

# VILLAGE OF MANHATTAN, IL

## Commercial Development Opportunities



**Mike Adrieansen, Village President**  
260 Market Place ▪ Manhattan, IL 60442  
Phone: 815.418.2100  
[www.villageofmanhattan.org](http://www.villageofmanhattan.org)

# Welcome to the Village of Manhattan



**The Village of Manhattan** was incorporated in 1886 and became a home-rule municipality by way of a referendum held on November 5, 1996. The Village serves an area of approximately six square miles located in Manhattan Township in Will County, Illinois, approximately 9 miles southeast of the City of Joliet. Manhattan is accessible from three major interstate highways. We are 7 miles from I-80, 11 miles from I-57, 12 miles from I-55, and 15 miles from I-355.

The Village operates under the Village President-Trustee form of government. The Village President and six trustees are elected at large. The Village Clerk is also elected at large. The Village President, with the consent of the Village Board, appoints the Village Treasurer.

## Residential Growth

The Village is poised for additional future residential growth. The Village is located in Will County and is adjacent to several major attractions such as Route 66 Raceway, Harrah's Casino, Hollywood Casino and Joliet Slammers Minor League Baseball Stadium. The Village currently has approximately 10,500 residents and is a strong proponent of attractive, high- quality residential development.

2023 10,500 projected population

2020 9,385 population

2010 7,051 population

In the following pages you will find available commercial property information.

# Benck's Farm Commercial

## Four Commercial Lots

Benck's Farm commercial consists of four commercially zoned lots with direct frontage along U.S. Route 52. Utilities are immediately available. The site is conducive to retail or restaurant uses.

### Site Data

**Frontage:** U.S. Route 52    **Zoning:** C3 General Business District

**Potential Uses:** Retail/Restaurants

**Size:** Lot 1: 1.9 Acres  
Lot 2: 1 Acre  
Lot 3: 1.3 Acres  
Lot 4: 1.3 Acres

**Utilities:** Immediately Available

**Surrounding Uses:** 219 Single Family Units/Retail/Office

**MKM Oil - Rick Marketti**

Phone: 815.237.0100

38 Acres



# Benck Plaza 17,500 sq. ft.

Benck Plaza has 17,500 sq. ft. of retail space remaining at the corner of Benck St. and U.S. Route 52. Utilities are immediately available. The building is ideal for office, retail or restaurant uses with a drive through facility for a bank located on the north end of the building.

## Site Data

**Frontage:** U.S. Route 52:

**Zoning:** C3 General Business District

**Potential Uses:** Office/Retail/Restaurants

**Utilities:** Immediately Available

**Surrounding Uses:** 219 Single Family Units/Retail/Office

**Dave Shewmake**

Phone: 708.704.1580

*17,500 sq. ft.*



# 340 W. North Street 2,843 sq. ft.

Turn-key restaurant space ready for move in on U.S. Route 52. This unit was previously a breakfast restaurant. Space is currently set up with dining area, bar, large kitchen with multiple prep areas, dishwasher, ice machine and walk-in cooler, along with office space and private bathrooms. This unit is being offered for sale or rent.

## Site Data

**Zoning:** C3 General Business District

**Potential Uses:** Restaurant

**Utilities:** Immediately Available

**Surrounding Uses:** Residential

**Luke Kotara**

Phone: 708.337.1334

*2,843 sq. ft.*



# 380 W. North Street 3,837 sq. ft.

High-end, quality medical space built in 2003. Spacious unit with water in all exam rooms which offers several possibilities for a medical facility or similar endeavor.

## Site Data

**Frontage:** U.S. Route 52

**Zoning:** C3 General Business District

**Potential Uses:** Office/Medical/Retail/Restaurant

**Utilities:** Immediately Available

**Surrounding Uses:** Residential

**Riverside Healthcare**

Phone: 815.933.1671

*3,837 sq. ft.*



# Ivanhoe Commercial: 10 Acres

Ivanhoe Commercial is a planned 10 acre commercial site located along U.S. Route 52, immediately south of downtown Manhattan.

## Site Data

**Frontage:** U.S. Route 52

**Zoning:** C3 General Business District

**Potential Uses:** Community Shopping/Restaurants

**Utilities:** Immediately Available

**Surrounding Uses:** 223 Single-Family Units/Downtown Manhattan

## Rory Underwood

Revel & Underwood, Inc.  
15481 Union Chapel Road  
Suite 100

Noblesville, IN 46060

Phone: 317.922.1223

runderwood@revelunderwood.com

*10 Acres*



# Liberty Center 41 Acres

Located in the planned commercial core of the Village, this site is a prime retail/big box location. The site fronts U.S. Route 52 and Smith Road. A conceptual site plan is approved showing one large retail site, along with several possible outlots. The property is annexed and zoned with utilities readily available.

## Site Data

**Frontage:** U.S. Route 52/Smith Rd.

**Zoning:** C3 General Business District PUD

**Potential Uses:** Regional Shopping Center/Big Box Retail/Restaurants

**Utilities:** Available North of Smith Rd.

**Surrounding Uses:** 336 Planned Multi-Family Units/436 Single-Family Units/Retail/Office

**LB Anderson & CO.**

**Wade Light**

Phone: 847.304.4848

*41 Acres*





# Lot 410 Brookstone Springs 1 Acre

Located on the corner of Brookstone Drive and U.S. 52, this site is a prime location for a small retail use. The site fronts U.S. Route 52, along with Brookstone Drive. The property is annexed and zoned with utilities readily available.

## Site Data

**Frontage:** U.S. Route 52/Brookstone Drive

**Zoning:** C3 General Business District

**Potential Uses:** Local Shopping

**Utilities:** Immediately Available

**Surrounding Uses:** Single-Family Units/Retail/Office

Village of Manhattan

Phone: 815.418.2100

1 Acre



# Pascale Property 33 Acres + or -

Located on the southwest corner of Smith Road and U.S. 52, this site is a prime location for a large retail use. The site fronts U.S. Route 52, along with Gougar Road. Utilities are nearby.

## Site Data

**Frontage:** U.S. Route 52/Gougar Rd.

**Zoning:** Unincorporated Will County (Future Manhattan C-3)

**Potential Uses:** Retail/Restaurants

**Utilities:** Located at Smith Road and Route 52

**Surrounding Uses:** Single-Family Units/Retail

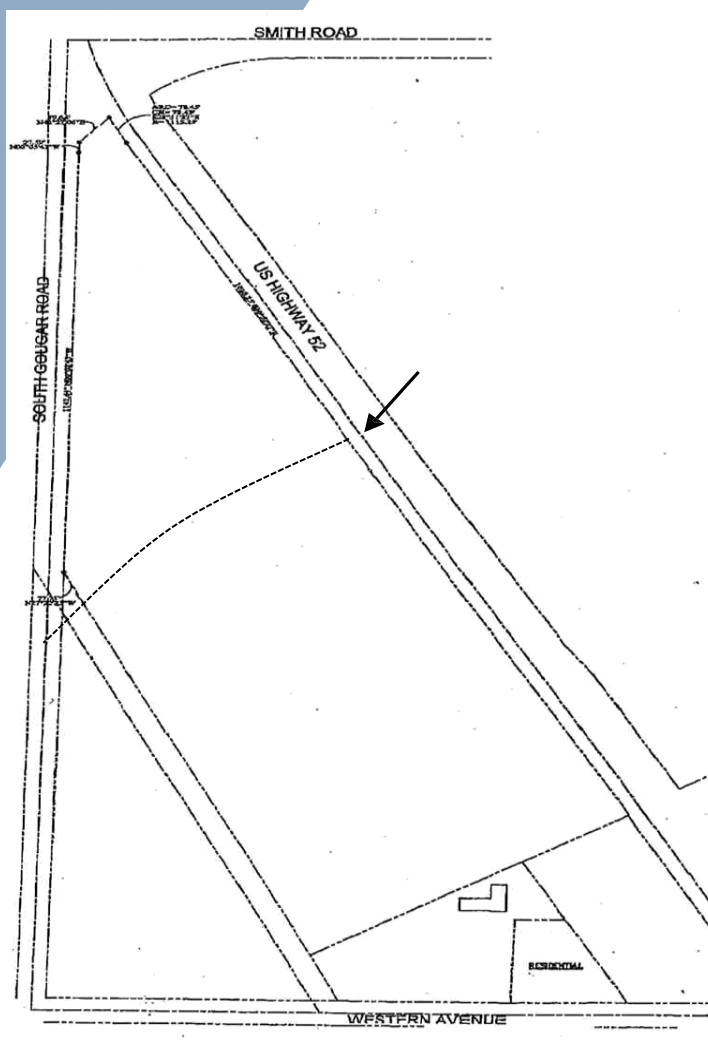
**Joseph Pascale**

310 W. Lincoln Hwy.

Frankfort, IL 60423

Phone: 815.418.2100

33 Acres + or - (Will Divide)



# Whitefeather Commercial 28.7 Acres

Located at the entrance to the White Feather subdivision, this site is a prime location for a regional commercial use. The site fronts U.S. Route 52. The property is annexed and zoned with utilities readily available.

