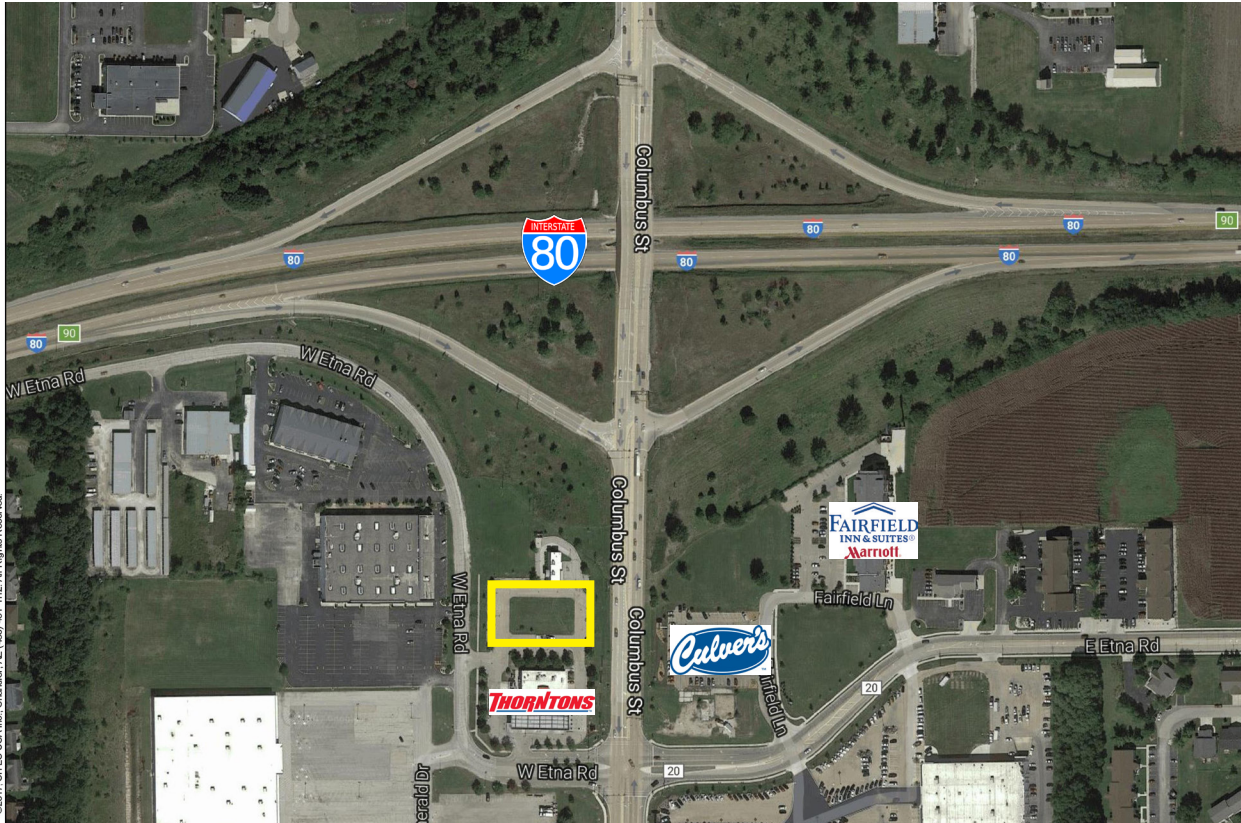


I-80 & ROUTE 23 - OTTAWA, ILLINOIS



Ottawa Illinois Pad Site For Lease or Build to Suit

PROPERTY DESCRIPTION

- Located directly off I-80 interchange;
- Just 10 minutes east of Starved Rock State Park;
- High growth community - average of 200 homes built per year;
- Hotels and motels at interchange include: Super 8 Motel, Comfort Inn, Hampton Inn, Holiday Inn Express & Surrey Motel.

