# 13035 LAGRANGE ROAD, PALOS PARK, IL 60464







For more information, please contact:

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#### **EXECUTIVE SUMMARY**



# **OFFERING SUMMARY**

Available SF: 1,400 SF

Lease Rate: Negotiable

Lot Size: 1.35 Acres

Year Built: 2002

**Building Size:** 7700 SF

**Zoning:** B-2 General Retail &

District

Wholesale Business

### **PROPERTY HIGHLIGHTS**

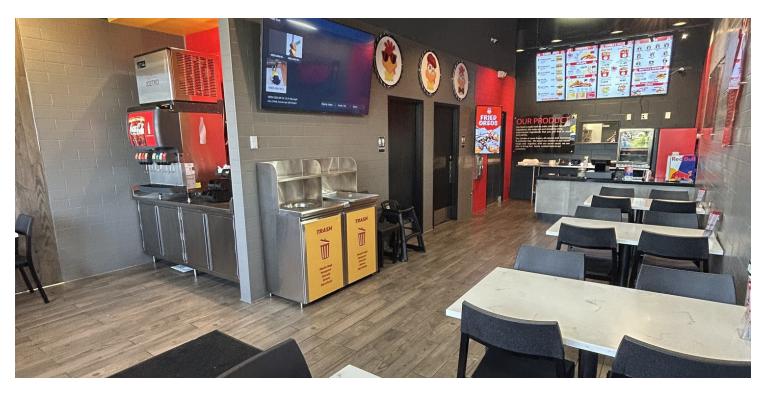
- 1400 SF Former Salon & Spa
- Excellent Mix of Co-Tenants
- Zoned B-2 General Retail & Wholesale Business District
- Ample Parking Shared w/Walgreens Bringing Great Traffic to Center
- Excellent Traffic counts on LaGrange of over 32,500 VPD
- Across the Street from Carl Sandburg High School with an Enrollment over 2.800 Students



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#### PROPERTY DESCRIPTION



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1400 SF Former Salon & Spa now available for lease in Palos Park, IL. The space is extremely clean and modern allowing for a wide variety of users to build a lasting footprint in the community. Zoned B-2 General Retail & Wholesale Business District. Excellent traffic counts on LaGrange Rd of over 32,500 VPD. Ample parking shared with Walgreens that brings in great traffic to the center. Located across the street from Carl Sandburg High School who has an enrollement of over 2,800 students.

# **LOCATION DESCRIPTION**

Palos Park remains a small, mostly residential village of over 4800 residents cushioned from the bustle of life in the larger neighboring suburbs and the city by the green belt of forest preserves. It is a village defined by the independent spirit of those who settled the land and worked together to build a community with a shared sense of pride.

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### **ADDITIONAL PHOTOS**





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**LOCATION MAPS** 





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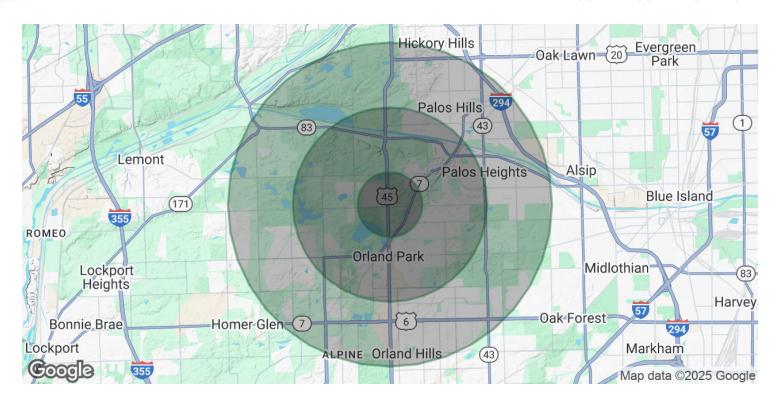
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#### **DEMOGRAPHICS MAP & REPORT**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,895	47,349	150,021
Average Age	53	46	44
Average Age (Male)	51	44	43
Average Age (Female)	55	47	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,740	18,593	58,868
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$144,966	\$137,726	\$120,388
Average House Value	\$507,966	\$423,632	\$360,799

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