## Site Data

**Frontage:** U.S. Route 52

**Zoning:** Commercial/Residential PUD

**Potential Uses:** Regional Shopping/Retail/Restaurants

**Utilities:** Immediately Available

**Surrounding Uses:** Single-Family Units/Retail/Offices

**Ian McDonnell**

McDonnell Development

P.O. Box 32

Manhattan, IL 60442

Phone: 708.243.7464

28.7 Acres



# COMMUNITY PROFILE

Manhattan  
Drive time of 5 minutes



14.2%  
Services



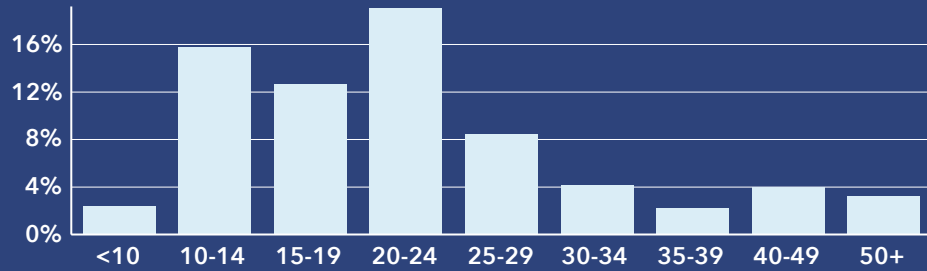
24.7%  
Blue Collar



61.1%  
White Collar

9,436	2.18%	2.89	31.5	35.9	\$106,350	\$291,716	\$345,505	25.6%	64.0%	10.4%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

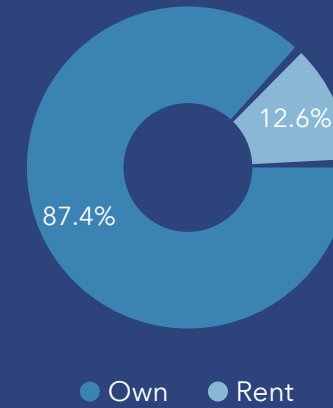
Mortgage as Percent of Salary



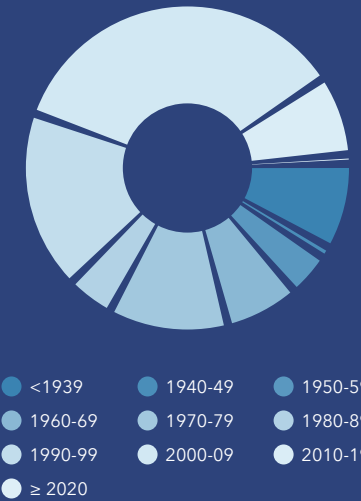
Age Profile: 5 Year Increments



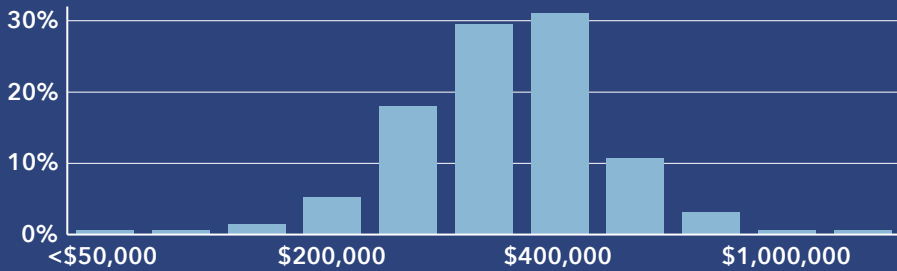
Home Ownership



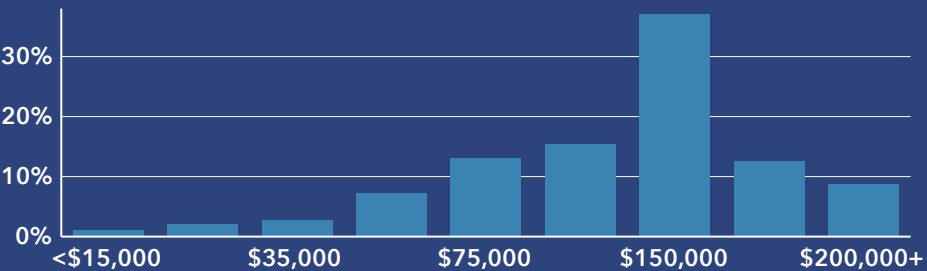
Housing: Year Built



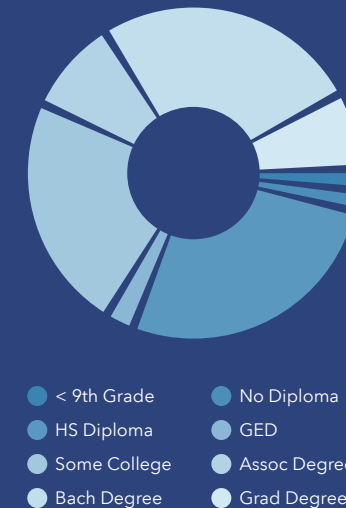
Home Value



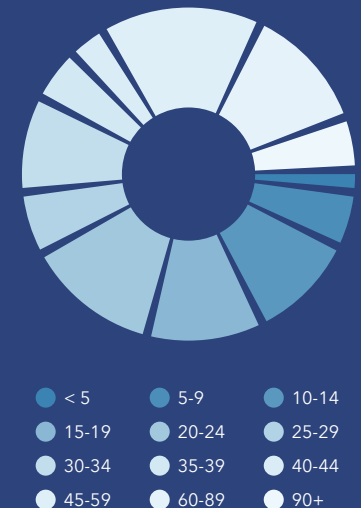
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to Will County

# COMMUNITY PROFILE

Manhattan  
Drive time of 7 minutes



14.4%  
Services



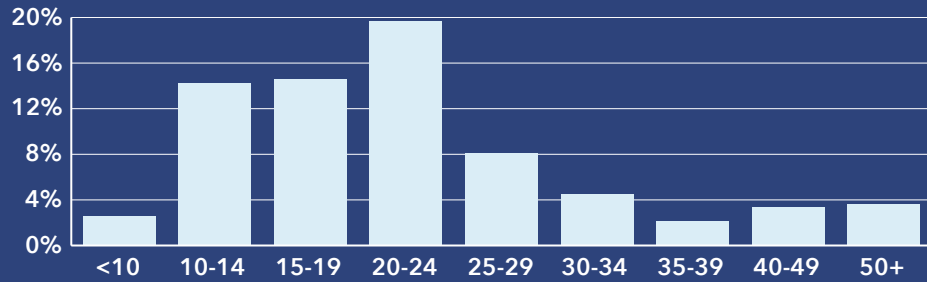
24.5%  
Blue Collar



61.2%  
White Collar

13,192	2.47%	3.01	32.9	36.2	\$108,185	\$300,179	\$378,856	25.4%	64.0%	10.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

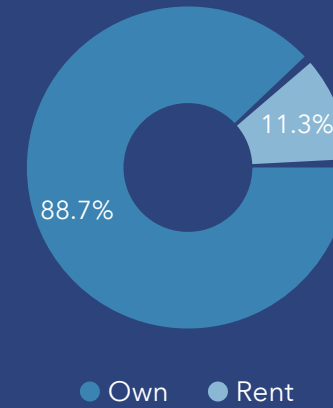
Mortgage as Percent of Salary



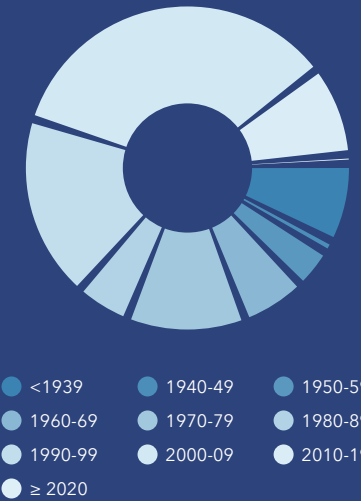
Age Profile: 5 Year Increments



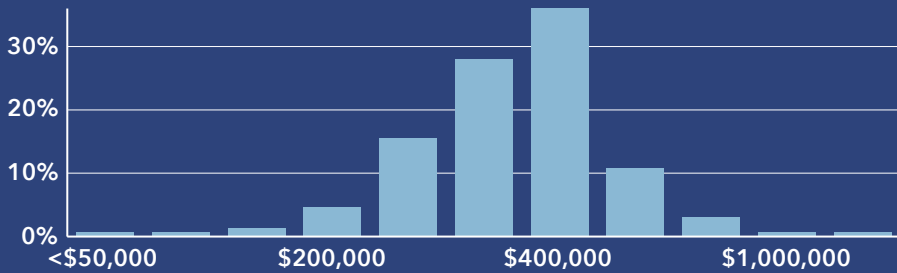
Home Ownership



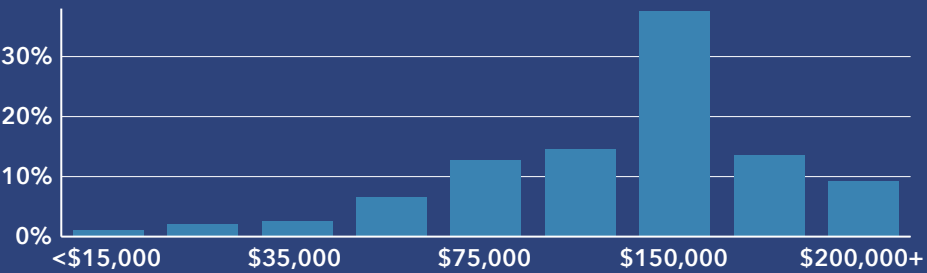
Housing: Year Built



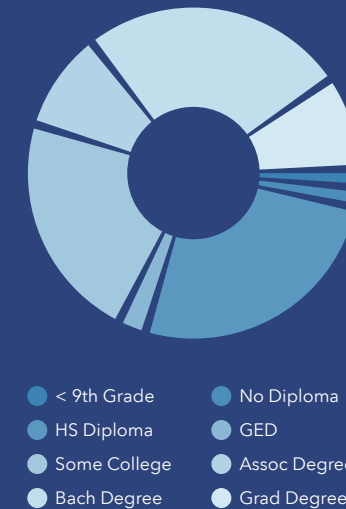
Home Value



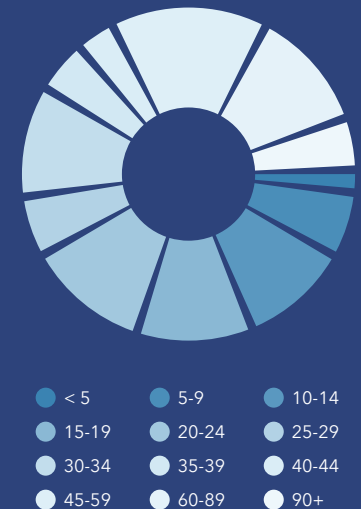
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to Will County

