

VOLO TOWN CENTER

NWQ & SWQ RAND (US 12) & GILMER ROAD / VOLO, IL

MID-AMERICA®
NOW LEASING



3 MILES NORTH

Jewel-Osco **MENARDS**
Wendy's
ALDI **CHASE** **Giordano's** **DOLLAR TREE**
BMO **Harris Bank** **SUBWAY** **T-Mobile**
THE HOME DEPOT **K** **AutoZone** **Starbucks** **Bank of America**

Advocate Health Care **TACC HILL**

WOODMAN'S MARKETS

Sport Clips **BUONA** **Starbucks**
HEARTLAND

FRATELLO'S **MUNSON**
DUNKIN' **McDonald's** **VOLO**

ROUTE 120 - 21,900 VPD

STATE ROUTE 12 - 27,900 VPD

GILMER ROAD - 7,450 VPD



DEVELOPMENT PLAN



VOLO TOWN CENTER

VOLO, IL

address

NWQ & SWQ Rand (US 12) & Gilmer Road
 Volo, IL (50 miles to Chicago)

availability

- 1- 3.6 Acre Outparcels Available for Purchase, Ground Lease, Build-to-suit, and Multi-tenant building opportunities
- +/- 55,000 - 185,000 SF Anchor Parcels Available

features

- Exciting new development with 490,000 SF proposed retail space part of a 90-acre mixed use development
- Strategically located in strong growth market for a big-box power center or neighborhood center
- Fully zoned and entitled site
- SEC of the development includes 155 multi-family residential units
- Ellis Drive roadway connector with full access at Route 12
- Over 1,470 homes recently completed within the immediate area
- Pro growth municipality

neighboring tenants



demographics

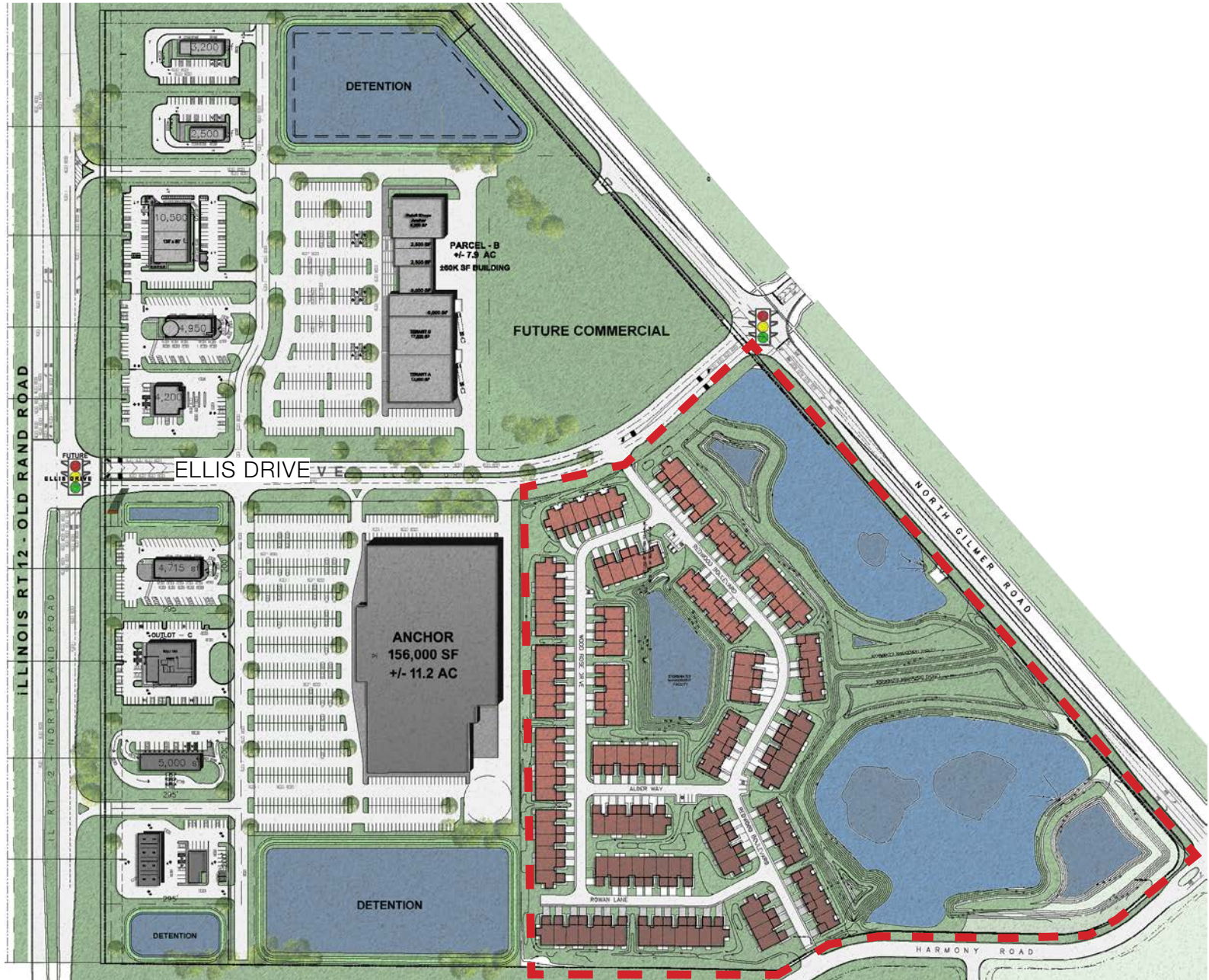
| | 1M | 3M | 5M |
|----------------------|-----------|-----------|----------|
| AVG HOUSEHOLD INCOME | \$126,829 | \$109,051 | \$99,048 |
| POPULATION | 2,282 | 20,993 | 90,744 |
| DAYTIME POPULATION | 2,176 | 18,191 | 73,619 |
| HOUSEHOLDS | 808 | 7,505 | 32,700 |




