

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

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

Transportation Access