# COMMUNITY PROFILE

Manhattan  
Drive time of 9 minutes



14.6%  
Services



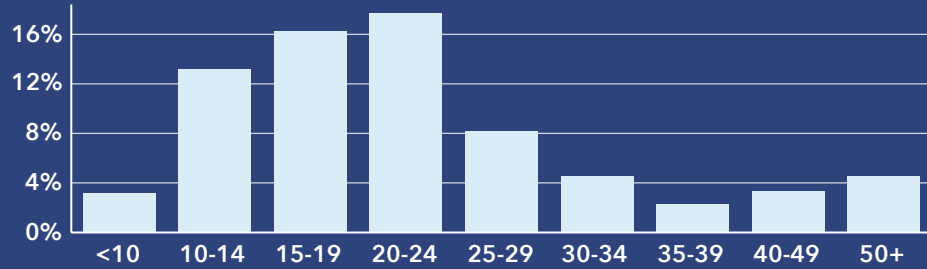
26.1%  
Blue Collar



59.3%  
White Collar

22,522	2.02%	2.90	42.2	37.0	\$105,400	\$298,730	\$348,507	25.2%	62.3%	12.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

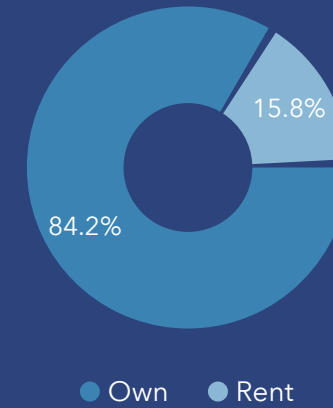
Mortgage as Percent of Salary



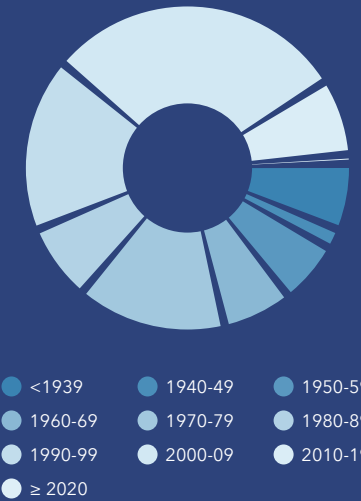
Age Profile: 5 Year Increments



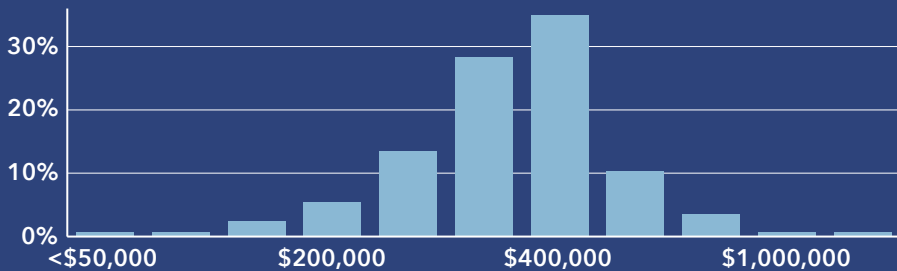
Home Ownership



