

Spring Valley- Condon Site

2 Joseph Ruva Dr | Spring Valley, IL | Bureau County
Available Acres: 13.5 | Sale Price: \$425,000



Property and Area Description

Easy access - located on U.S. Rt. 6 and one mile south of I-80. Property is flat farmland situated in an established area with Wal-Mart Distribution Center to its north, and an industrial park to the south. Site is within 50-100 miles of Rockford, Quad-Cities, Bloomington, Peoria and Chicago.

Population

	41,836 10 Mile Radius	93,157 20 Mile Radius	160,522 30 Mile Radius
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Source: ESRI®, 2019

Zoning:	Industrial-Light
Topography:	Flat
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Last Updated:	Jan 11, 2019

Households

	17,400 10 Mile Radius	38,562 20 Mile Radius	65,646 30 Mile Radius
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Source: ESRI®, 2019

Economic Development Contact

Dr. Michael Condon, DC
Owner
806 W. Dakota Street
Spring Valley, IL 61362
(815) 664-4858 | svchiro@comcast.net

Transportation

Nearest 4-Lane Hwy: I-80 (1.00 mi.)
Nearest Interstate: I-80 (1.00 mi.)
Nearest Airport: Illinois Valley Regional Airport (10.00 mi.)
Nearest Commercial Airport: Central Illinois Airport (65.00 mi.)
Rail Served: Other
Rail Infrastructure in Place: No

Utilities

Electric: Ameren
Natural Gas: Ameren
Water: City of Spring Valley
Sewer: City of Spring Valley