

1101-1153 Brook Forest Avenue Shorewood, IL



FOR SALE

Target Outparcels

.617 acres - .669 acres - .861 acres
Total 2.15 acres +/-

High Traffic Retail Corridor
Good Demographics



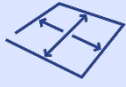
Accelerating success.

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.617 Acres
.669 Acres
.861 Acres
Total 2.15
Acres +/-
 Parcel Size



Robust daily
traffic
supporting
strong retail
presence
28,900 VPD
 Traffic



Situated in
a dense
established
retail trade
area
 Shopping



General
Commercial
District B-3
 Zoning



Strong,
stable
housing
 Demographics

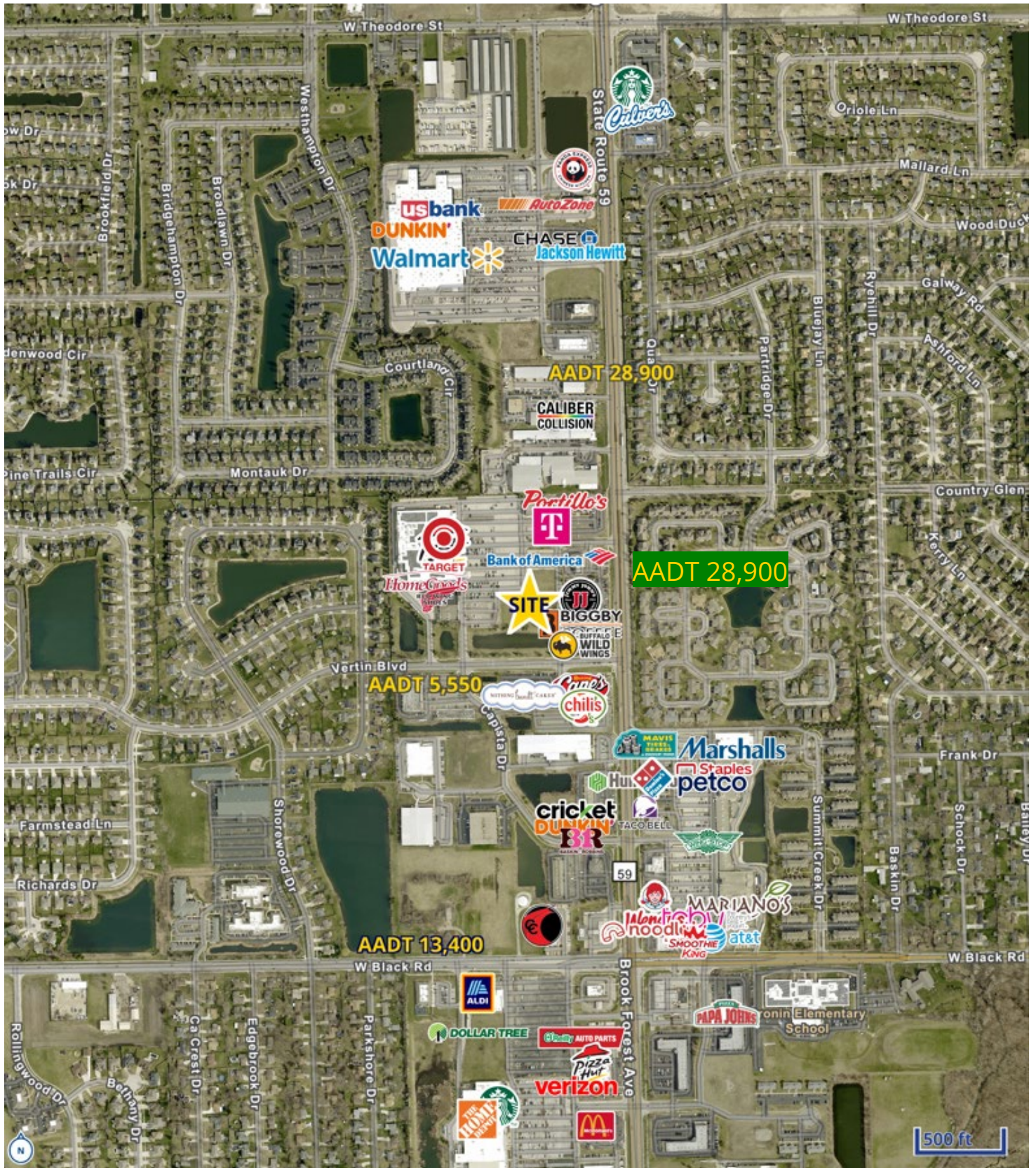


Features

- Located within a dominant, fully built-out retail corridor anchored by national brands including Target, Walmart, Home Depot, Mariano's, and HomeGoods
- Strong mix of daily-needs retail, soft goods, and high-volume quick-service and casual dining
- Nearby restaurants include Portillo's, Raising Cane's, Culver's, and Buffalo Wild Wings, driving consistent traffic throughout the day
- Proven concentration of national tenants reflects a stable, high-performing suburban trade area with strong co-tenancy and established consumer demand

	1 Mile	3 Miles	5 Miles
Population	9,800	71,470	157,920
Households	3,504	25,506	57,708
Ave. HH Income	\$125,150	\$131,574	\$121,372
Median HH Income	\$109,498	\$115,301	\$103,432

Retail Map



Utility Plan



Key:

Red = Electric

Green = Sanitary

Blue = Water

Yellow = Storm