AVAILABLE RETAIL SPACE

- 1 Acre Parcel

TRAFFIC COUNTS

I-80: 28,100 vehicles per day
Route 23: 17,500 vehicles per day

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,091	15,071	22,049
HOUSEHOLDS	852	6,483	9,450
AVERAGE HH INCOME	\$80,717	\$70,411	\$73,899
DAYTIME POPULATION	4,494	15,063	17,190

AREA RETAILERS




VARIOUS

Square feet
Available


\$80.7K
Average income in
one mile radius


15K
Daytime population in
three mile radius


2M
Annual visitors to
Starved Rock State Park


22K
Population in
five mile radius


45.6K
Vehicles per day at
the intersection

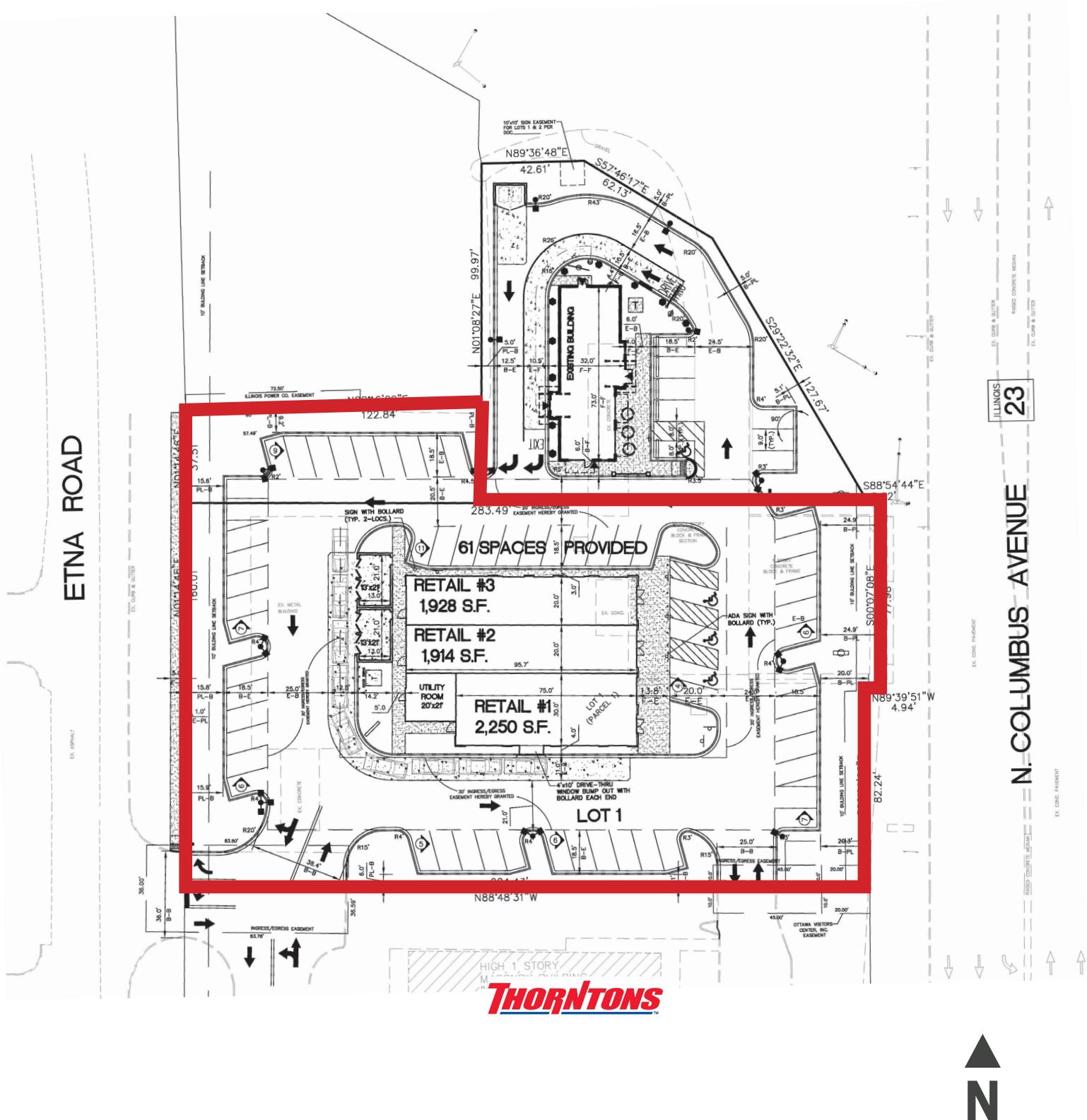
EXCLUSIVE AGENT

Jason Gustaveson 312/372-2688
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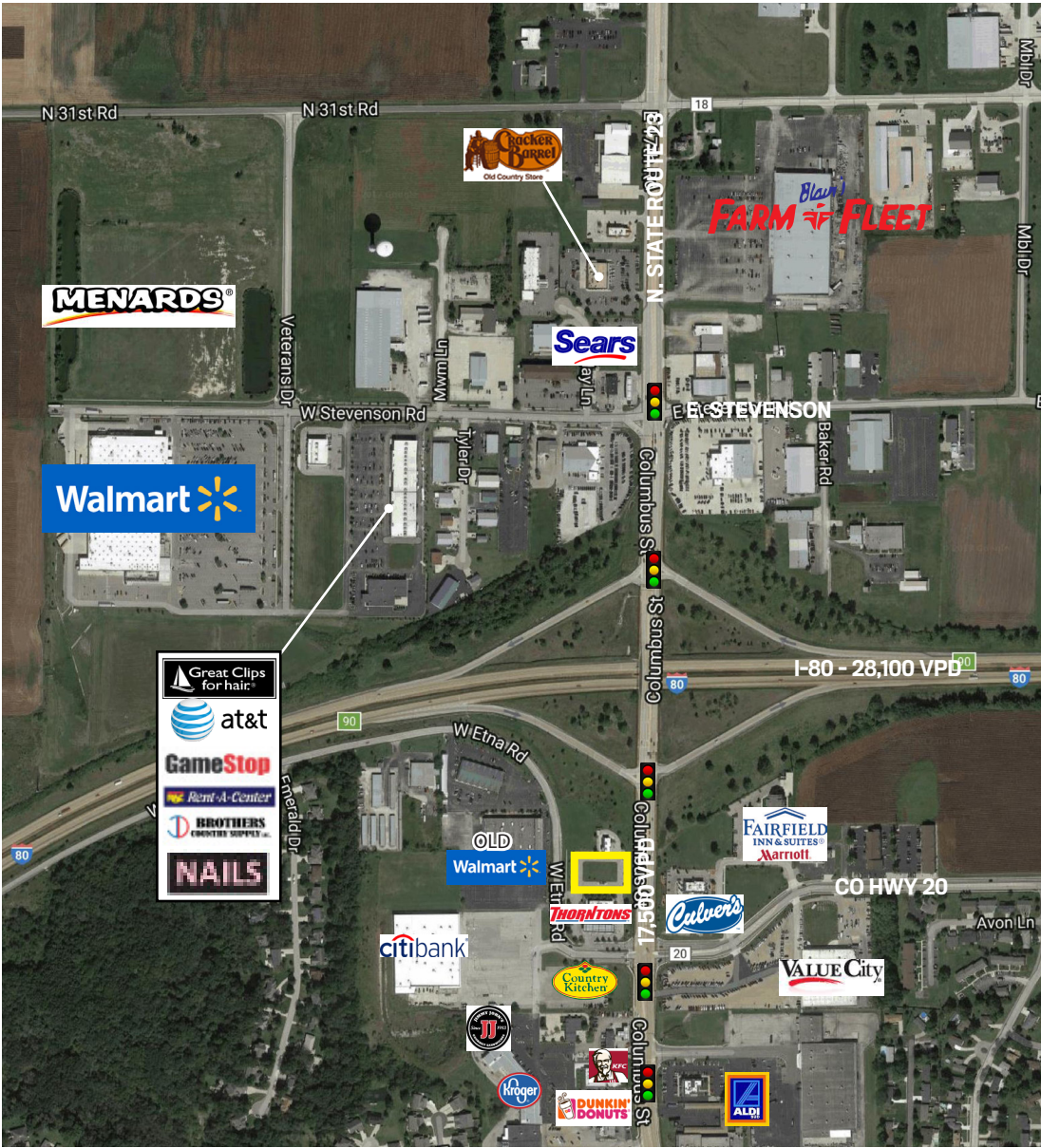
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