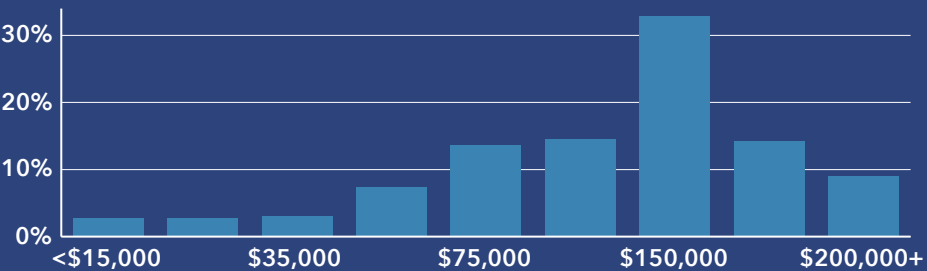
Housing: Year Built



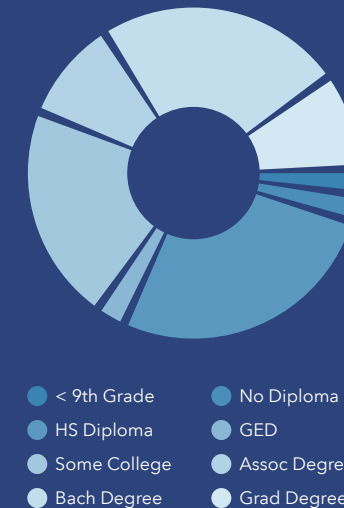
Home Value



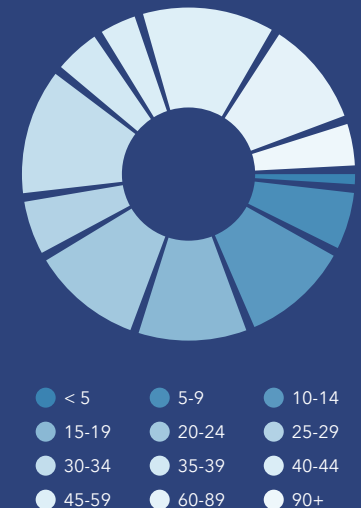
Household Income



Educational Attainment



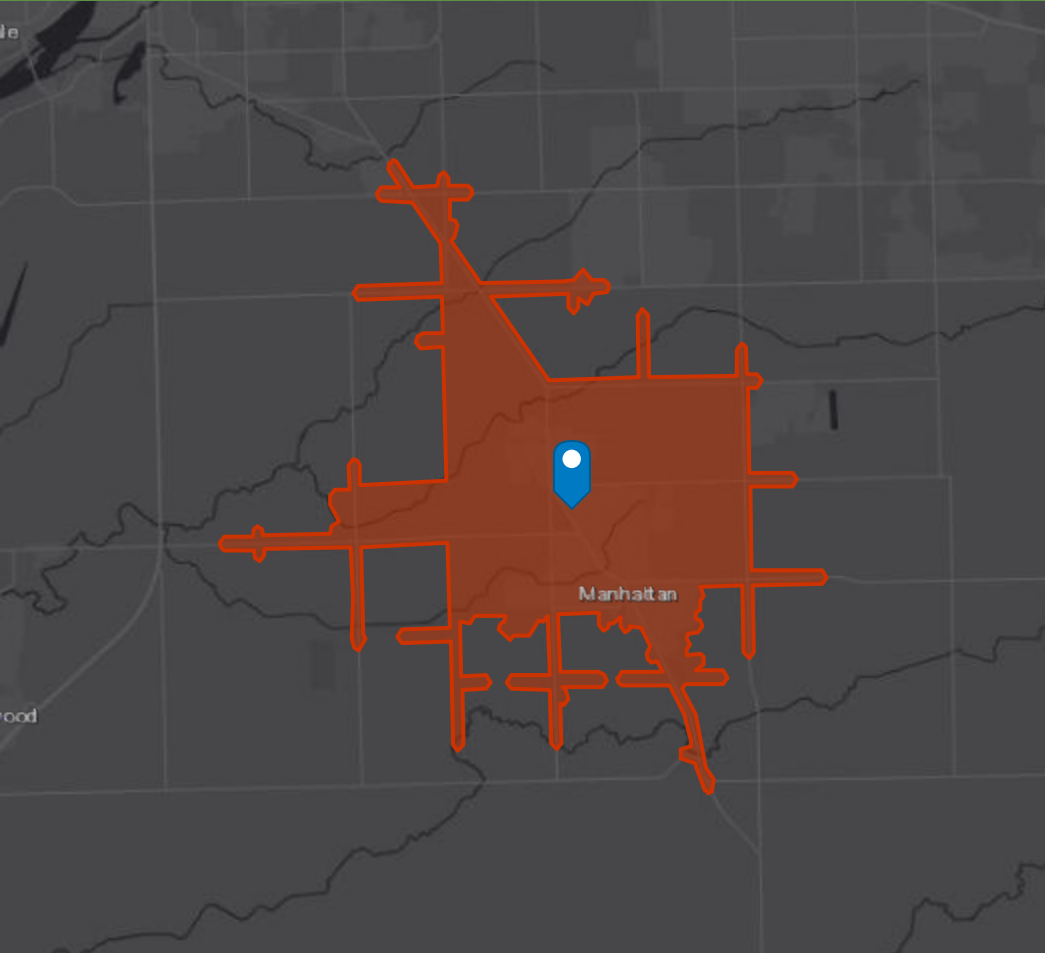
Commute Time: Minutes



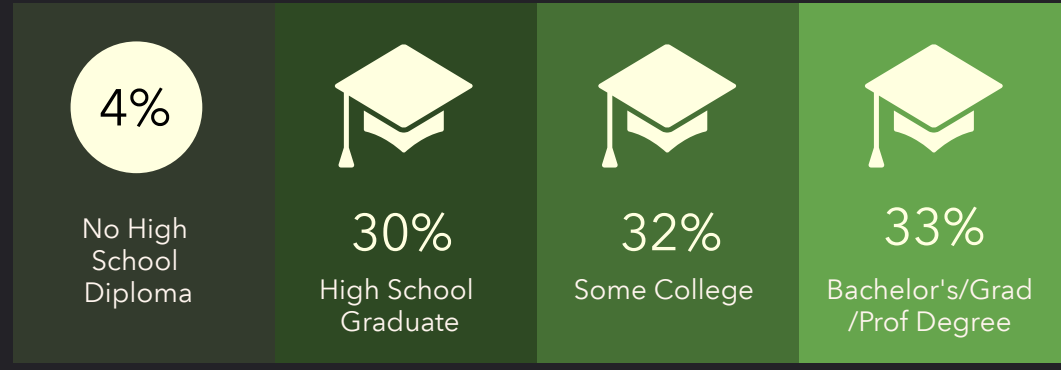
Dots show comparison to Will County

# DEMOGRAPHIC PROFILE

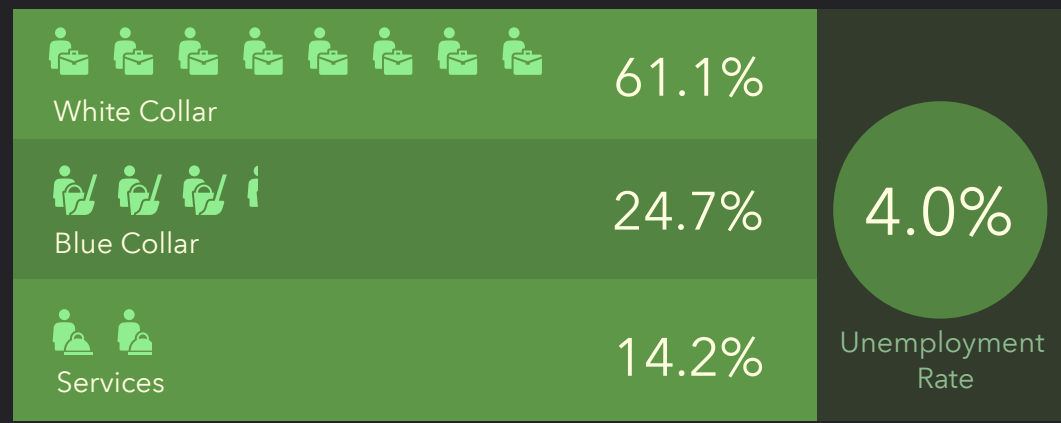
Manhattan  
 Drive time of 5 minutes



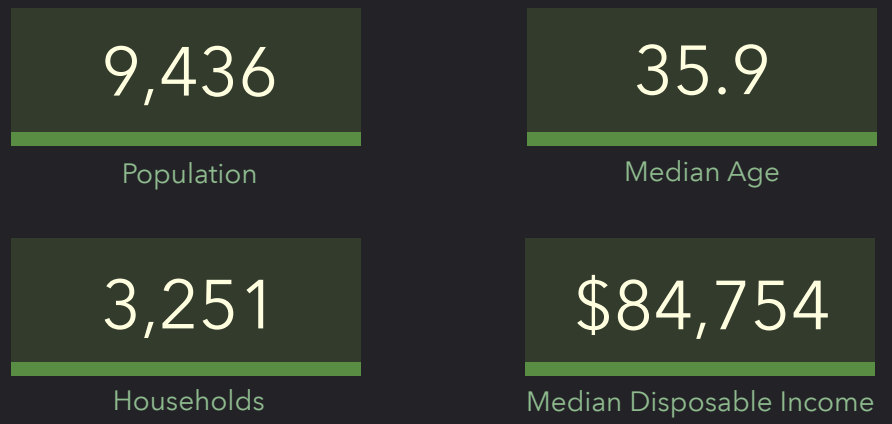
