

# JOLIET, ILLINOIS

305 SOUTH LARKIN AVENUE



**ASKING PRICE: \$3,950,000**



**Price Per Foot:** \$34.01  
**Building Size:** ± 116,134 SF  
**Parcel Size:** ± 12.53 Acres  
**Building Dimensions:** 380' Wide x 291' Deep  
**Year Built:** 1989  
**Building/Site Configuration:** Shopping Center  
**Zoning:** B-3 / General Business

**Est. 2008 Population:**  
 5-mile Radius..... 182,176  
 10-mile Radius.... 394,956

**Est. 2008 Income:**  
 5-mile Radius..... \$67,570  
 10-mile Radius.... \$76,468

**Additional Information:**

- High-traffic location just north of I-80 in dense south Chicago suburb
- Adjacent to operating and recently expanded Sam's Club

EXCLUSIVELY OFFERED BY:

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