



# Countryside, Illinois

## Chicago's Western Gateway

Shop. Stay. Play. Motor. Dine.

The City of Countryside, Illinois wants you:

- No municipal property tax
- 200,000 residents living within 10 minutes
- Aggressive incentives

Countryside is conveniently located just minutes from downtown Chicago and off I-55 and I-294. It is home to the best hotels in the western suburbs and is a retail and car buying destination. Our main retail corridor carries almost 40,000 vehicles daily. That's why Best Buy, Home Depot, Circuit City, Office Depot, JoAnn Fabrics and 13 auto brands call Countryside home. Be a part of Chicago's Western Gateway!

More information on Countryside is available at [www.gocountryside.net](http://www.gocountryside.net).

**Contact Info:**

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(708) 485-2464  
(877)NOTAX-99

Mayor Robert Conrad  
[rconrad@countryside-il.org](mailto:rconrad@countryside-il.org)  
(708) 354-7270



## By The Numbers

- Regional retail center anchored by 11 auto dealers carrying 13 motor vehicle brands
- Almost 40,000 vehicles travel LaGrange Road corridor daily
- \$2 million beautification of main commercial corridor to begin Spring 2009
- Water system improvements plan totals \$5 million
- Major parks system renovations and improvements underway
- Outstanding police department, fire protection district and superb schools
- Home of the “start” of the Historic Route 66 National Scenic Byway

## Locate in Countryside



- Retail sales generated per capita in the greater Countryside market exceed state figures in nearly all categories – retail, lumber, building and hardware sales
- Local retail sales were roughly 486% what the local resident population should support – Countryside retailers draw significant sales from outside the City
- Over the next five years growth in the primary and secondary markets is projected to exceed inflation translating into real growth in spending potential
- Countryside's gross supportable retail inventory is estimated to be between 1.7 and 2.0 million square feet by 2012 - a net increase of 500,000 to 610,000 square feet
- The median household income of residents living within a 10-minute drive of Countryside is \$72,700

Source: Economic Research Associates 2008

## NOW AVAILABLE Premiere Retail Sites

The following prime properties are available for development through the City. These sites may be combined for a property totaling more than 9 acres.

5949 LaGrange Road  
4.12 acres

6001 LaGrange Road  
1.7 acres

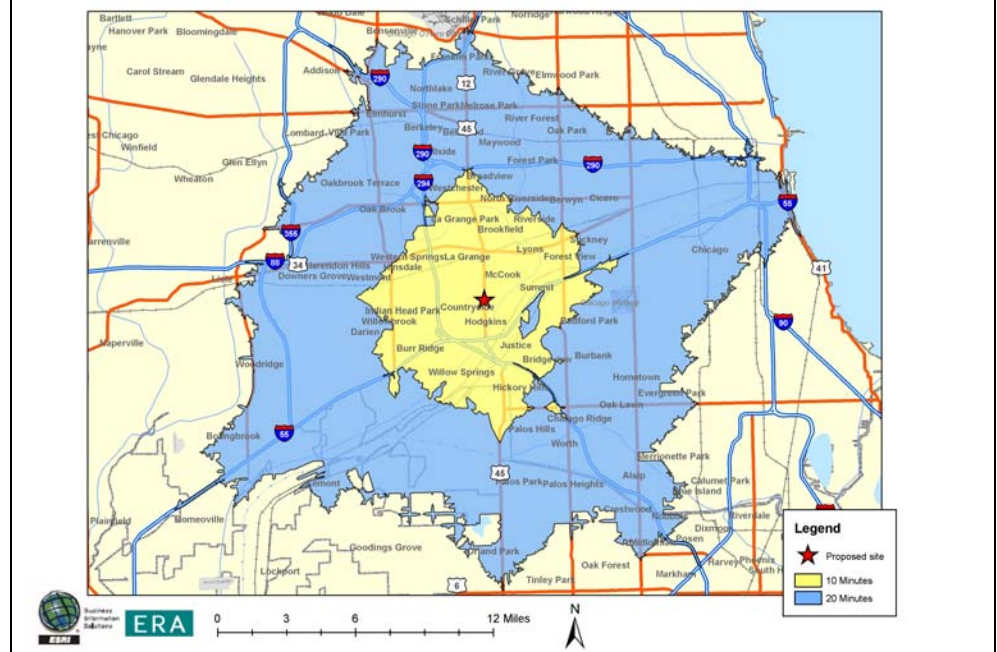
5859 LaGrange Road  
3.28 acres

[gocountryside.net](http://gocountryside.net)

shop. dine. motor. stay. play.

