

# FOR SALE

THE SHOPS OF ROMEOVILLE  
NEC WEBER ROAD & AIRPORT ROAD, ROMEOVILLE, IL 60446

## THE SHOPS OF ROMEOVILLE



## RETAIL SPACE / ANCHOR PADS / OUTLOTS

Offered By:  
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Managing Broker | Principal  
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Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014  
[www.bluechipcommercialre.com](http://www.bluechipcommercialre.com)





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## PROPERTY FEATURES



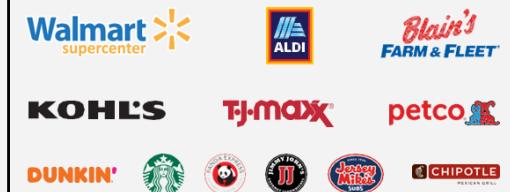
### PROPERTY SPECIFICATIONS

PROPERTY:	The Shops of Romeoville
OFFERING:	* Anchor Pads & Outlots (For Sale, Lease, or BTS)
PRICING:	Call For Pricing
OUTLOTS & ANCHOR PADS:	2.3 Acres 7.6 Acres 10.7 Acres
DIVISIBLE:	Yes
TOTAL GLA:	82,700 SF
ANNEXED:	Village of Romeoville
ZONING:	B-3 Highway/Regional
ACCESS:	(2) Signalized Entry Points Plus Full & RI/RO Access
TRAFFIC COUNTS:	34,000+ VPD   Weber Road 12,000+ VPD   Airport Road
NATIONAL TENANTS NEARBY:	

### PROPERTY HIGHLIGHTS

- Prominent Exposure Along Weber Road Retail Corridor
- National Retail & Restaurant Co-Tenancies
- Signalized Intersection / Multiple Access Points
- Potential Land Uses Include, Retail, Restaurant, Office, Medical & Healthcare, and Mixed Use Commercial & Residential
- Single & Multi-Tenant Build-To-Suit Options Considered
- One of the Fastest Growing Communities in Will County

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2023 Total Population	7,276	56,069	147,731
2023 Total Households	2,314	18,492	50,204
Daytime Population	3,693	27,207	98,806
Average HH Income	\$95,484	\$87,528	\$93,999



