

485 WEST ARMORY DRIVE

SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

OFFICE BUILDING FOR LEASE



PROPERTY HIGHLIGHTS

- Flexible space options suitable for office, showroom, or mixed-use applications
- Ample onsite parking for tenants and visitors
- Strategic location just minutes from major transportation routes
- Move-in ready with a clean and well-maintained interior
- High ceilings and open layout, ideal for various business operations
- Small warehouse space included with 10' OHD

LOCATION OVERVIEW

Prime commercial space available for lease in South Holland, IL. This well-maintained property offers versatile space ideal for office or professional use. Conveniently located near major highways, including I-94 and I-294, this property ensures easy access for employees and clients alike.

LEASE RATE **\$4,400.00 PER MONTH**

LEASE TYPE **MG**

OFFERING SUMMARY

Building Size: 5,765 SF

Available SF: 3,094 SF

County: Cook

MARTHA WINTER

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LEXI WELTON

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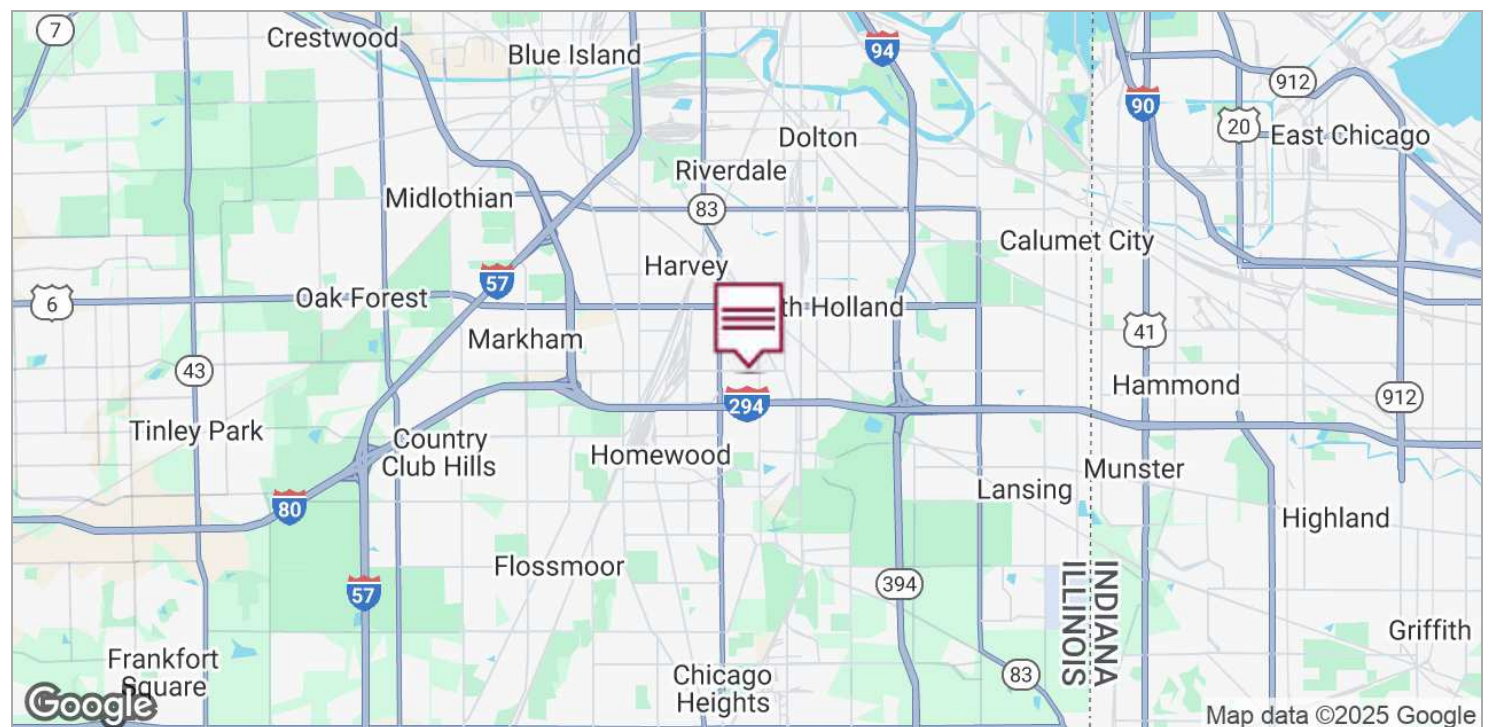
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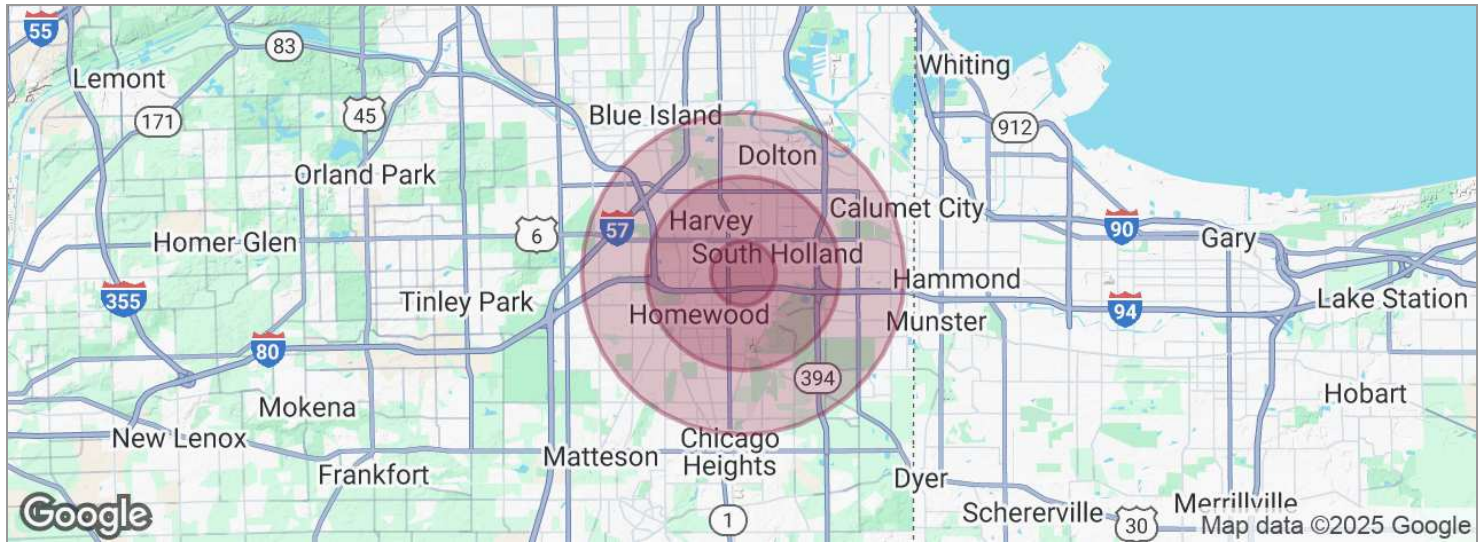
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,652	71,528	226,497
Median age	38	41	41
Median age (male)	37	39	39
Median age (Female)	39	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	896	26,641	84,797
# of persons per HH	3	2.7	2.7
Average HH income	\$83,782	\$82,545	\$83,215
Average house value	\$129,207	\$175,678	\$184,260

