

FORMER



## #6237-Romeoville

460 S. Weber Rd. Romeoville, IL  
60446

**135,230 GSF**

**Land Size: 14.47 Acres Levels: 1**

**Owned/Leased: Owned**

**Asking Price: \$2,950,000**

### Property Info

- Anchor Space Available For Sale adjacent to Walmart
- Strong Retail Corridor anchored by Walmart, Kohl's, Blain's Farm & Fleet, TJ Maxx and more
- Located at primary intersection of Weber and Airport Roads
- Easy access with main entrance at traffic light
- Growing residential population measuring 12% increase over the last 5 years



NOT ACTUAL BUILDING

### 2017 Demographic Summary

TOTAL POPULATION	158,937
DAYTIME POPULATION	134,311
AVERAGE HH INCOME	\$68,717
AVERAGE AGE	36.1

### TRAFFIC COUNTS

WEBER RD.	33,400 VPD
AIRPORT RD.	13,200 VPD

### LOCAL CONTACTS

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