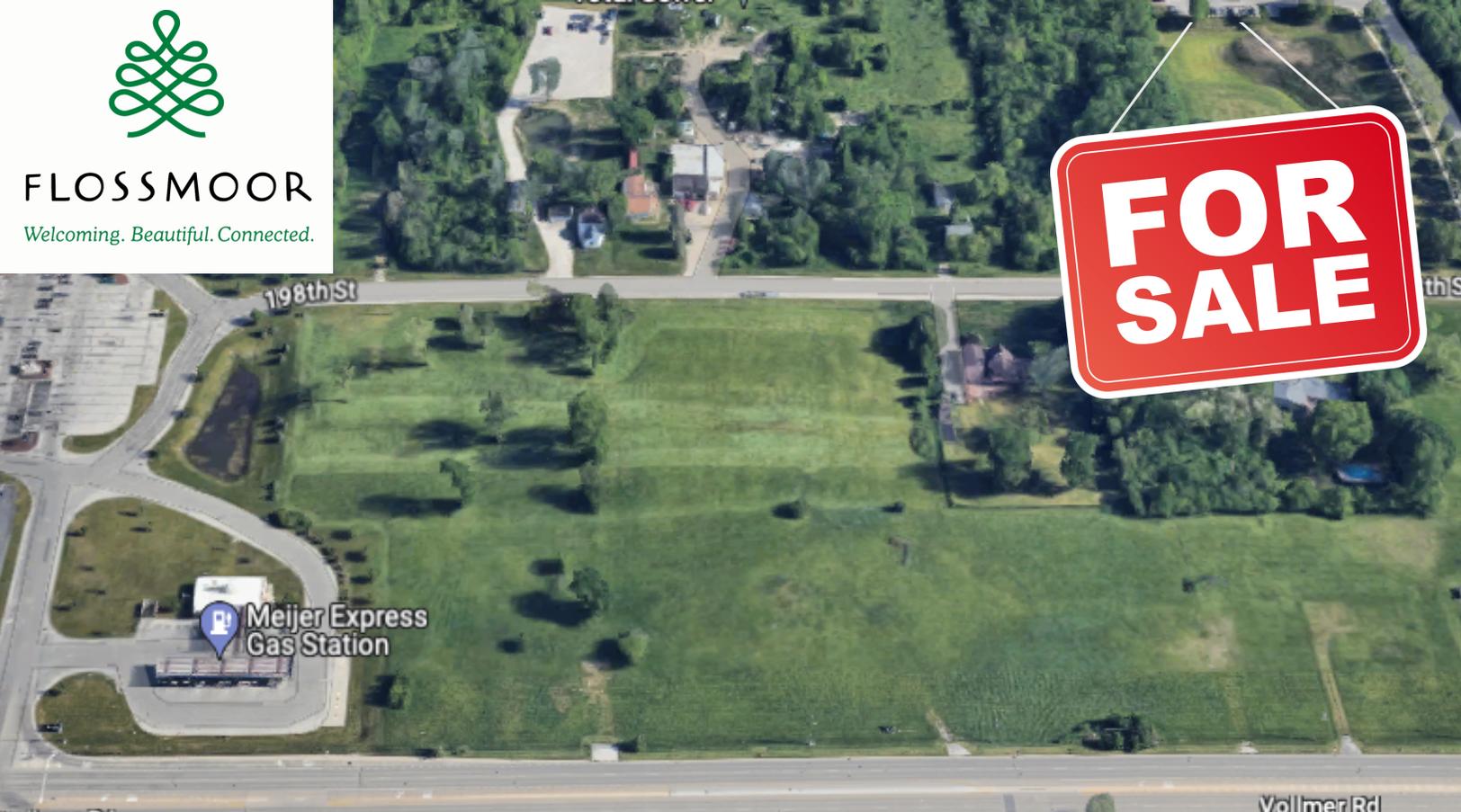




FLOSSMOOR

Welcoming. Beautiful. Connected.