* Demographic data derived from 2020 ACS - US Census

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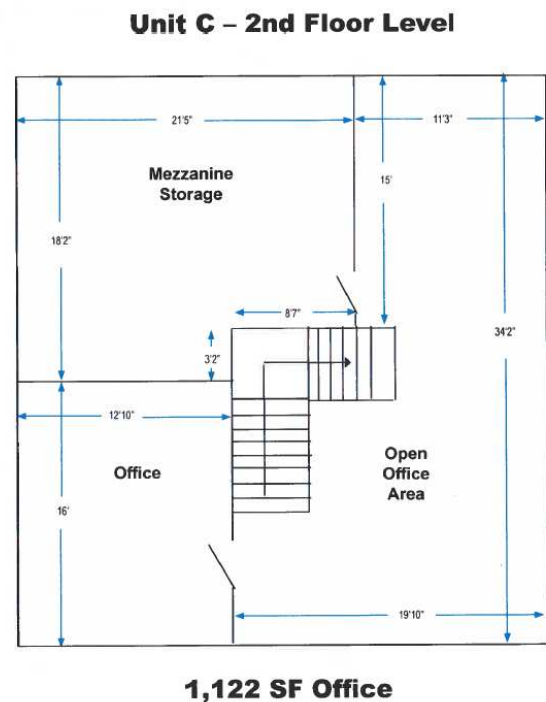
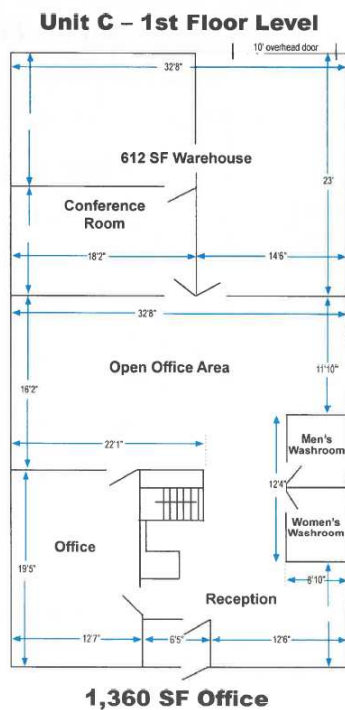
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