



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Listing Agent: Art Thoma

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EXCELLENT INTERSTATE DEVELOPMENT SITE FOR SALE

PROPERTY HIGHLIGHTS

NW Quadrant Route 133/I-57

Arcola, IL 61910

For Sale: \$6/SF Front \$4/SF Rear

- Lot Size: 9 Acres
- Interstate Visibility
- Up To 9 Acres Available
- Owner Willing To Subdivide
- All Utilities To Site
- Highest Traffic Counts In Town
- Zoned: B-2, Highway Business

P.I.N: 01-14-03-313-018 020 RE Taxes: \$2,154



Property Description

This property has all utilities to the site, and is suitable for immediate development.

Location Information

Arcola IL is a smaller rural community just off I-57 in the heart of East Central IL. Property has interstate visibility and frontage on IL Route 133. IL Rt. 133 is home to several restaurants, gas/service stations, motels, and other retail businesses including but not limited to Dairy Queen, McDonalds (coming soon), Subway, Monicals, and Dollar General to name a few. Located at the NW quadrant of I-57 and IL Route 133 with 18,300 vehicles per day and 6,000 vehicles per day respectively. This development site has 9 acres suitable for fast food, gas, and/or hotel with all utilities to site.

Traffic Counts

I-57: 18,300 per day

Route 133: 6,000 per day

Demographics

Radius	1 Mi	3 Mi	5 Mi
Population	2,376	2,942	3,653
- Male	49.5%	49.4%	49.6%
- Female	50.5%	50.6%	50.4%
Median Age	39.4	39.7	38.0
Households	869	1,091	1,300
Avg Hh Size	2.67	2.63	2.74
Median Hh Inc	\$45,239	\$45,809	\$46,100
Per Capita Inc	\$20,031	\$20,512	\$20,287
Average Hh Inc	\$52,877	\$53,688	\$55,392



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