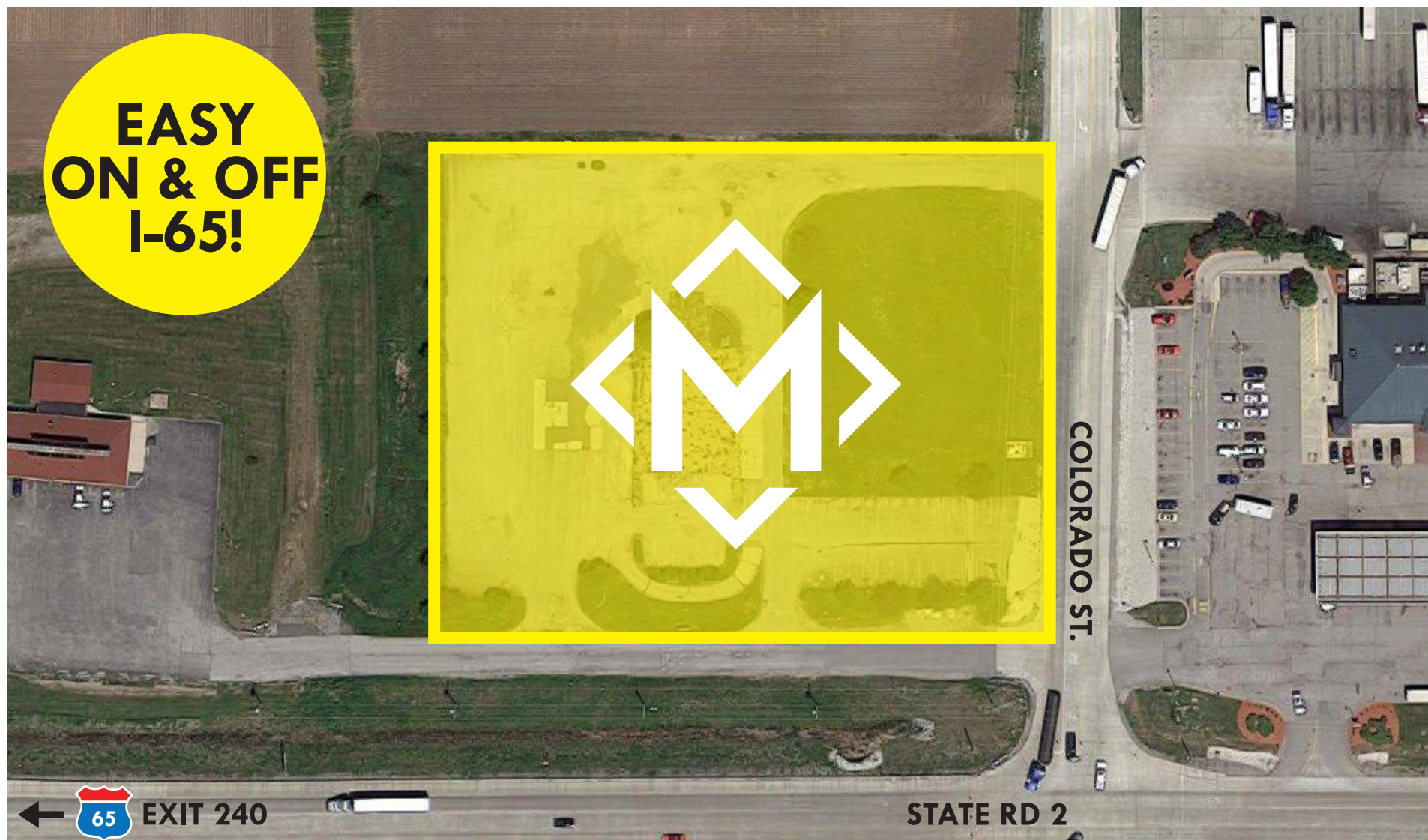




RETAIL DEVELOPMENT SITE LOWELL, IN

18000 COLORADO ST., LOWELL, IN 46356

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



PERFECT FOR FAST FOOD W/ DRIVE-THRU!

LAND FOR SALE OR LEASE

1.71 ACRES OF PRIME COMMERCIAL LAND LOCATED JUST EAST OF THE I-65/S.R.2. APPROX. 330' OF FRONTAGE ON COLORADO ST. APPROX. 220' OF FRONTAGE ON ROUTE 2. 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 | 1.71 ACRES / 74,465 SF

SALE PRICE | \$959,000

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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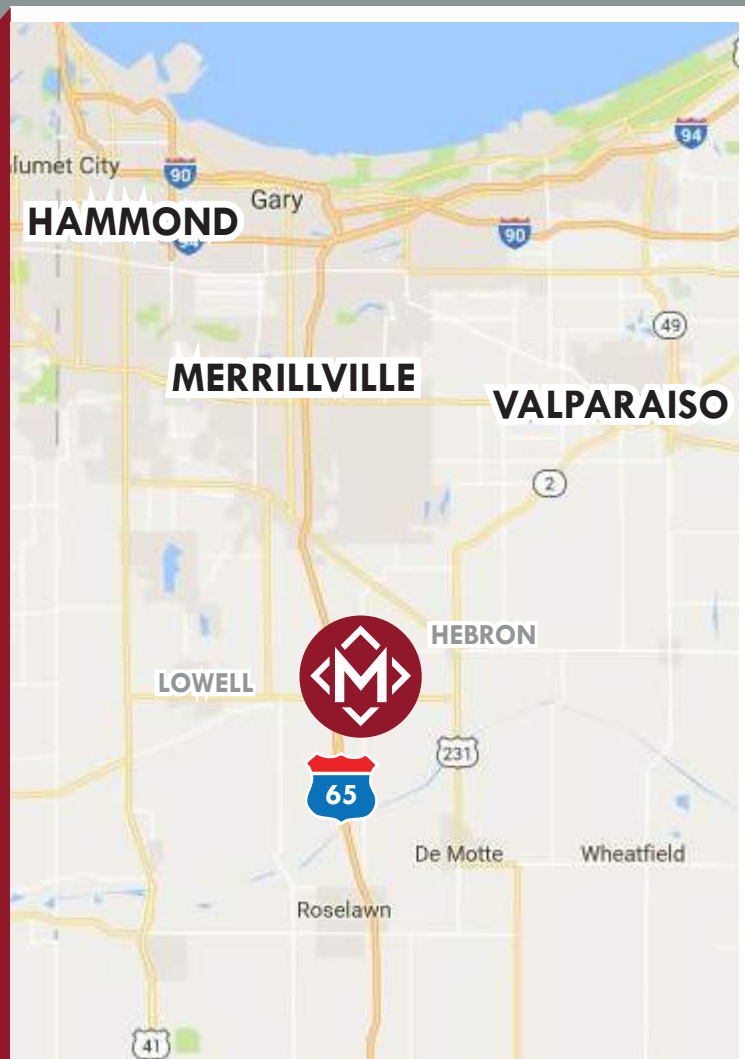
SITE PLAN



AERIAL



MAP



312-337-1001



TERRI COX | JOE KOLAVO

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