# VOLLMER ROAD, CRAWFORD AVE. & CENTRAL PARK - FLOSSMOOR, IL

Village-Owned Commercial Development Opportunity

*Village invested \$2.1 million in water, sewer, storm & roadway infrastructure. Site is anchored by Meijer Superstore with gas station and outlots that include Buona Beef, Starbucks, Jersey Mikes, AT&T, BP Gas and Captain Hooks. Within a 10-min. drive, there is a demand for retail trade, food & drink potential of nearly \$1.95 billion and a \$123 million retail gap.*

**TYPE:** Vacant Lot, Zoned B-6, PUD

**PREFERRED USE:** Commercial

**TOTAL AREA:** 29.6 Acres Village-Owned, 19.7 Acres Other Ownership

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

Flossmoor Median Income: \$115,325

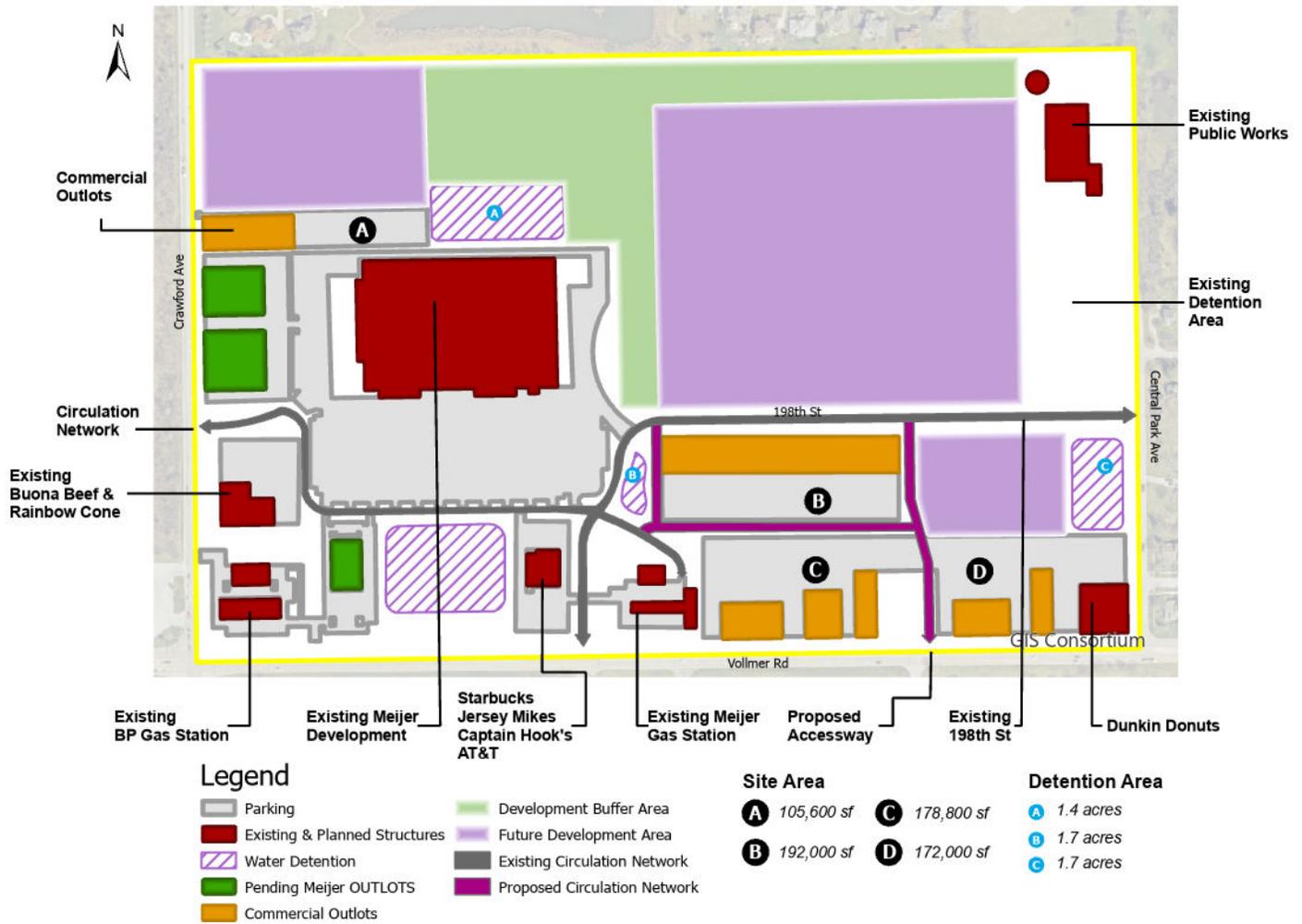
Flossmoor Median Home Price: \$300,505

Flossmoor Median Age: 46

FOR MORE INFORMATION, CONTACT:

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

# SITE CONCEPT PLAN



## Vollmer & Crawford Site Ownership