## EDUCATION



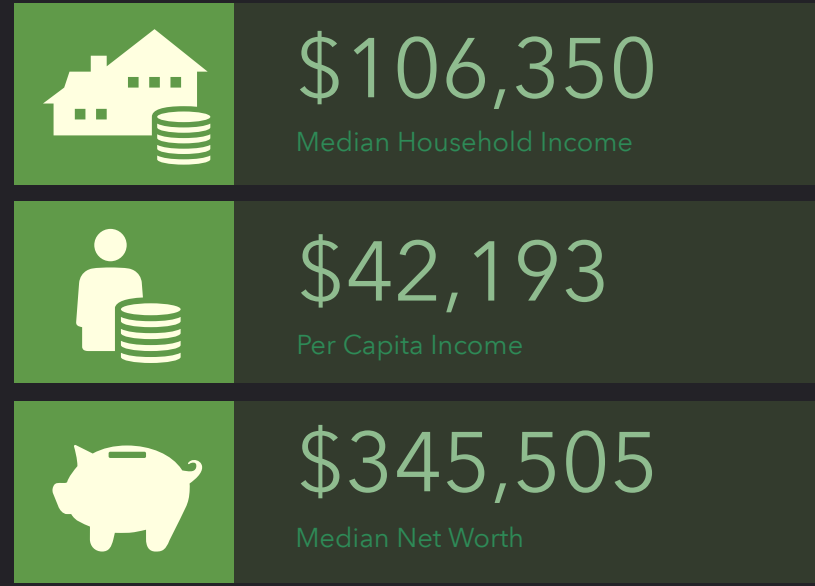
## EMPLOYMENT



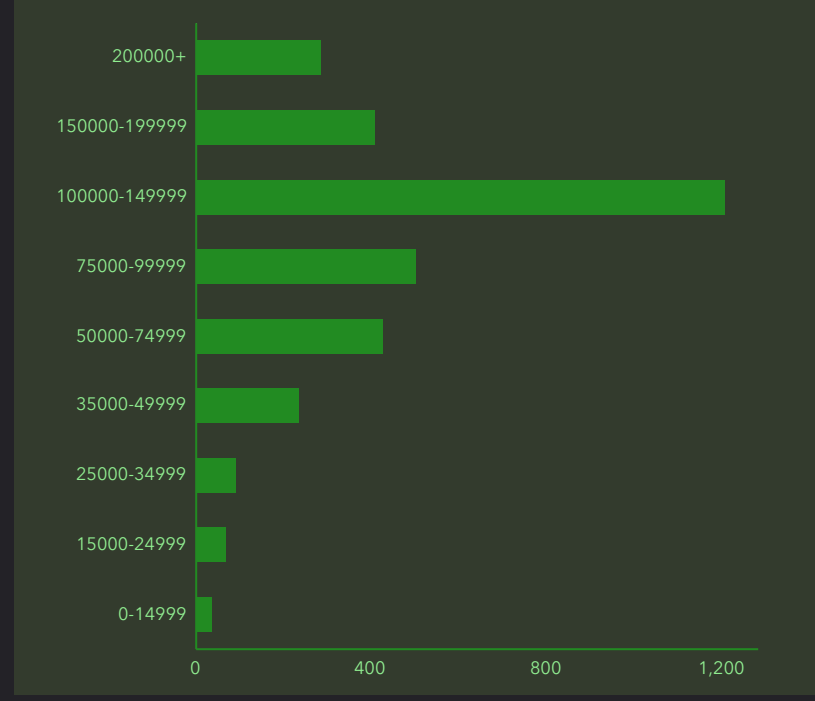
## KEY FACTS



## INCOME

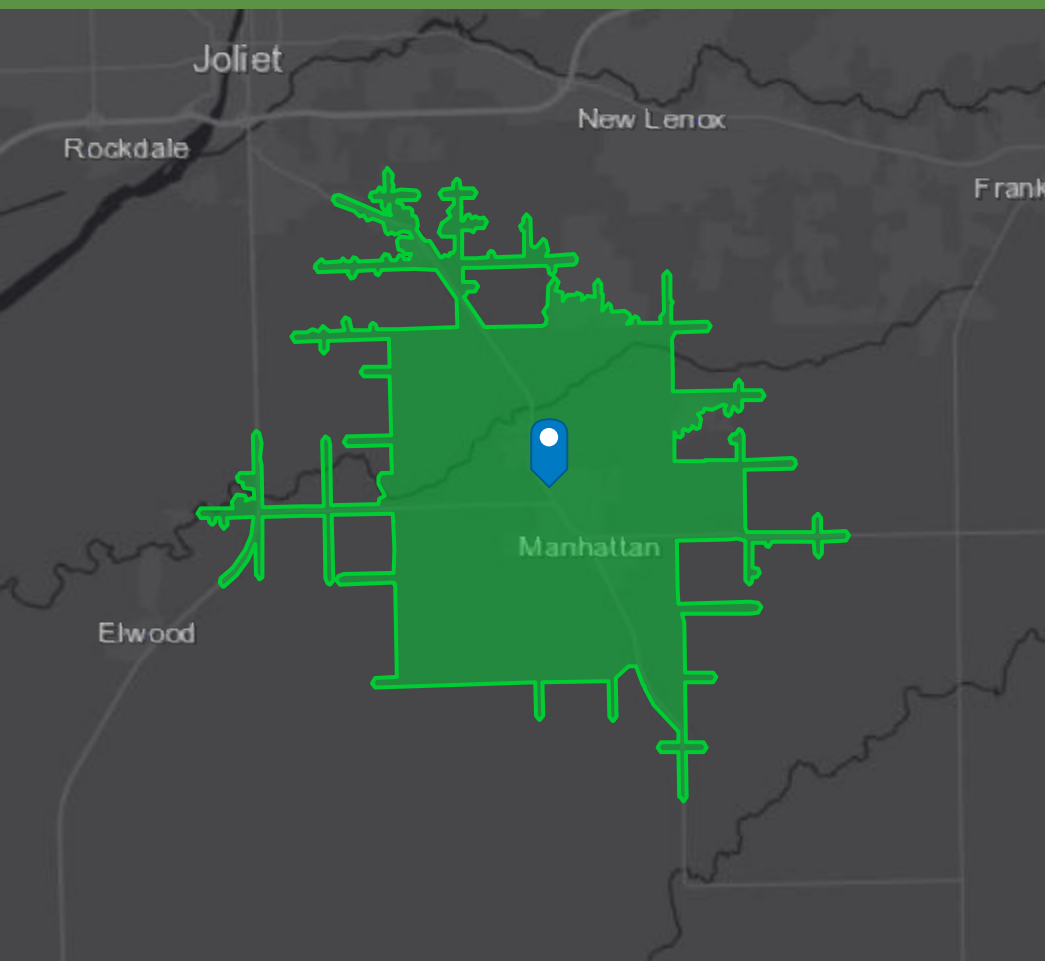


## HOUSEHOLD INCOME (\$)

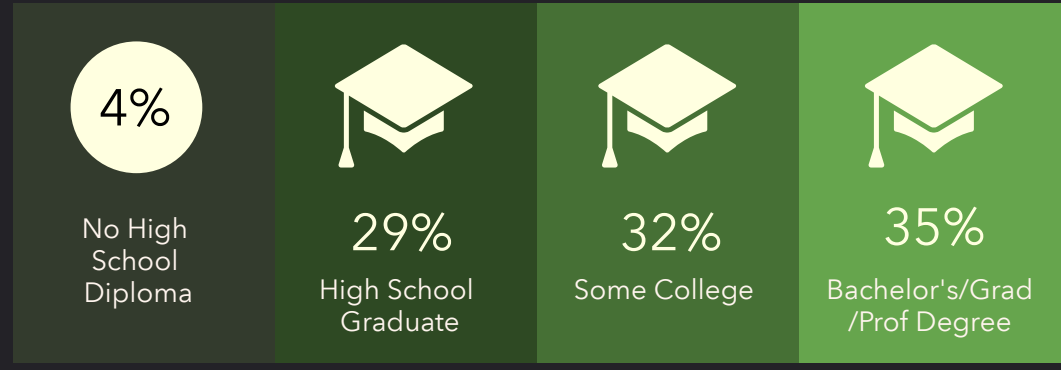


# DEMOGRAPHIC PROFILE

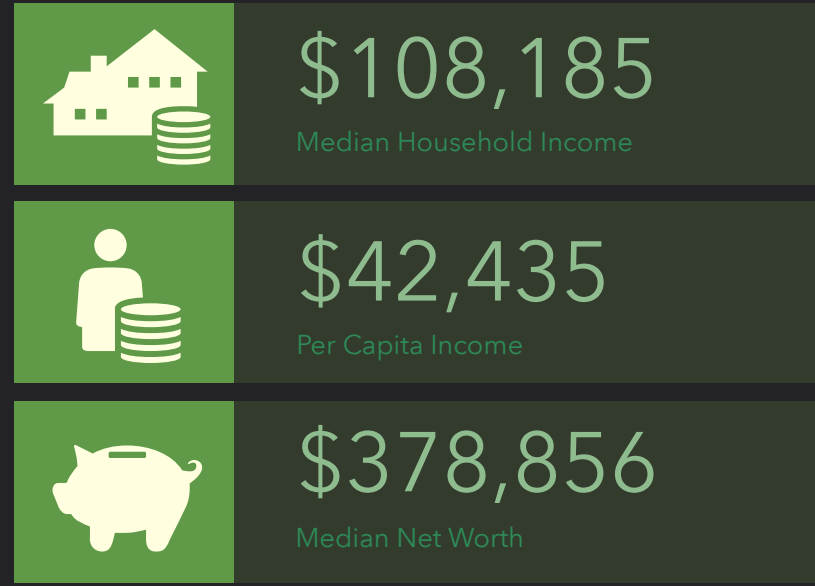
Manhattan  
Drive time of 7 minutes



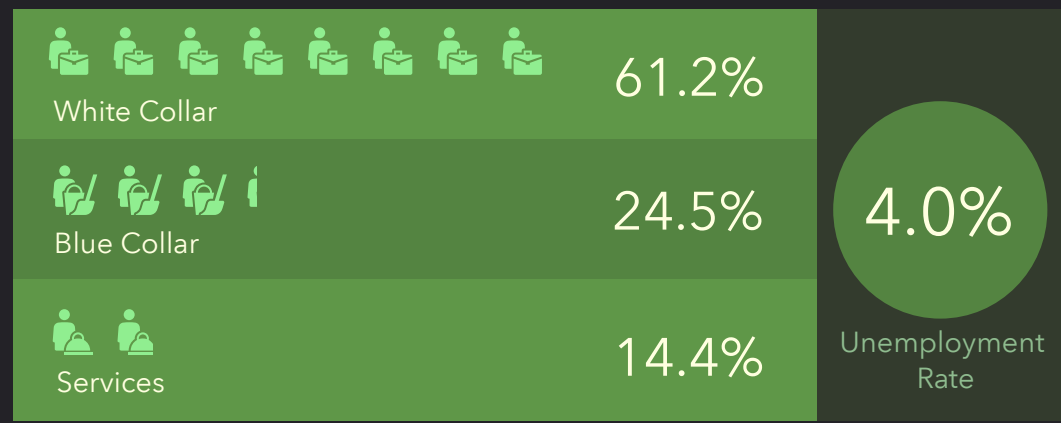
## EDUCATION



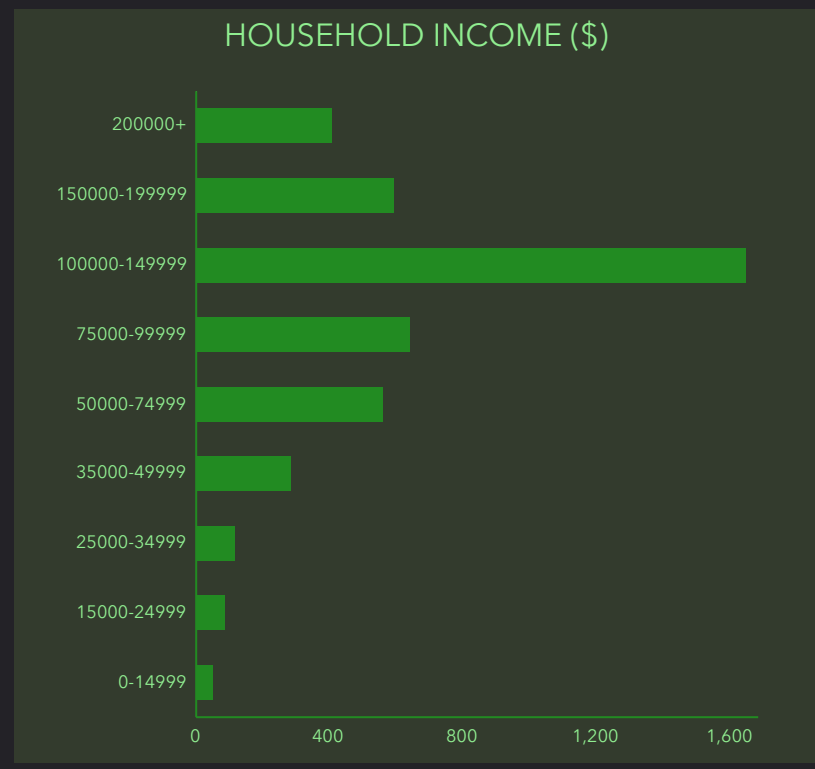
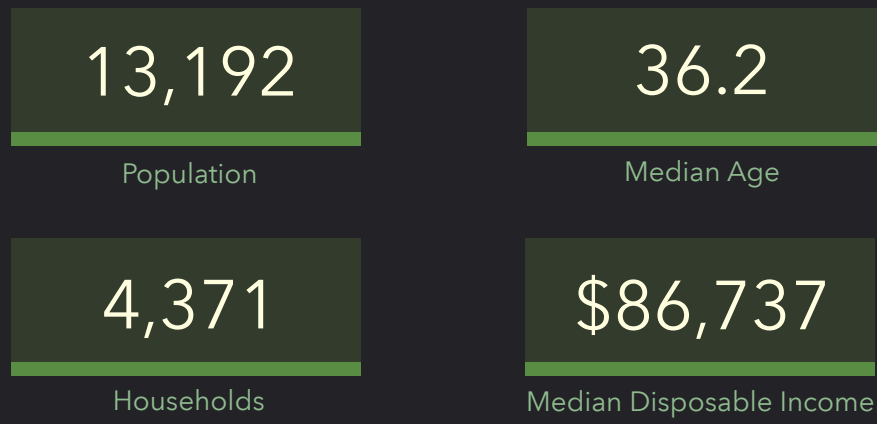
## INCOME