## Countryside: A perfect location!

Approximately 200,000 residents live within a 10-minute drive of Countryside and 1.6 million people live 10-20 minutes away.



# Check out Countryside!

Over the next five years, gross spending potential within the primary and secondary markets is projected to increase to \$21 billion.

**Join these successful Countryside Businesses**  
(numbers indicate available properties)

55th Street  
Plainfield Road  
LaGrange Road  
Joliet Road

#5 #4 #33 #30  
#7 #2 #12 #32 #3 #28  
#21 #20 #24 #26 #27  
#22 #23  
#6, #18 and #19 #25 #9  
#10

**COUNTRYSIDE**  
CHICAGO'S WESTERN GATEWAY

**NISSAN**  
**ALDI**  
**Honda**  
**Circuit City**  
**SCION**  
**MITSUBISHI**

**BEST BUY**  
**Ford**  
**mazda**  
**Best Western**  
**SUBARU**  
**CHRYSLER**  
**Jeep**  
**Holiday Inn**  
HOTELS · RESORTS

**HISTORIC ILLINOIS U.S. 66 ROUTE**

# Locate your business in Countryside, IL - no property tax!

## Available Land

### 1. 6560-6572 Joliet Rd

(2,150 SF: lease) Willow Plaza  
(6560: 1,400 SF; 6572: 750 SF)

Zoning: B-1; Retail  
Lawrence Cohen  
(847) 439-0400  
Affiliated Realty &  
Mgmt Co.

### 4. 5402 LaGrange Rd (1,600 SF: sale)

Zoning: B-1; Retail  
James Donia  
(708) 352-3098

### 7. 1419A W. 55th St.

(1,400-1,500 SF: lease)

Zoning: B-1; Retail  
Lena  
(630) 532-0495  
(630) 532-0517

### 10. 6246 Joliet Rd (11,000 SF: lease)

Zoning: B-1; Retail  
Jim Pusateri  
(815) 483-2424  
Broadstone Inc.

### 13. 6406 Joliet Rd

(1,300 or 4,000 SF: lease)

Zoning: B-1; Retail  
Patrick Vichi  
(708) 387-4800  
(708) 352-5962

### 16. 6428 Joliet Rd

(1,300/ 2,950 SF: lease)

Zoning: B-1; Retail  
Patrick Vichi  
(708) 387-4800

### 19. 6325 Joliet Rd (6,750 SF: lease)

Zoning: B-2;  
Lmtd Services  
Chris Zouzias  
(630) 915-6511  
Grubb and Ellis

### 22. Countryside Plaza

Zoning: B-1; Retail  
PUD  
Joe Parrott  
(847) 572-1450  
Pam Miskowicz  
(847) 572-1457  
CB Richard Ellis

### 2. 1415 55th St. (1,044 – 2,150 SF: lease)

www.cbcnrt.com

Zoning: B-1; Retail  
Adam Butsov  
(708) 415-1432  
Joel Klecka  
(630) 466-8369

### 5. 475 W. 55th St. (1,100 SF: lease)

Zoning: B-1; Retail  
Tony  
(630) 986-1995

### 8. 6512 Joliet Rd (1,400 SF: lease)

Zoning: B-1; Retail  
Walter Narsolis  
Sam Shuman  
(708) 705-0400

### 11. 6502-6504 Joliet Rd

(10,556 SF: lease)

Zoning: B-1; Retail  
Alfred Haddad  
(708) 468-4254  
Michael Sims  
(708) 468-4244

### 14. 6734 Joliet Rd (2,546 or 1,478 SF: lease – inside State Bank of Countryside)

Zoning: B-1; Retail  
Andrew Polivka  
(630) 288-2505  
The Polivka Group

### 17. 6529 Joliet Rd (1,000 SF: lease)

Zoning: B-1; Retail  
John Brannen  
(708) 579-3030

### 20. 5555 Brainard Ave. (5,600 SF: lease)

Salem Square Shopping Center outlot  
Zoning: B-1 (PUD);  
Retail  
Don Gill  
(877) 206-5656  
Inland Real Estate

