

for more information
December 18, 2025

Rose Gillece

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17524 E Carriageway Dr, Hazel Crest, IL 60429

17524 E. Carriageway

Office Building For Lease December 18, 2025



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OFFERING SUMMARY

Available SF:	1,007 – 3,858 SF
Lease Rate:	\$19.50 SF/yr (MG)
Lot Size:	0.98 Acres
Year Built:	1983
Building Size:	11,081
Zoning:	B2

PROPERTY OVERVIEW

The East Unit is Approximately 1007 / The South Unit is approximately 2053 sq ft

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
East Unit	\$19.50 SF/yr	1,007 – 3,858 SF
South Unit	\$19.50 SF/yr	2,053 – 3,858 SF

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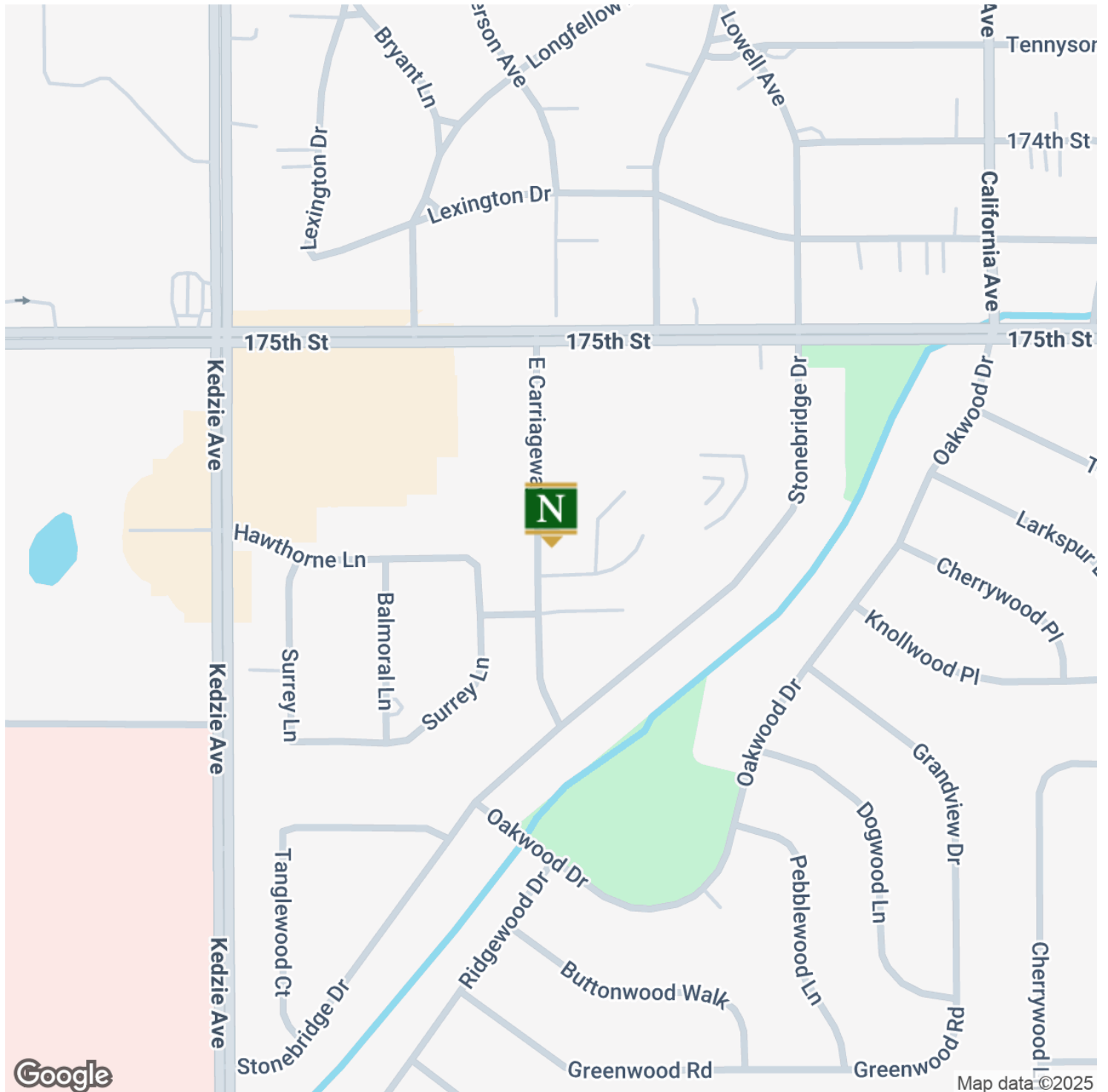
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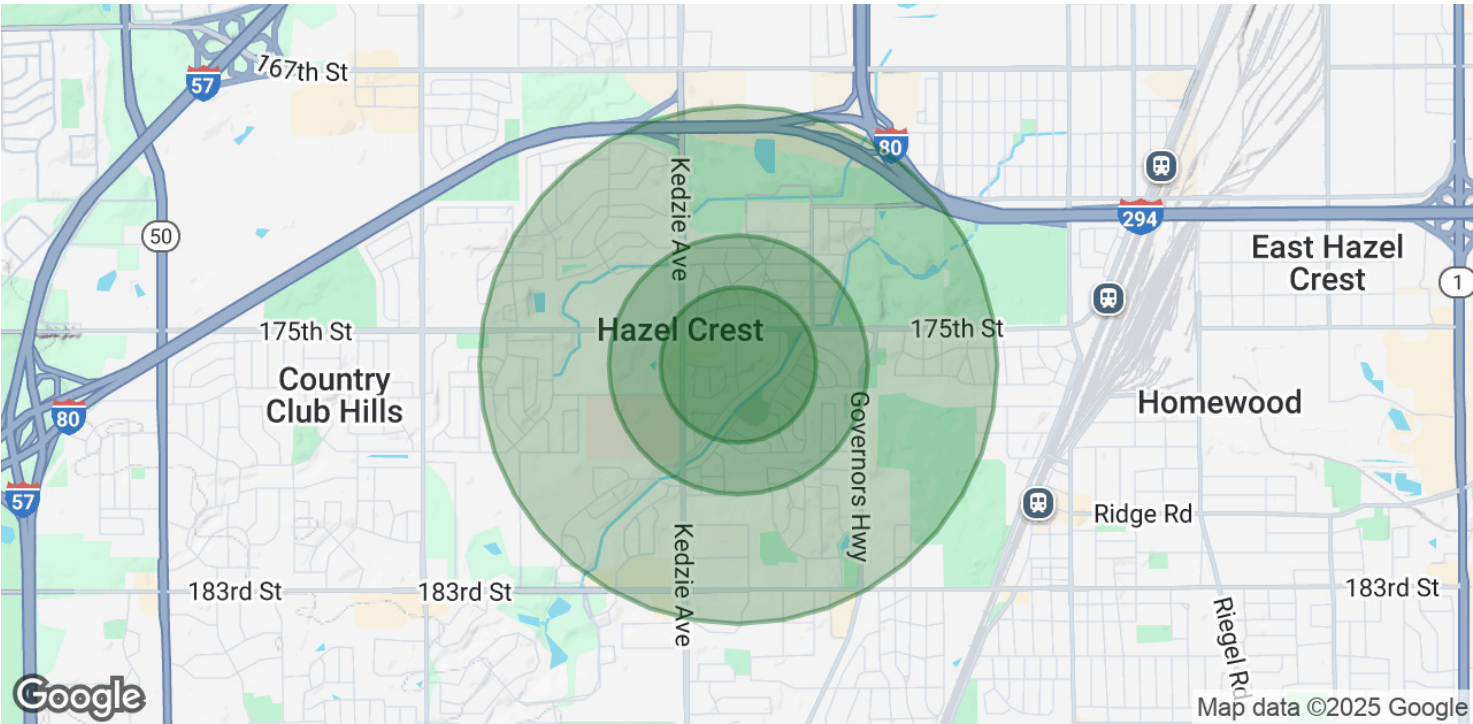
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,573	3,580	11,827
Average Age	42	42	41
Average Age (Male)	40	39	39
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	563	1,248	4,224
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$89,528	\$87,869	\$89,890
Average House Value	\$188,125	\$191,179	\$196,942

Demographics data derived from AlphaMap

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