PROPERTY VIDEO



VOLO VILLAGE TOWN CENTER

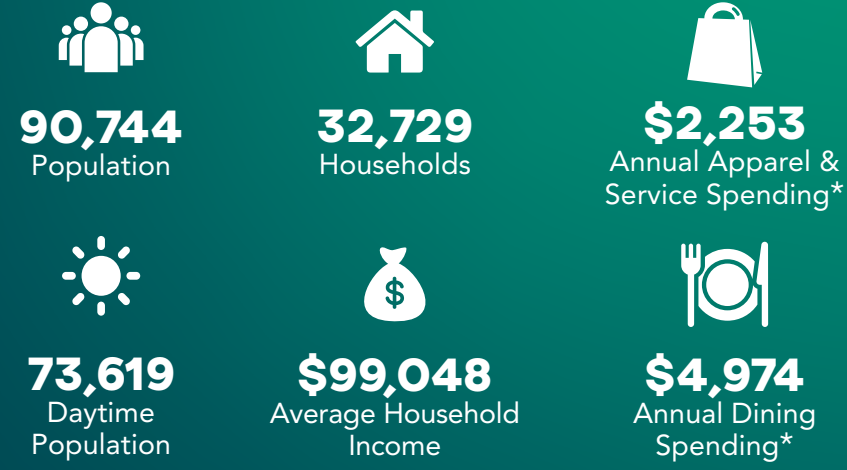


- The neighboring Woodman's is the 2nd most visited grocery store in Illinois and ranked #1 most visited grocer in a 15 mile radius.
- 2.1 million annual visitors  Placer.ai

