



# RETAIL DEVELOPMENT SITE LOWELL, IN

18000 COLORADO ST., LOWELL, IN 46356

**EASY  
ON & OFF  
I-65!**



COLORADO ST.



STATE RD 2

**PERFECT FOR FAST FOOD W/ DRIVE-THRU!**

**LAND FOR SALE OR LEASE**

.841 ACRES OF PRIME COMMERCIAL LAND LOCATED JUST EAST OF THE I-65/S.R.2. 165' OF FRONTAGE ON COLORADO ST. ALL UTILITIES ARE ON SITE. PYLON SIGNAGE AVAILABLE! LOCATED IMMEDIATELY OFF I-65 & HWY 2. CLOSE TO WENDY'S, MCDONALD'S, ARBY'S, SUBWAY, FLYING J CENTER, PILOT TRAVEL CENTER, HEBRON ANIMAL HOSPITAL, SUPER 8 MOTEL, AND COMFORT INN. 5 MILES WEST TO DOWNTOWN LOWELL. 7 MILES EAST TO DOWNTOWN HEBRON. 2.5 MILES SOUTH OF THE PROPOSED ILLINOIS EXPRESSWAY CONNECTING I-65 WITH I-57.

**LOT SIZE | .841 ACRES / 36,636 SF**

**SALE PRICE | \$435,000**

**ANNUAL RENT | PLEASE CALL TO INQUIRE**

**AVERAGE HH INCOME | \$75,000+ WITHIN 5 MILES**

**TRAFFIC | 21,000+ VEHICLES PER DAY**



CONTACT

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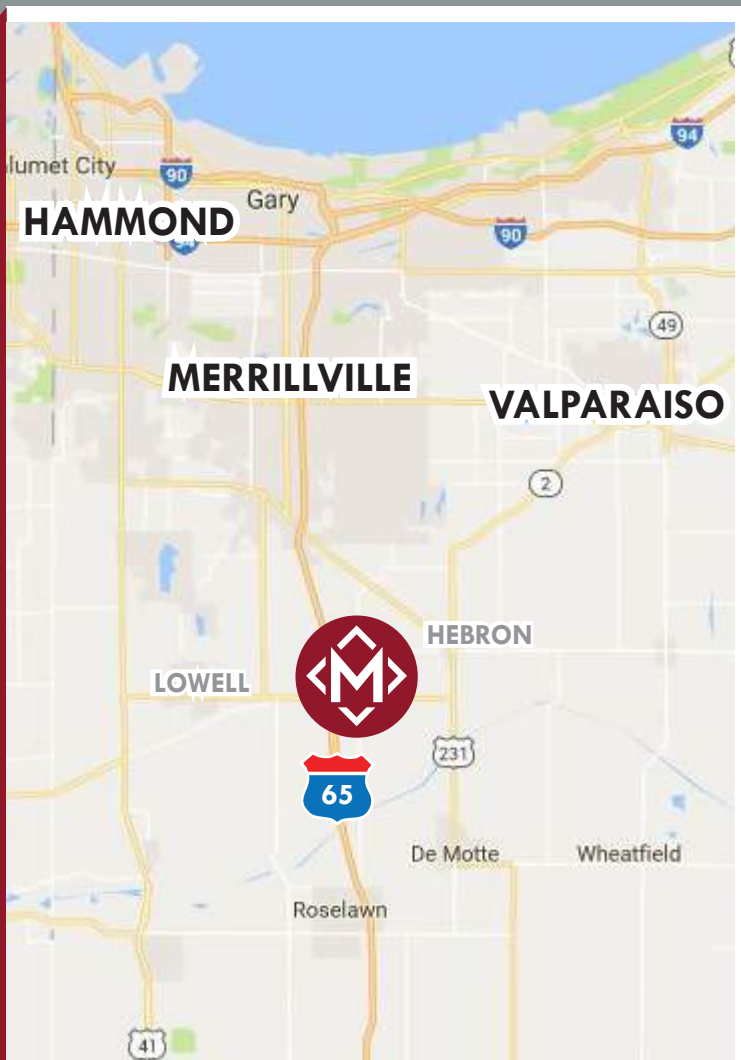
SITE PLAN



AERIAL



MAP



312-337-1001



TERRI COX | JOE KOLAVO

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