### 3. 9945 55th Street (10,250 SF: lease)

Zoning: B-1; Retail  
Pat Vichi  
(708) 535-1341  
Charles Rutenberg Realty

### 6. 6345 Joliet Rd (2,000 SF: lease)

Zoning: B-2;  
Lmtd Services  
Mike Reddy  
(708) 698-5100

### 9. 6150 Joliet Rd (1,500-6,000 SF: lease)

Zoning: B-1; Retail  
Dan O'Neil  
(630) 691-0610  
NAI Hiffman

### 12. 5459 LaGrange Rd (6,500 SF: lease)

Zoning: B-2;  
Lmtd Services  
Roxanne Gardner  
(312) 262-1414  
Property Solutions Group

### 15. 5504 Brainard Ave. (200 SF: lease)

Zoning: B-2;  
Lmtd Services  
Bob Floss  
(708) 528-9300

### 18. 6335 Joliet Rd (1,000-1,600 SF: lease)

Zoning: B-2;  
Lmtd Services  
Annie Walter  
(630) 662-6819

### 21. 5555 Brainard Ave. (4,800 SF: lease)

Salem Square Shopping Center outlot  
Zoning: B-1 (PUD);  
Retail  
Don Gill  
(877) 206-5656  
Inland Real Estate

- |                            |                           |
|----------------------------|---------------------------|
| 1. A04 (4,425 SF: lease)   | 4. D06A (5,879 SF: lease) |
| 2. D09A (18,990 SF: lease) | 5. D08 (3,000 SF: lease)  |
| 3. D01A (10,419 SF: lease) | 6. D09 (3,500 SF: lease)  |
|                            | 7. F06 (2,423 SF: lease)  |

## Available Land and Buildings

### 23. 5949 LaGrange Rd

(4.12 acres: sale/lease)

Zoning: B-3; Service  
and Wholesale  
Dudley Onderdonk  
City of Countryside  
(708) 354-7270

### 26. 5745 S. LaGrange Rd

(.51 acres: sale)

Zoning: B-1; Retail  
Dudley Onderdonk  
City of Countryside  
(708) 354-7270

### 29. 7157 S. Willow Springs Rd

(3.66 acres: sale)

Zoning: B-1; Retail  
and R-1 single family  
Ray or Jean  
Dolgnier  
(708)352-6165

### 32. 9930 W. 55th St.

(14,400 bldg/.71 acres: sale/lease)

Zoning: B-1; Retail  
Barbara Plahn  
(630) 816-9827

### \*\* 24. 5631 LaGrange Rd

(2.87 acres: sale)

Zoning: B-2;  
Lmtd Services  
Dudley Onderdonk  
City of Countryside  
(708) 354-7270

### 27. 5859 LaGrange Rd

(3.3 acres: sale/lease)

Zoning: B-3; Service  
and Wholesale  
Larry Prast  
(630) 247-9173

### 30. 9675 55th Street

(11,300 SF bldg/.84 acres: sale)

Zoning: B-3; Service  
and Wholesale  
Joel Klecka  
(630) 466-8369  
Coldwell Banker

### 33. 9825 W. 55th Street

(1.3 acres: sale)

Zoning: B-3; Service  
and Wholesale  
Andrew Polivka  
(630) 288-2505  
The Polivka Group

### 25. 6001 LaGrange Rd

(20,000 SF bldg/1.7 acres: lease/73,720 SF lot size)

Zoning: B-2;  
Lmtd Services  
Dudley Onderdonk  
City of Countryside  
(708) 354-7270

### 28. 9607 55th St. (1,503 SF/.48 acres: lease)

Zoning: B-1; Retail  
Dino Perry  
(708) 387-3149

### 31. 6305 Brainard Ave. (1.9 acres: sale)

(Wishing Well Motel)

Zoning: B-2;  
Lmtd Services  
Michael Pinski  
(815) 939-3372  
MJP Develop. Cor.

\* Contract Pending

Highlighted green: Municipal properties available for development

