

Land For Sale

CATON
COMMERCIAL
REAL ESTATE GROUP

Harlem Avenue

PAD A
2.5 AC

C
1.08
AC

159th Street

33,000 VPD

31,000 VPD

OUTLOTS FOR SALE - 159TH & HARLEM

WEST 159TH STREET, ORLAND PARK, IL 60462

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OFFERING SUMMARY

Zoning: General Business

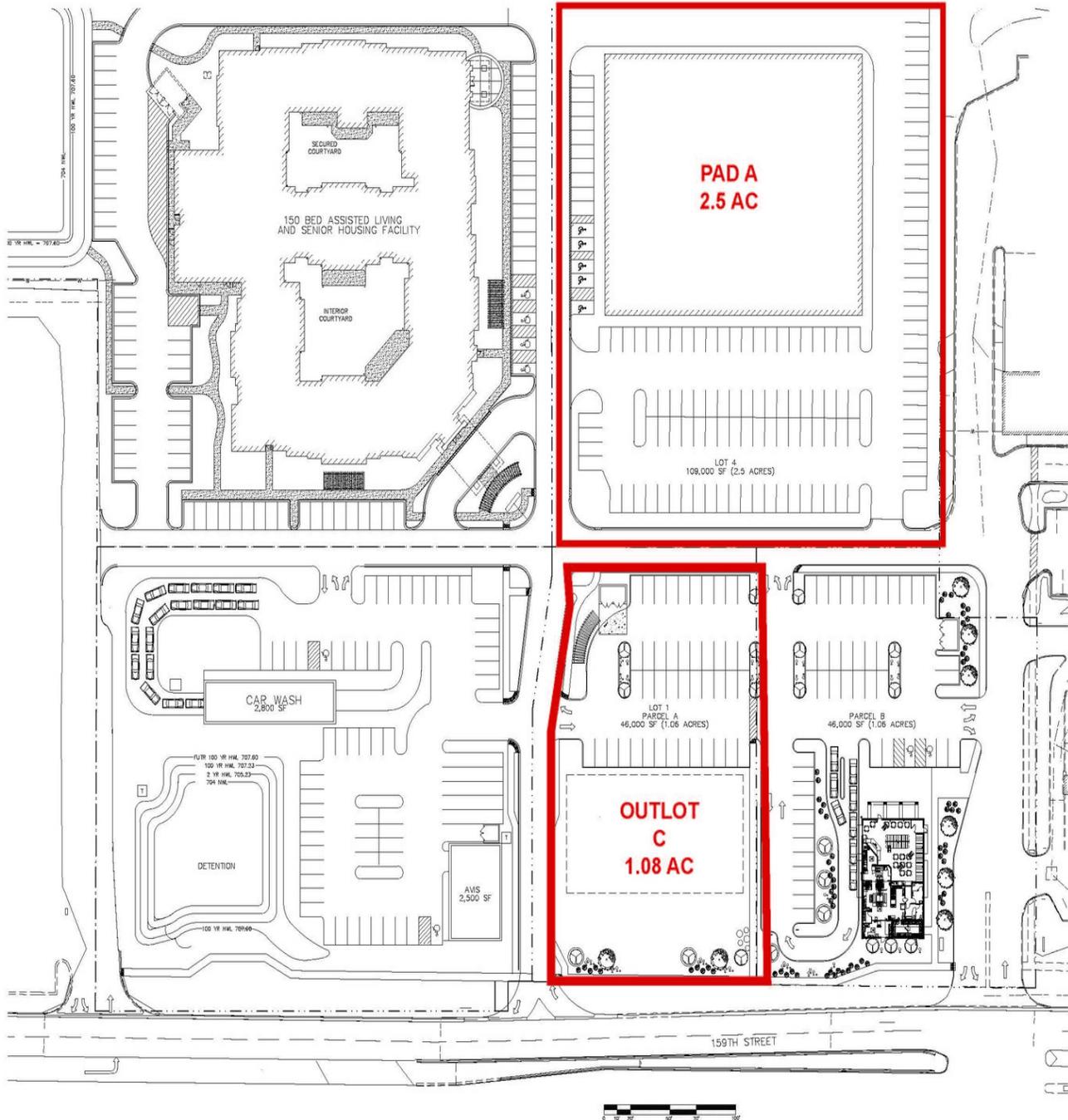
Sale Price: Lot C: \$995,000
Pad A: \$1,850,000

