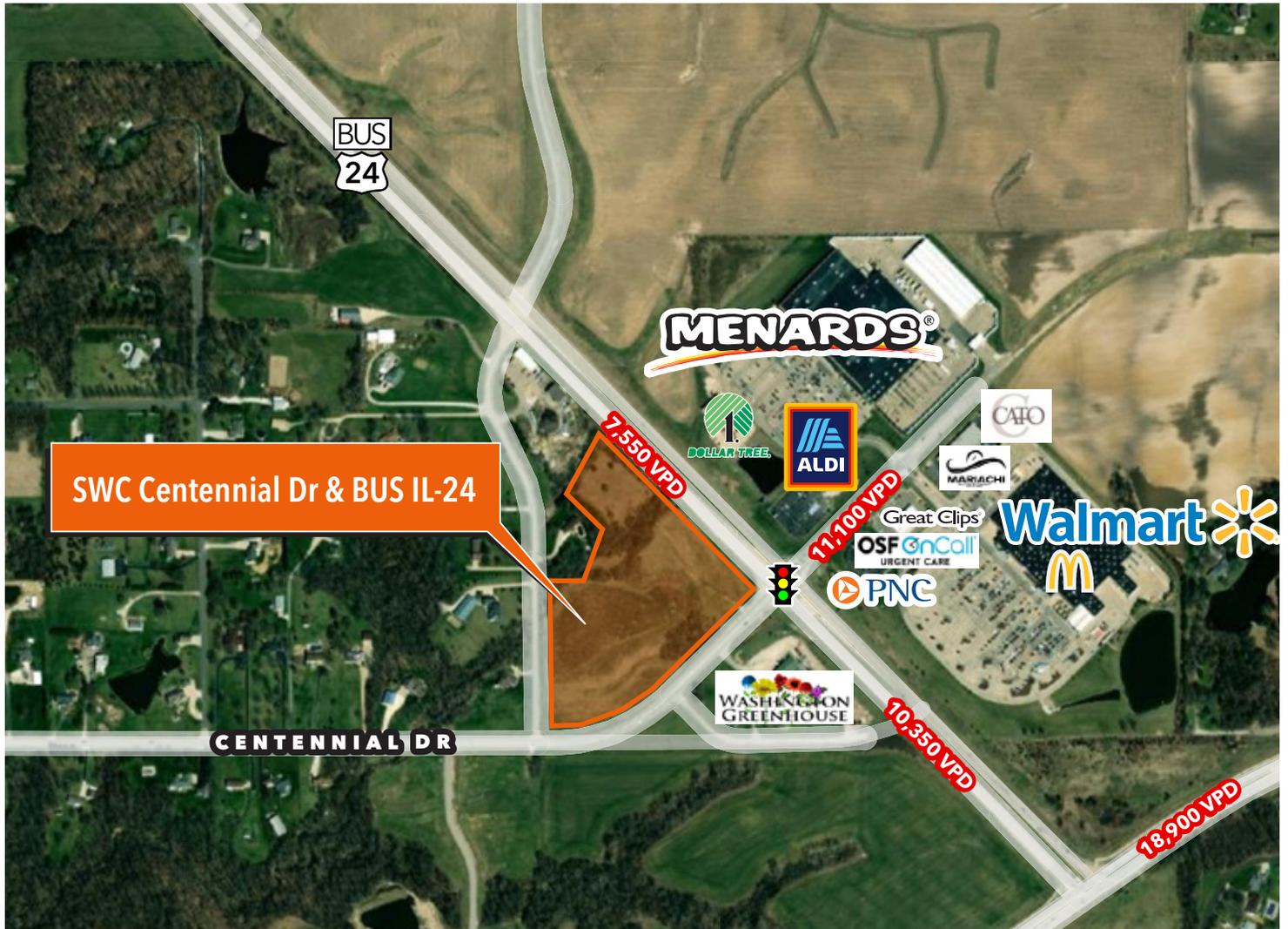


SWC Centennial Drive & US-24 BUS

WASHINGTON, IL 61571

For Sale or Lease

±12.95 AC DEVELOPMENT SITE



- ▶ Join proposed tenants Starbucks and Jiffy Lube in new ±12.59 AC development site
- ▶ 5 retail pads available with frontage along US-24 BUS
- ▶ Highly visible signalized intersection with strong traffic counts
- ▶ Tremendous development opportunity to the rear of retail pads zoned for residential, multi-family, light office, or storage facility
- ▶ Directly across the street from Walmart, Menards, Aldi, McDonald's and more

ASKING PRICE:

Call listing broker

DEMOGRAPHIC SUMMARY

	3 Mi	5 Mi	7 Mi
Estimated Population	22,958	43,266	85,956
Adj. Daytime Demographics	20,058	37,305	107,186
Estimated Households	9,039	17,093	35,040
Estimated Average Household Income	\$100,508	\$108,106	\$93,831

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Washington, IL

