

Romeoville Crossing Outlots

404 Weber Road, Romeoville, IL 60446

LAND - RETAIL FOR SALE



john
greene
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



PROPERTY OVERVIEW

The parcel is located at the southwest corner of Weber Road and Airport Road within a Walmart-anchored shopping center, surrounded by strong national and regional tenants including AutoZone, Panda Express, Ascension (Provena) Health, and Firestone. The outlot is across from The Bluffs, a 240-unit class A multi-family community and benefits from excellent visibility along Weber Road.

LOT DETAILS

| LOT | ACREAGE | PIN | PRICE (PER AC) | STATUS |
|-----------------|---------|------------------|------------------|----------------|
| Outlot 2A | 1.93± | 11-04-18-202-020 | \$500,000/AC | Available |
| Outlot 2B | 1.32± | 11-04-18-202-021 | \$500,000/AC | SOLD |
| Outlot 3 | 1.85± | 11-04-18-202-010 | \$700,000/AC | SOLD |
| Development Lot | 5.58± | 11-04-18-202-029 | Subject to Offer | Under Contract |

PROPERTY HIGHLIGHTS

- 33,595 VPD Exposure on Weber Road
- 12,945 VPD Exposure on Airport Road
- Neighboring national retailers
- Several nearby development projects underway

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

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SHOPPING CENTER NEIGHBORS

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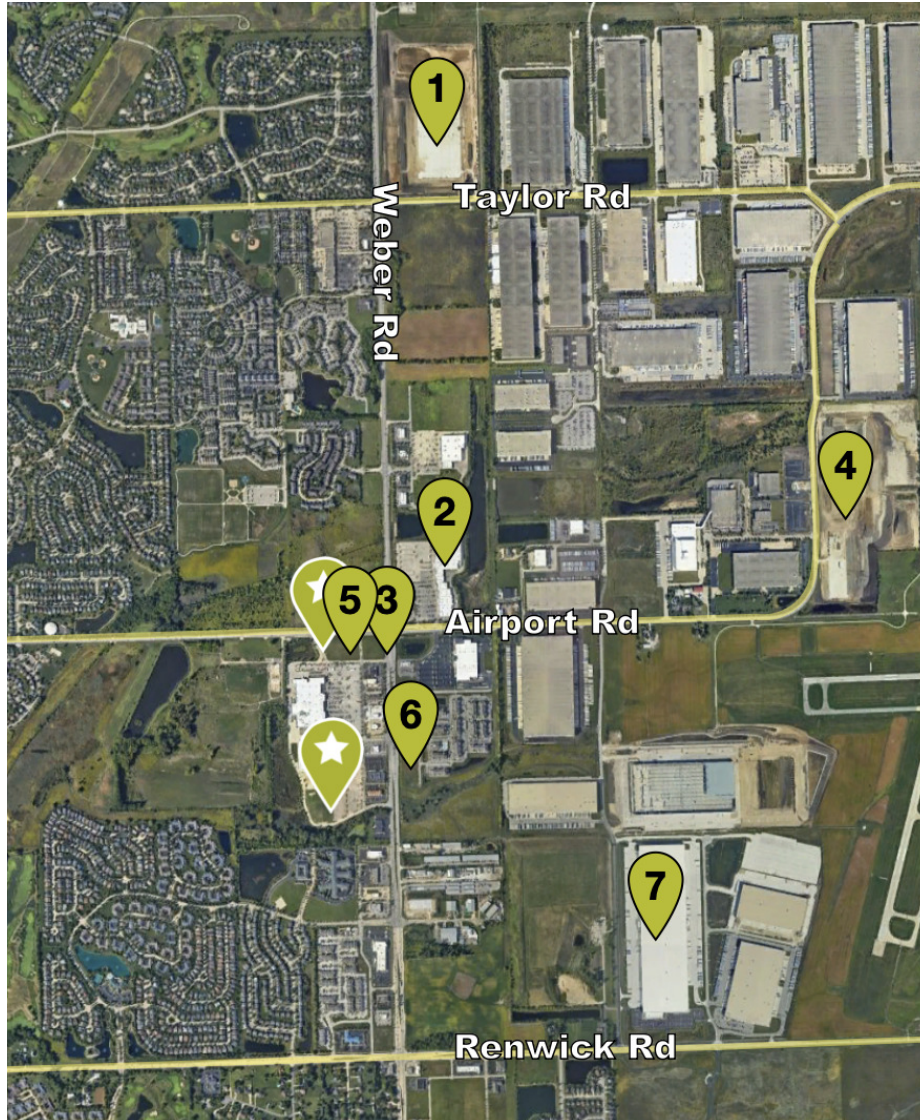
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RECENT DEVELOPMENT PROJECTS