PROPERTY OVERVIEW

- 2 outlot parcels available, ideal for retail business, medical, senior living facility and restaurants
- The two outlot parcels are improved with detention offsite. Land sizes of 1.08 AC Lot C and 2.5 AC Lot A are net usable sizes.
- Full access to prime corner of 159th & Harlem
- Located in robust retail center with national tenants
- Free-standing drive-thru capacity
- High traffic count of 30,000 vpd on 159th Street
- Multiple site plan options available
- Zoned General Business

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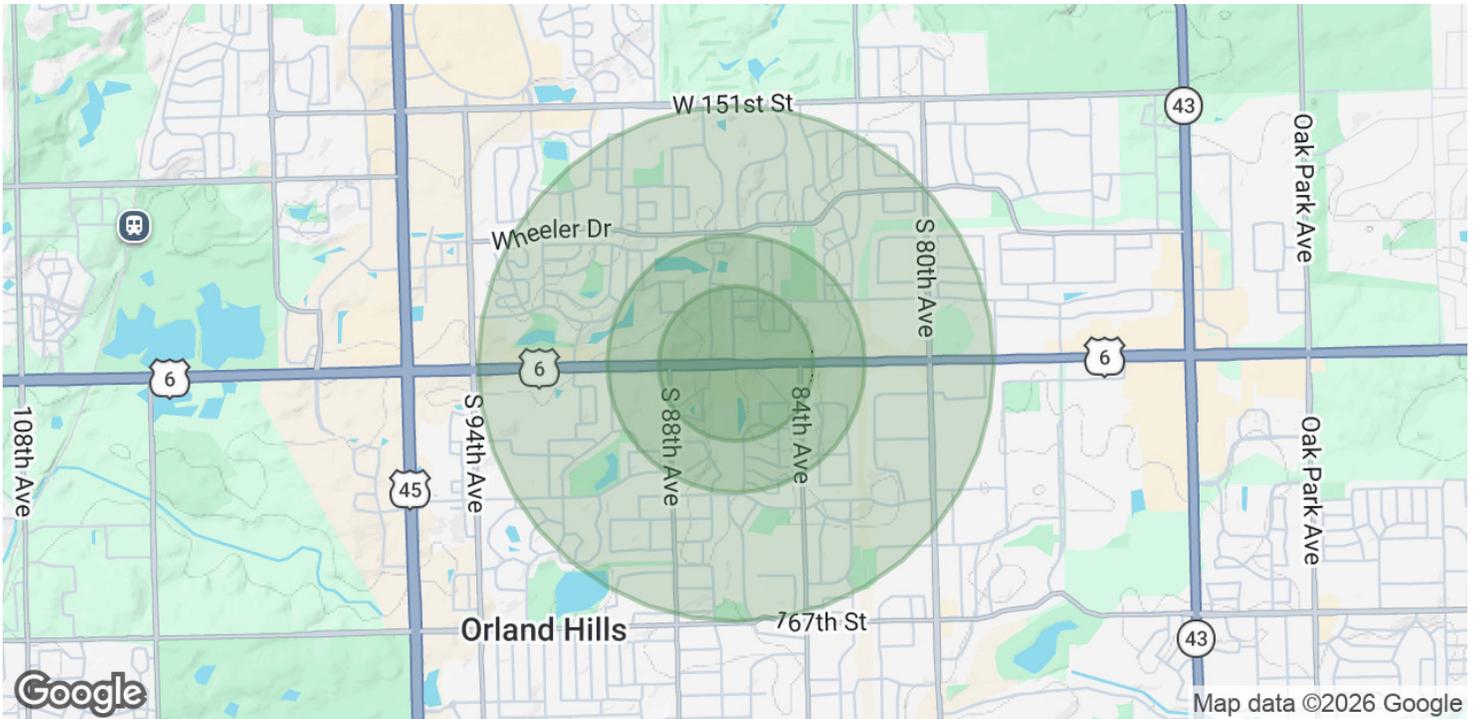
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	926	3,762	14,252
Average Age	45	44	44
Average Age (Male)	43	43	42
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	410	1,627	5,803
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$92,931	\$93,784	\$99,759
Average House Value	\$289,174	\$287,913	\$302,590

Demographics data derived from AlphaMap