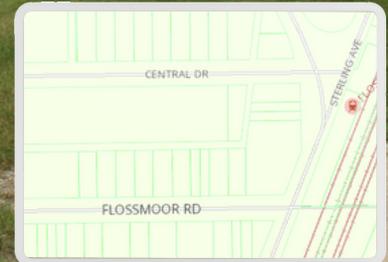




**FLOSSMOOR**  
*Welcoming. Beautiful. Connected.*



# 2611-2633 FLOSSMOOR ROAD FLOSSMOOR, IL

Village-Owned Commercial Development Opportunity

**TYPE:** Vacant Lot, Zoned B-5

**TOTAL AREA:** 37,500 sq. ft.

**PREFERRED USES:** Retail, Mixed-Use (Village has commissioned a site plan with commercial on ground floor with 24 residential units above)

**TRANSPORTATION ACCESS:** Less than 1 mile to Metra Electric • 3 Miles to I-80 • 4 Miles to I-57

**NEARBY:** Within walking distance to well-established restaurants, retail shopping, public library, parks, commuter train, schools & churches

**Primary Retail Trade Area:**  
 52,656 households with population of 140,501

**Flossmoor Median Income:**  
 \$115,325

**Flossmoor Median Home Price:**  
 \$300,505

**Flossmoor Median Age:** 46

FOR MORE INFORMATION,  
 CONTACT:

**BRIDGET WACHTEL, VILLAGE MANAGER**  
 2800 Flossmoor Road, Flossmoor IL 60422  
 708-798-2300 • bwachtel@Flossmoor.org