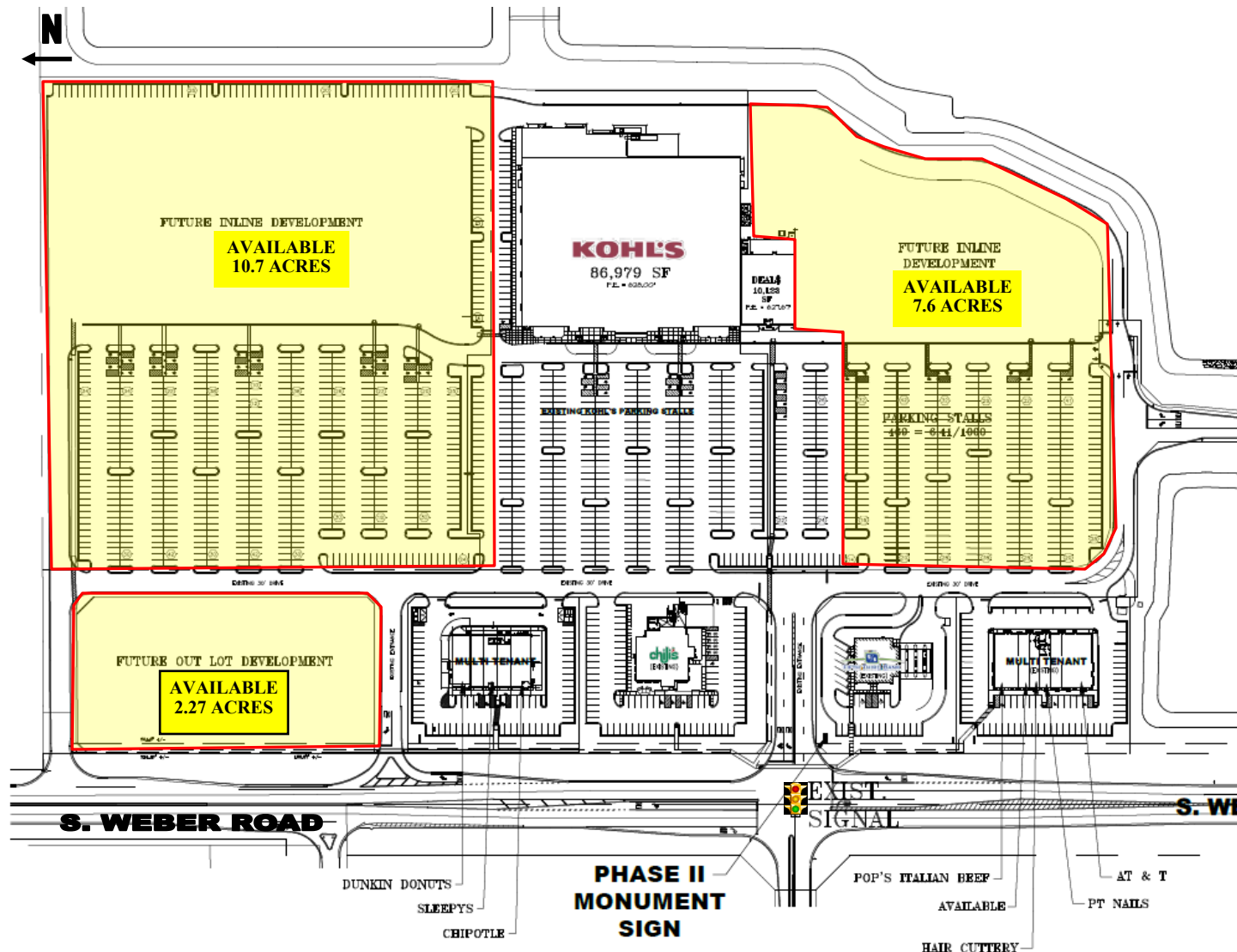
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## SITE PLAN AVAILABLE VACANT LAND