1. Molto Properties: Weber55 Logistics Park consists of two modern distribution facilities totaling 897,840 square feet. The larger 627,840 square foot Building I is occupied by RJW Logistics.
2. Ovation Center: The former 127,306 square foot Target building was renovated to become a one of a kind senior services center. The Ovation Center is an upscale venue used for senior activities, events, and programs. It is also available to the community to rent for special events and conferences.
3. Earthmover Credit Union: Lot 3, was marketed and sold by john greene Real Estate. The Village Board approved the final plan from Earthmover Credit Union to build a 3,160 square foot building at the southwest corner of Weber Road and Airport Road on the vacant lot east of the Kiddie Academy. Construction began in June of 2026 and the branch is projected to open Spring of 2027.
4. LogistiCenter of Romeoville: Dermody Properties acquired the property and developed a 460,000 square foot building on the last remaining lot in the Southcreek Business Park. The project was completed by Q1 of 2026.
5. Kiddie Academy: Lot 2B, was marketed and sold by john greene Real Estate. The 10,030 square foot childcare center, located on the south side of Airport Road near Walmart within the Romeoville Crossings Shopping Center, was completed and officially opened in 2025.
6. Mercedes-Benz of Romeoville: The 40,000 square foot facility features a showroom, service center and lounge and offices. Construction is complete and the dealership officially opened for business in 2025.
7. 1040 W Renwick: 1,200,420 square foot Class A distribution building is fully leased by Wayfair as their fulfillment center.