## EMPLOYMENT



## KEY FACTS

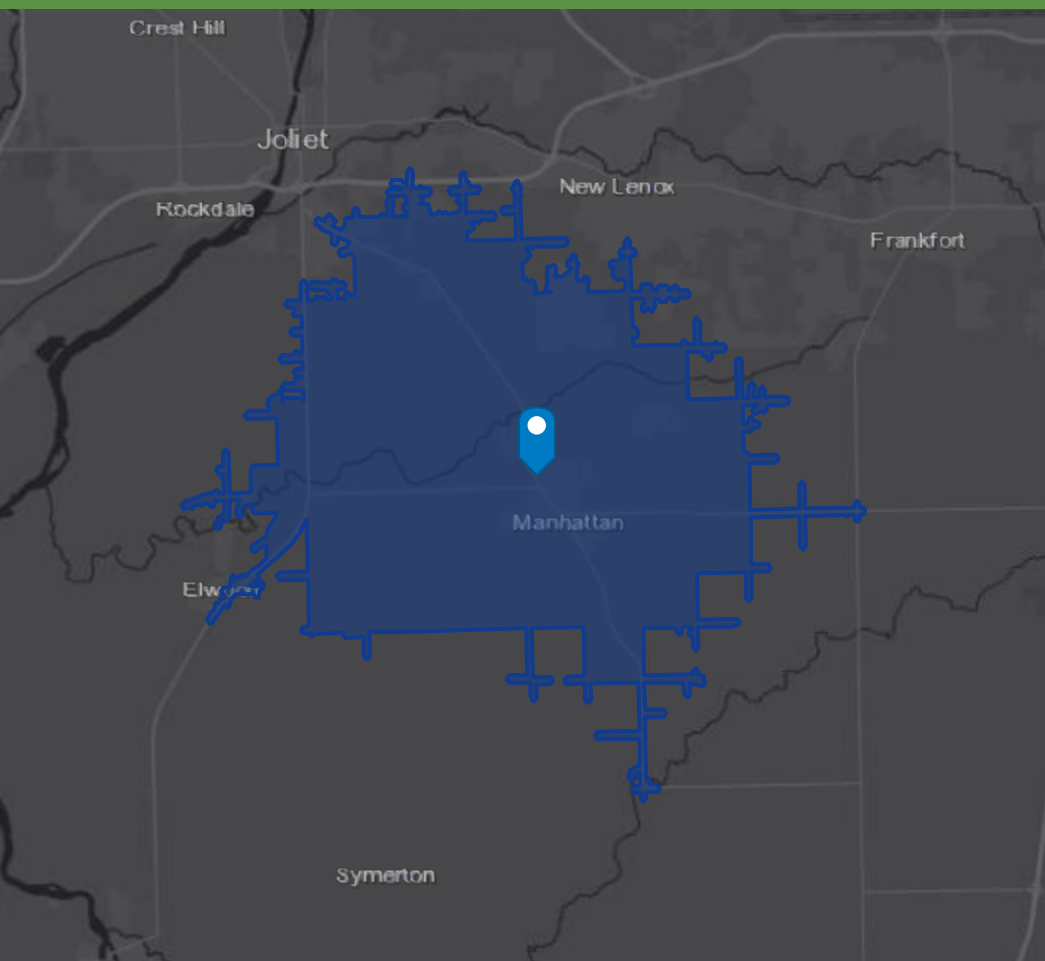




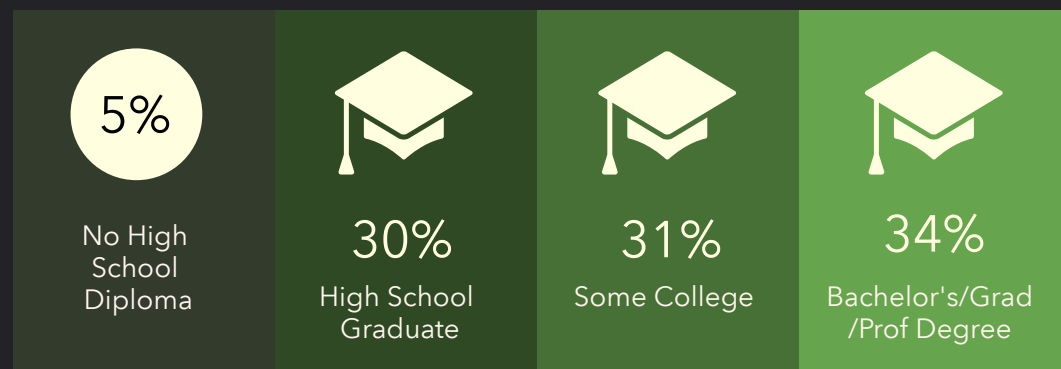
# DEMOGRAPHIC PROFILE

Manhattan

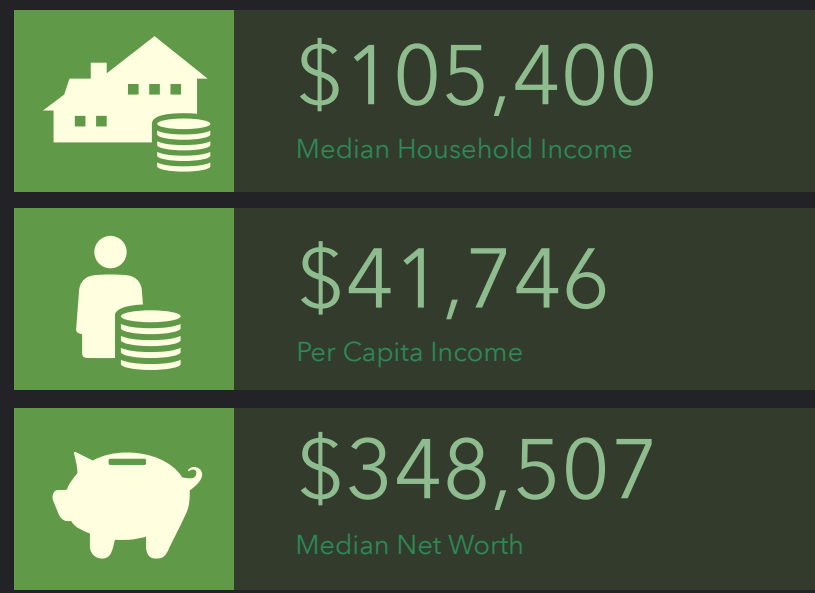
Drive time of 9 minutes



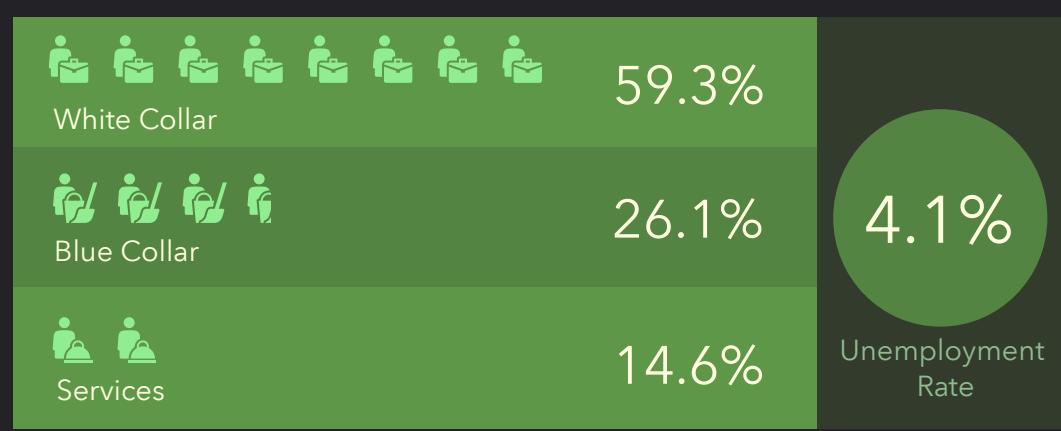
## EDUCATION



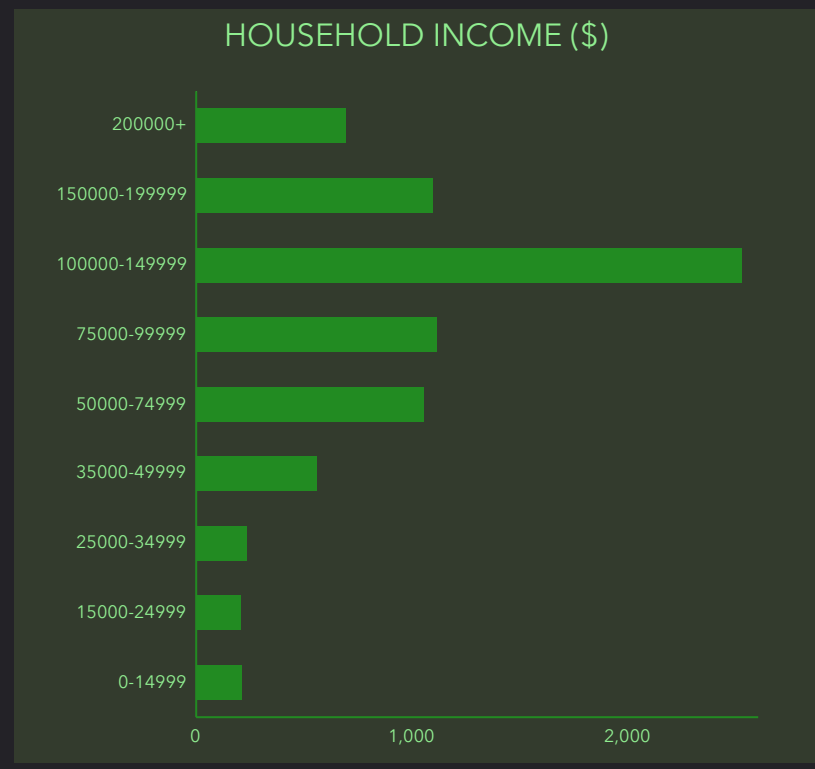
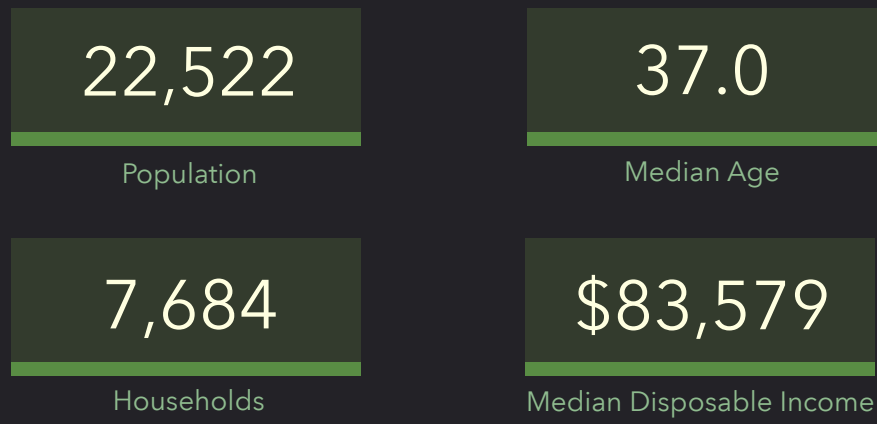
## INCOME