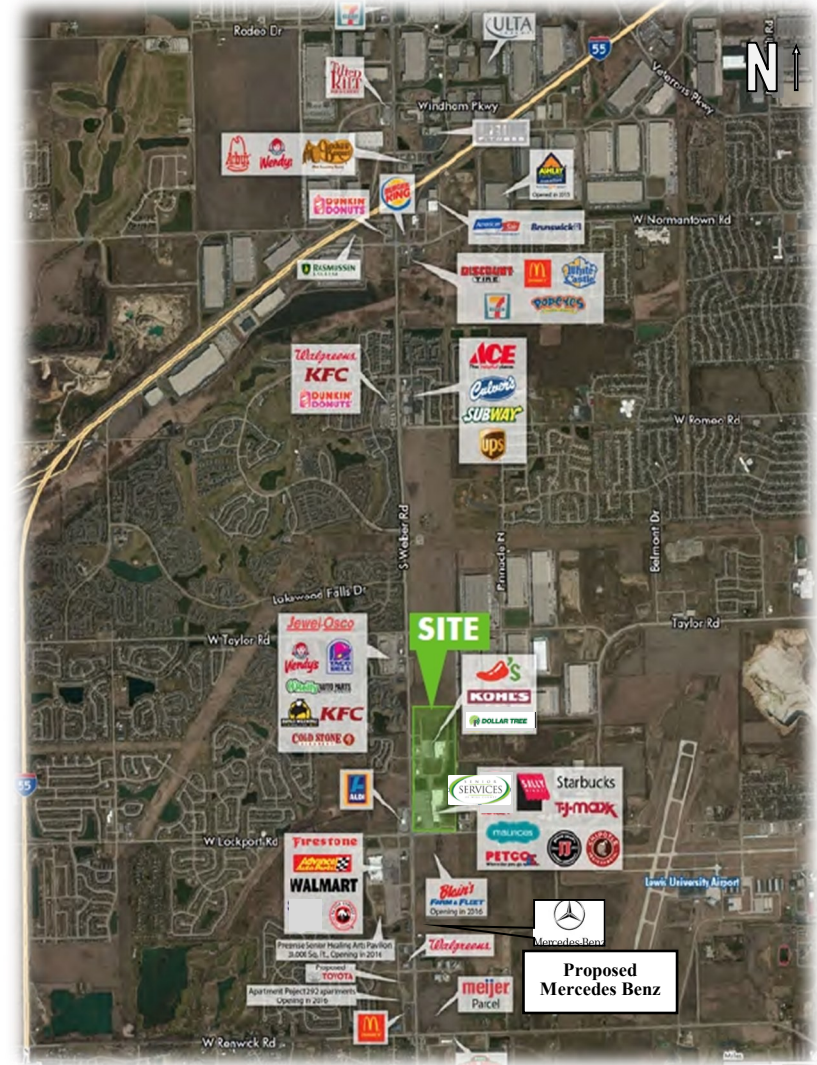
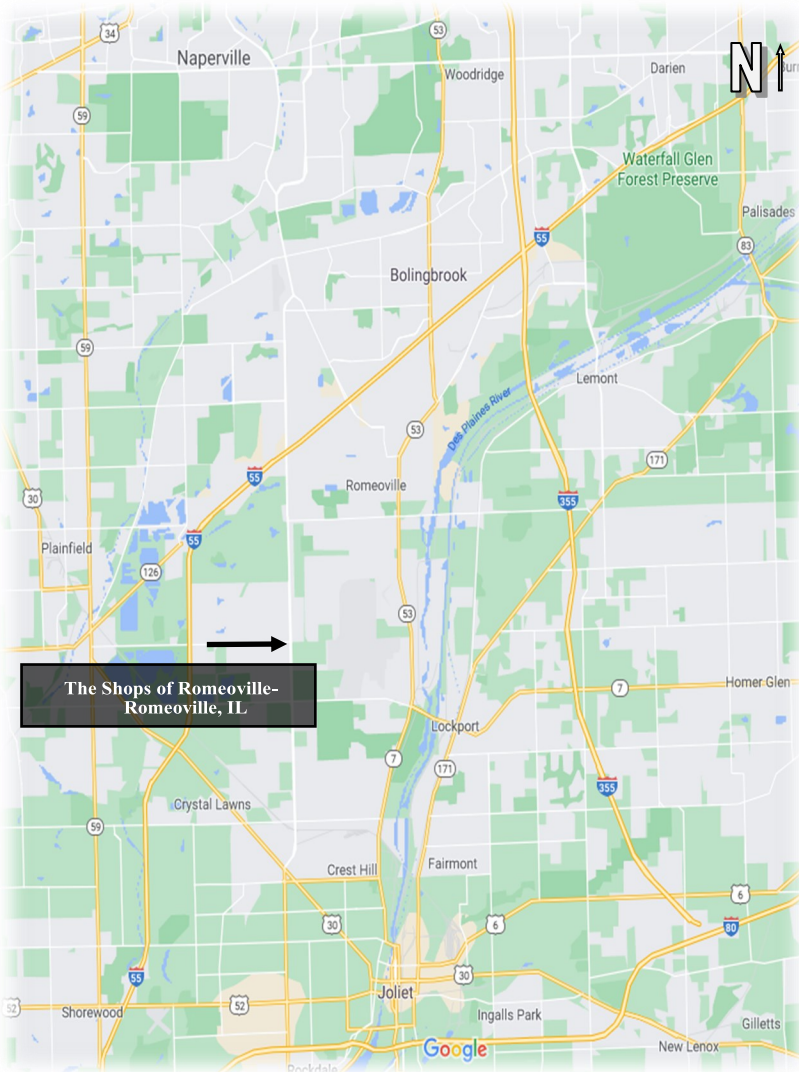




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## STREET MAP & NEIGHBORHOOD AERIAL



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