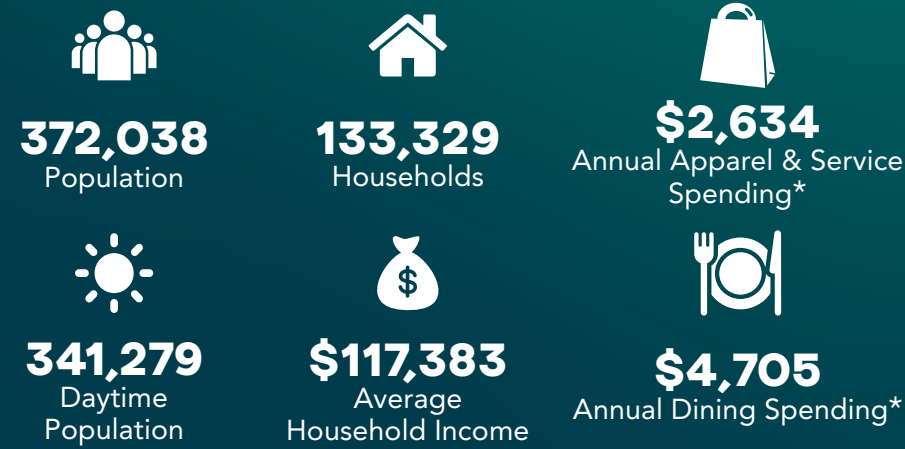


TRADE AREA STATS

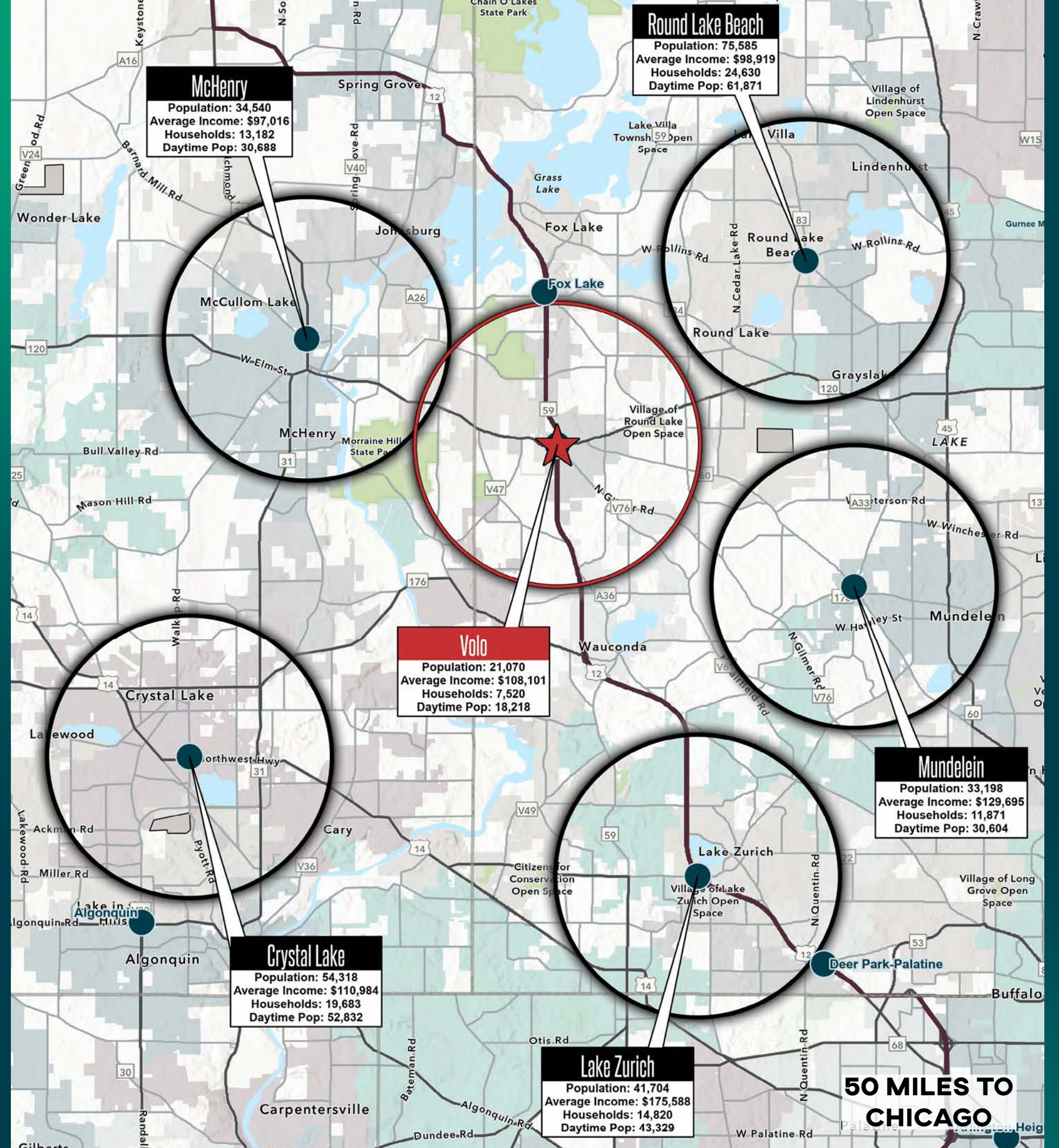
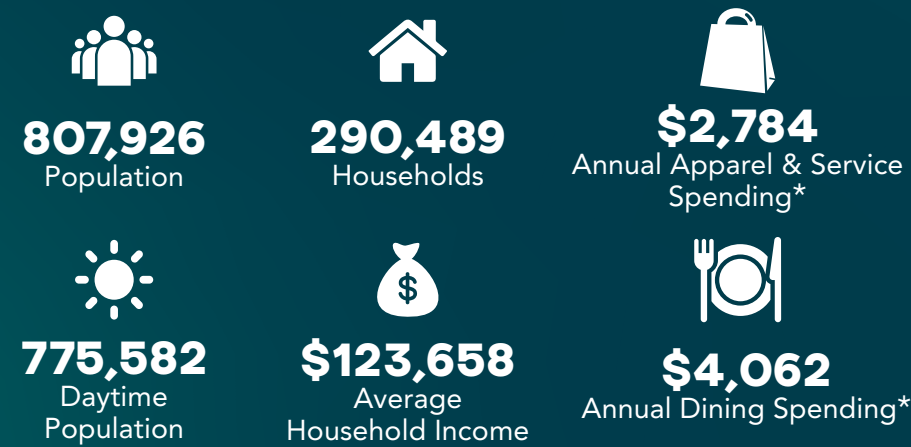
5 MILE



10 MILE



15 MILE



50 MILES TO CHICAGO

* PER CAPITA

VOLO TOWN CENTER

VOLO, IL

BROOKE SPINELL

630.954.7220

BSpinell@MidAmericaGrp.com

ELIZABETH SWEENEY

630.954.7385

ESweeney@MidAmericaGrp.com



MID-AMERICA®

MidAmericaGrp.com



One Parkview Plaza, 9th Floor
Oakbrook Terrace, Illinois 60181
630.954.7300