## EMPLOYMENT



## KEY FACTS



# DEMOGRAPHIC SUMMARY

Manhattan

Drive time of 5 minutes



## KEY FACTS

9,436

Population



3,251

Households

35.9

Median Age

\$84,754

Median Disposable Income

## EDUCATION

4%

No High School Diploma



30%

High School Graduate



32%

Some College



33%

Bachelor's/Grad/Prof Degree

## INCOME



\$106,350

Median Household Income



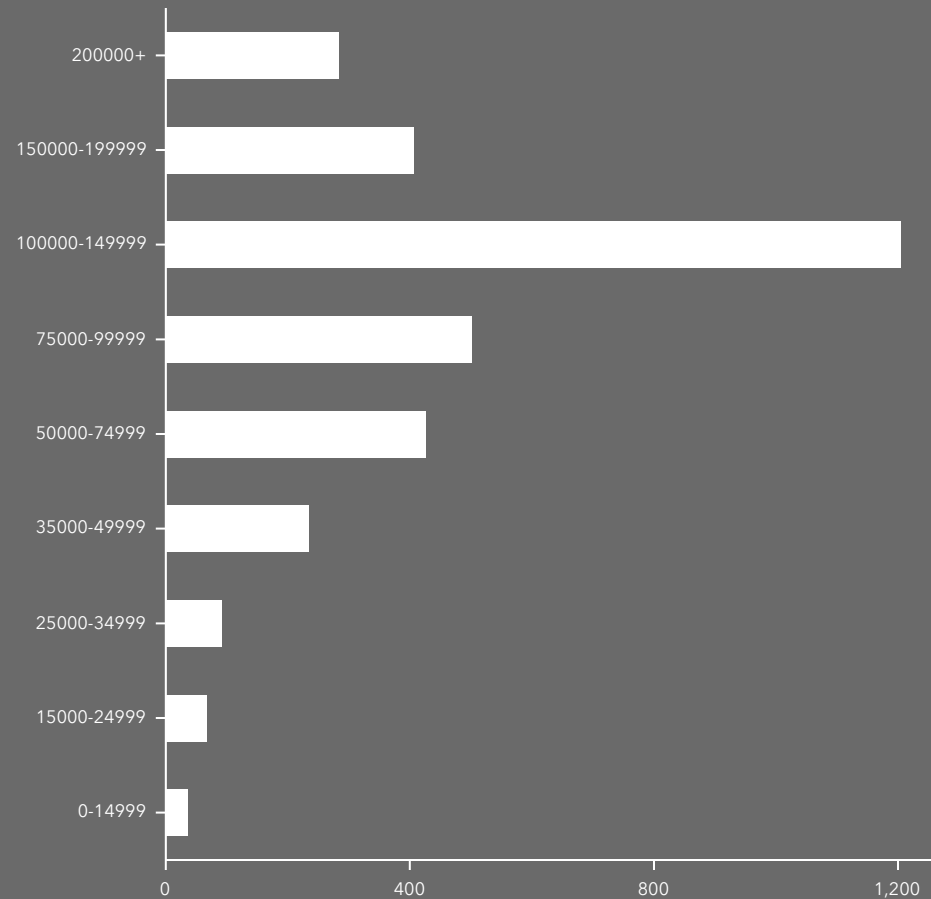
\$42,193

Per Capita Income

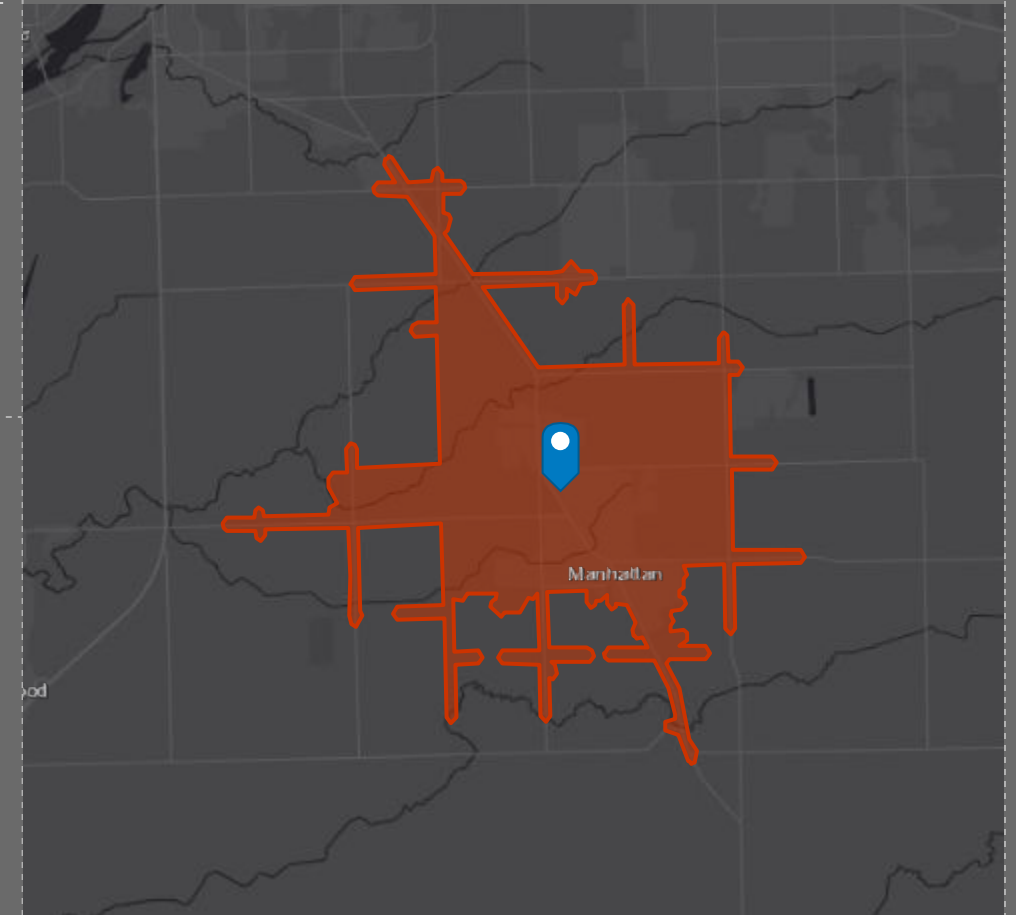


\$345,505

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



63%

White Collar



25%

Blue Collar



14%

Services

4.0%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

Manhattan

Drive time of 7 minutes

## KEY FACTS

13,192

Population



4,371

Households

36.2

Median Age

\$86,737

Median Disposable Income

## EDUCATION

4%

No High School Diploma



29%

High School Graduate



32%

Some College



35%

