

# US ROUTE 20 & BELL ROAD

PINGREE GROVE, IL



## Strong Demographic Base

### POPULATION

10 min driving radius

**21,602**

2016

Source: ESRI Business Analyst

### HOUSEHOLD INCOME

10 min driving radius

**\$95,678**

Median, 2016

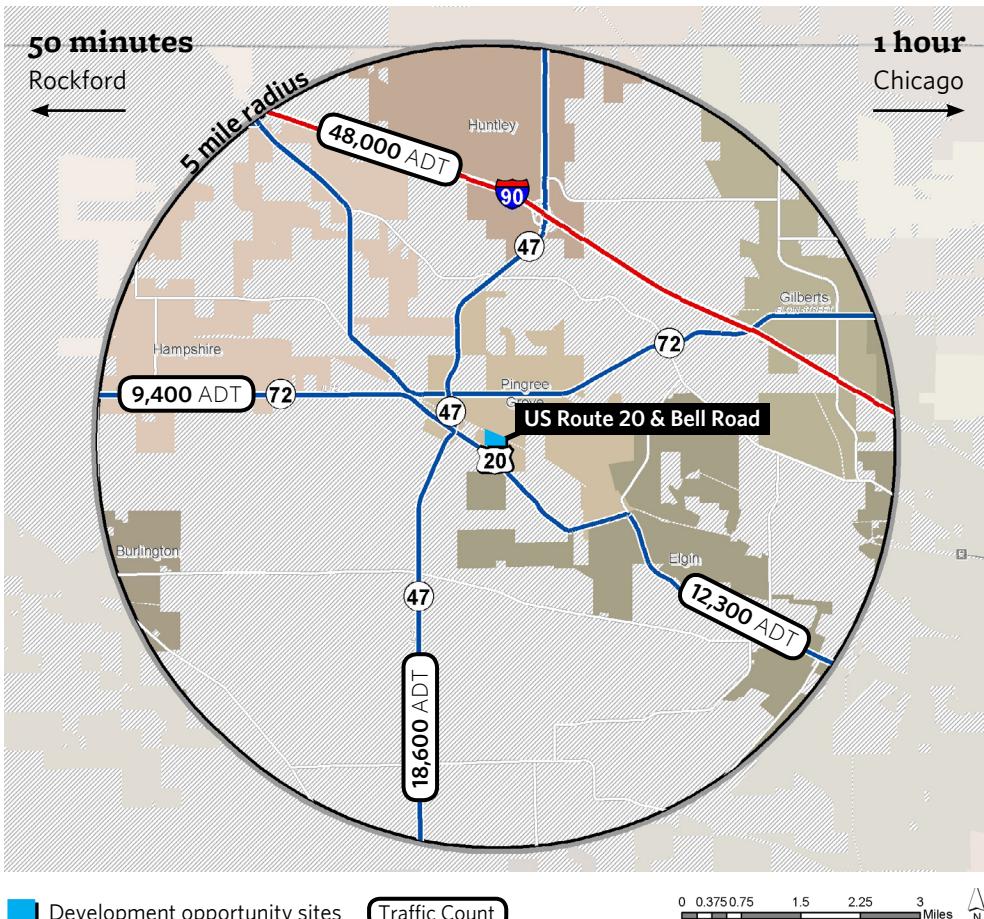
### DISPOSABLE INCOME

10 min driving radius

**\$65,181**

Median, 2016

## Transportation Access



## Development Opportunity

The Pingree Grove Business Park is **seeking a research and development or limited-scale manufacturing facility**. Adjacent to light industrial uses, the business park lies within the Bell-Harrison TIF Redevelopment Project Area. The Village offers a range of **economic incentives and financial assistance**. **Fifteen parcels**, ranging from just over one to 10 acres, are available along US Route 20 and Bell Road.

**ZONING** • C-1/I-1 PUD (Bell Land PUD)    **TIF** • Bell-Harrison TIF District

**SIZE** • 15 parcels totalling 34.4 acres