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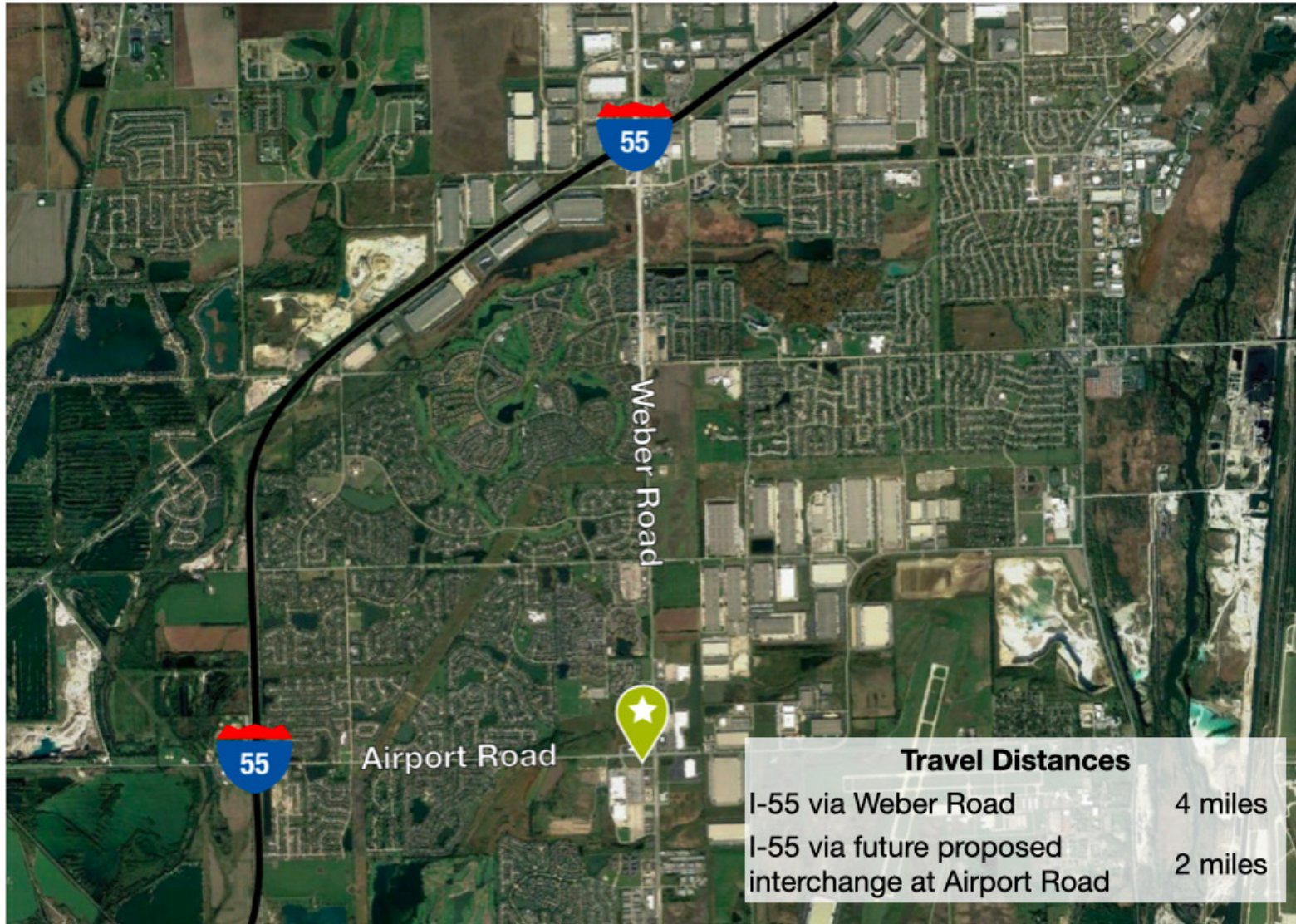
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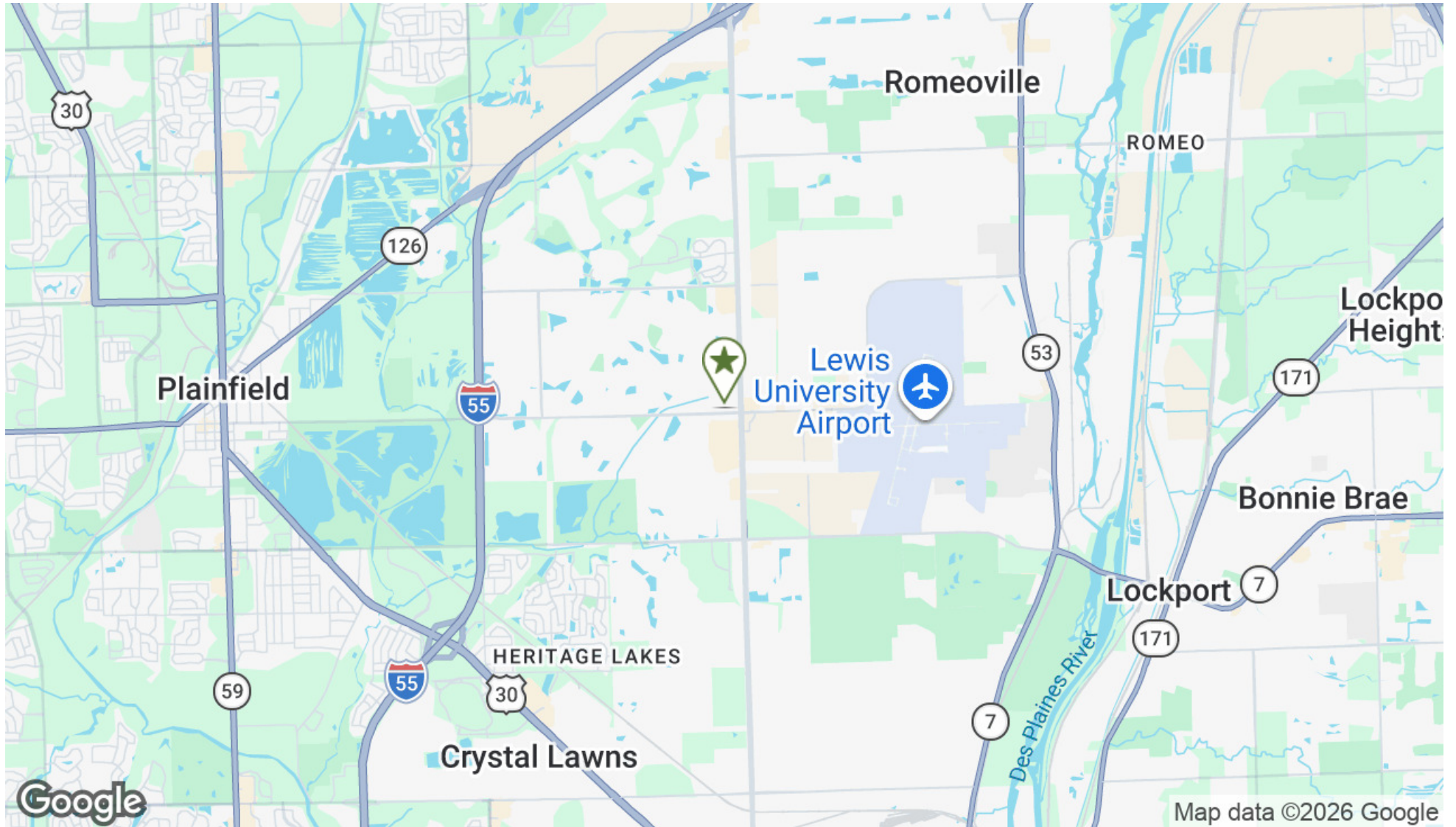
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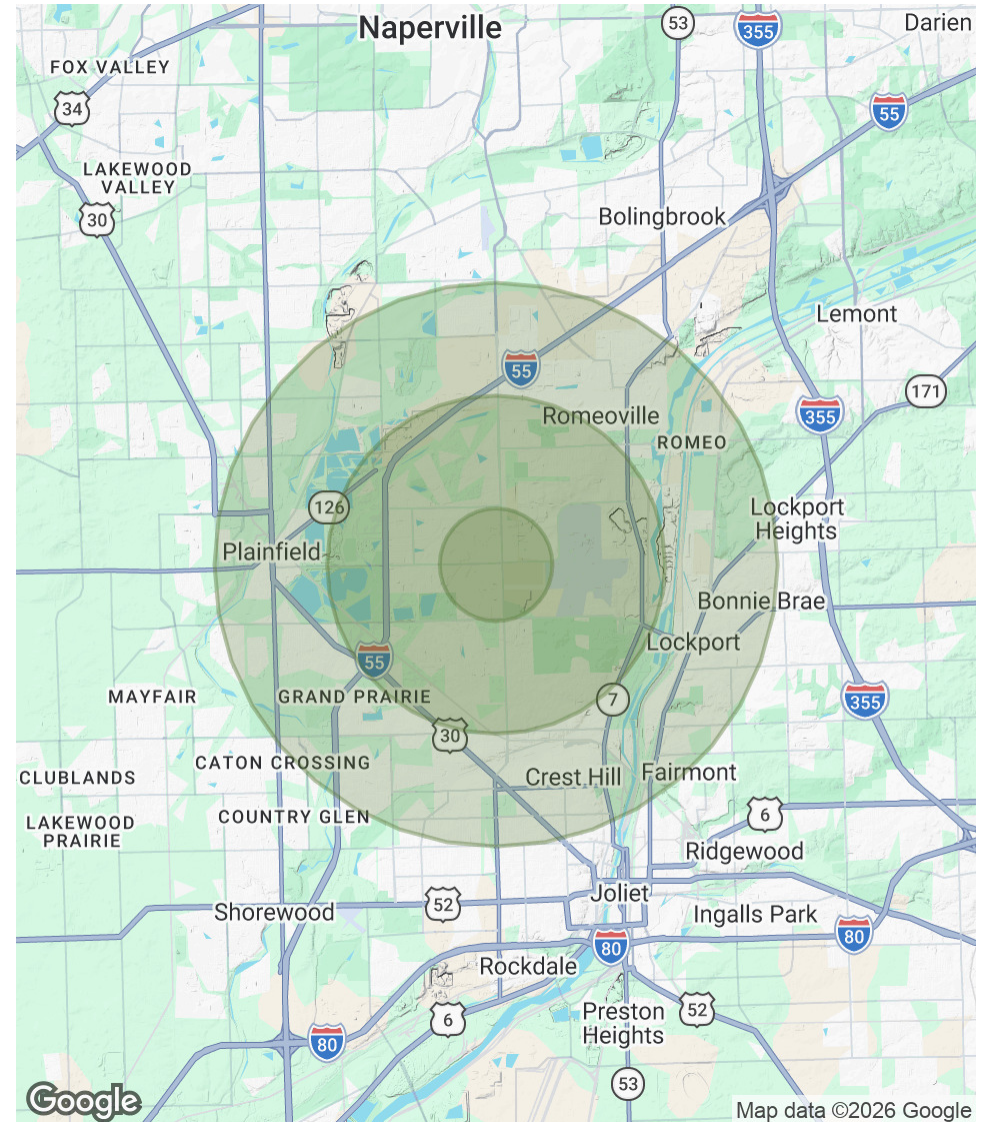
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,147 | 65,025 | 147,509 |
| Average age | 38.9 | 33.3 | 34.0 |
| Average age (Male) | 37.0 | 31.9 | 33.0 |
| Average age (Female) | 41.2 | 34.9 | 35.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,691 | 20,394 | 45,538 |
| # of persons per HH | 2.7 | 3.2 | 3.2 |
| Average HH income | \$68,247 | \$79,657 | \$88,307 |
| Average house value | \$207,703 | \$246,824 | \$272,981 |

* Demographic data derived from 2020 ACS - US Census



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