Bachelor's/Grad/Prof Degree

## INCOME



\$108,185

Median Household Income



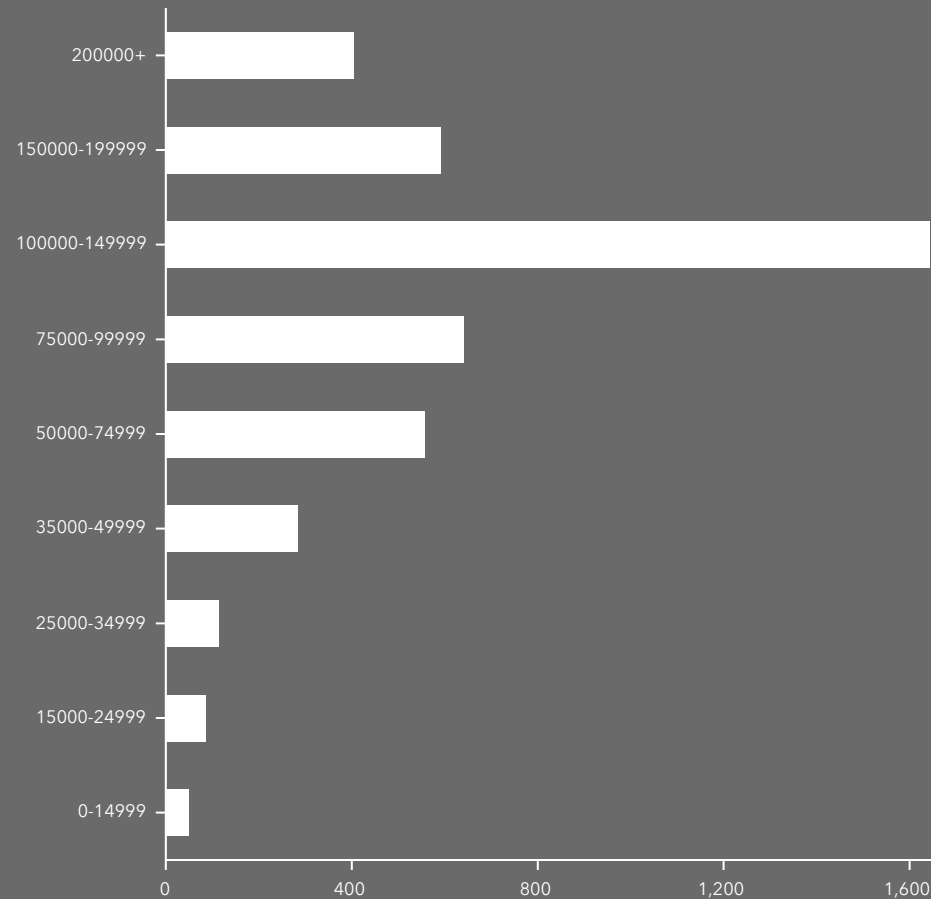
\$42,435

Per Capita Income

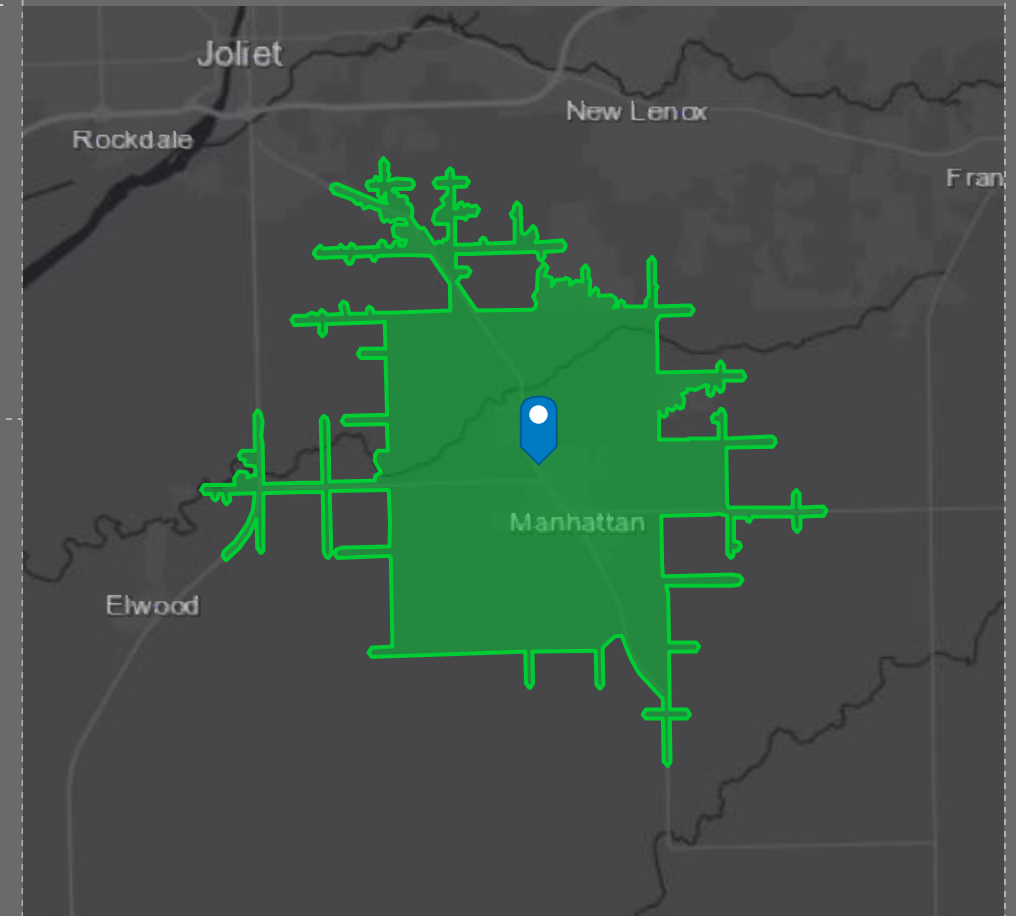


\$378,856

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



63%

White Collar



24%

Blue Collar



14%

Services

4.0%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

Manhattan

Drive time of 9 minutes

## KEY FACTS

22,522

Population



7,684

Households

37.0

Median Age

\$83,579

Median Disposable Income

## EDUCATION

5%

No High School Diploma



30%

High School Graduate



31%

Some College



34%

Bachelor's/Grad/Prof Degree

## INCOME



\$105,400

Median Household Income



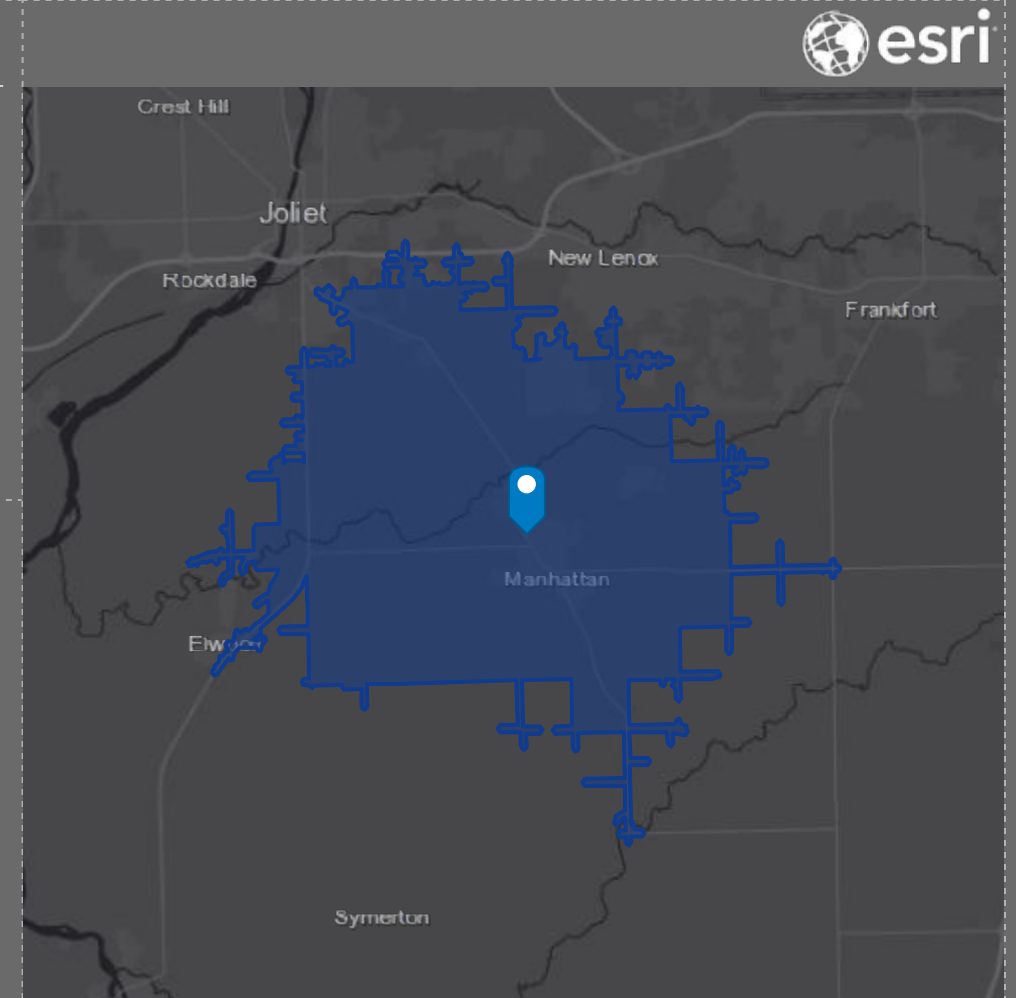
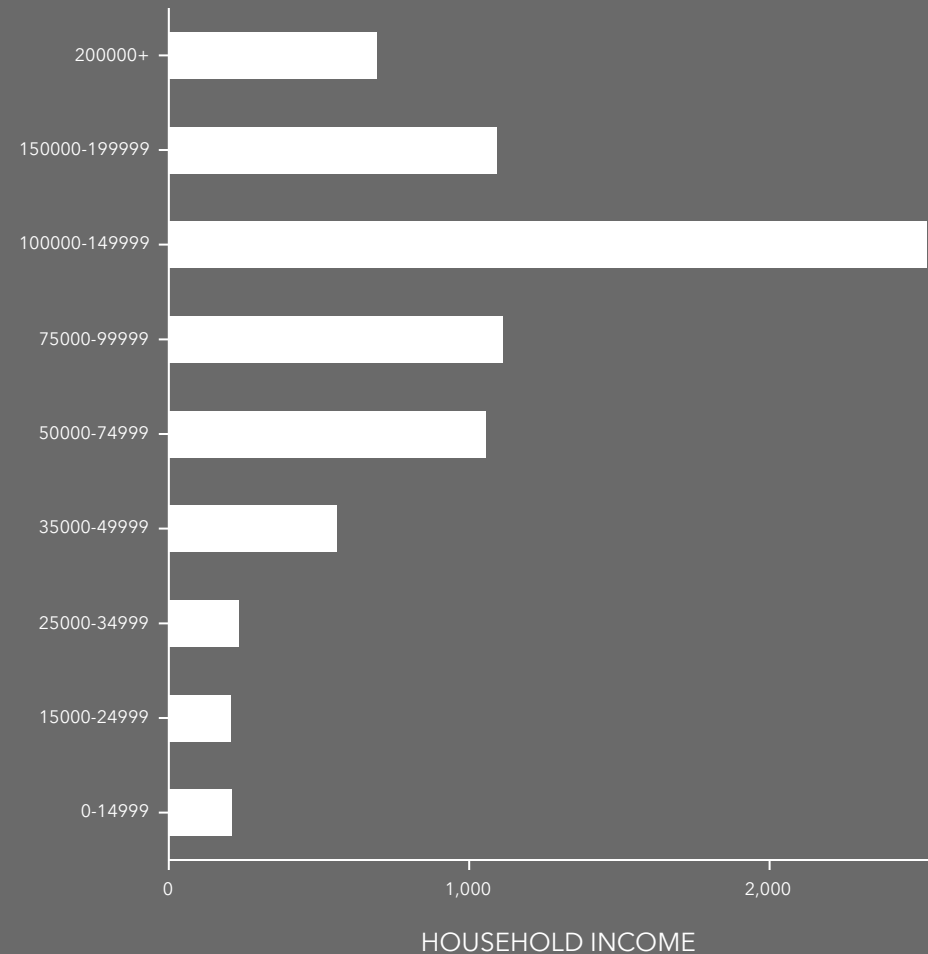
\$41,746

Per Capita Income



\$348,507

Median Net Worth



## EMPLOYMENT



61%

White Collar



26%

Blue Collar



Services

4.1%

Unemployment Rate