

# FOR SALE

Route 6 & Navajo  
Channahon, Illinois



## HEART OF CHANNAHON



LOT 6 (GREEN) PARCEL SIZE: 15.191 AC - \$580,000  
LOT 8 (YELLOW) PARCEL SIZE: 17.99 AC - \$1,700,000  
LOT 5 (BLUE) PARCEL SIZE: 4.125 AC - \$675,000

### 3 Parcels in Town Center For Sale **NEW PRICING!!**

- Located directly on Route 6
- Three parcels available individually, or as a portfolio
- Easy access to I-55
- Prime location in the heart of Channahon
- Zoned TC = Town Center



#### DEMOGRAPHICS

1 Mile	
Population:	3,279
Avg. Income:	\$113,163
3 Miles	
Population:	20,386
Avg. Income:	\$98,903
5 Miles	
Population:	32,044
Avg. Income:	\$98,251

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**BROKERAGE | 1031 EXCHANGES**

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