

SALE
Retail Land 2.3 ± Acres
Zoned B-3

15980 W 127TH ST
Lemont, IL 60439

PRESENTED BY:

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SUBJECT PROPERTY
+/- 2.3 ACRES
B-3 ZONING


Anchored Center


Anchored Center


Anchored Center

Centennial
Community
Center


Advocate Health Care
Outpatient
Center

Old Quarry
Middle School

Lemont
Centennial
Park

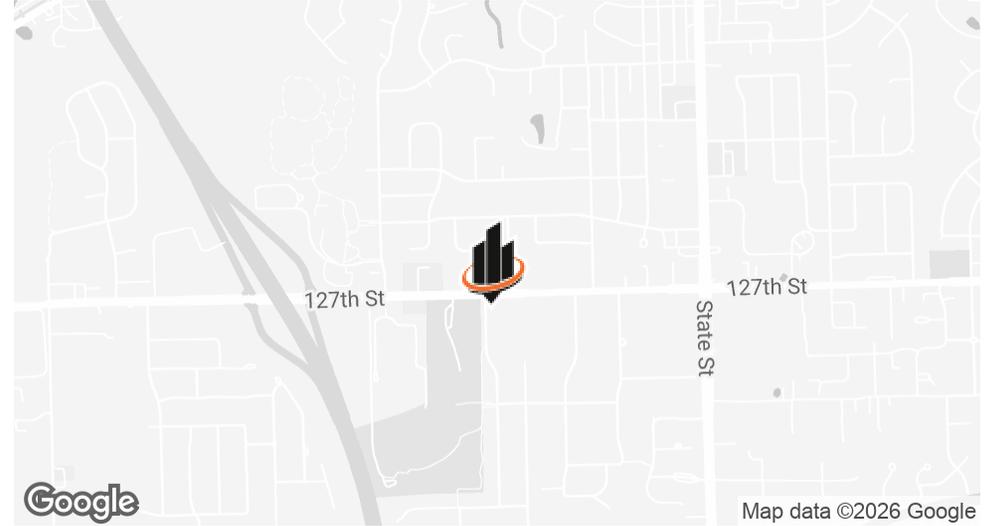


W 127th St

State St



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
LOT SIZE:	2.3 Acres

PROPERTY DESCRIPTION

The subject property is a vacant land site of ±2.3-Acres located on 127th street at the SEC of 127th street and Eagle Crest Drive just west of State Street in Lemont, Illinois, Cook County. 127 th street now leads to the new off-on ramp to I-355. The property is zoned B-3 arterial Commercial District that allows many commercial retail uses. Utilities are at the site.

PROPERTY HIGHLIGHTS

- Zoned B-3
- ±2.23 Acres
- Corner Lot
- Location is close to the new on-ramp to I-355
- Utilities at Site

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SECTION 1
Property Information

SUBJECT PROPERTY
 +/- 2.3 ACRES
 B-3 ZONING

pete's fresh market
 Anchored Center

State St

W 127th St

Jewel Osco
 Anchored Center

Centennial Community Center

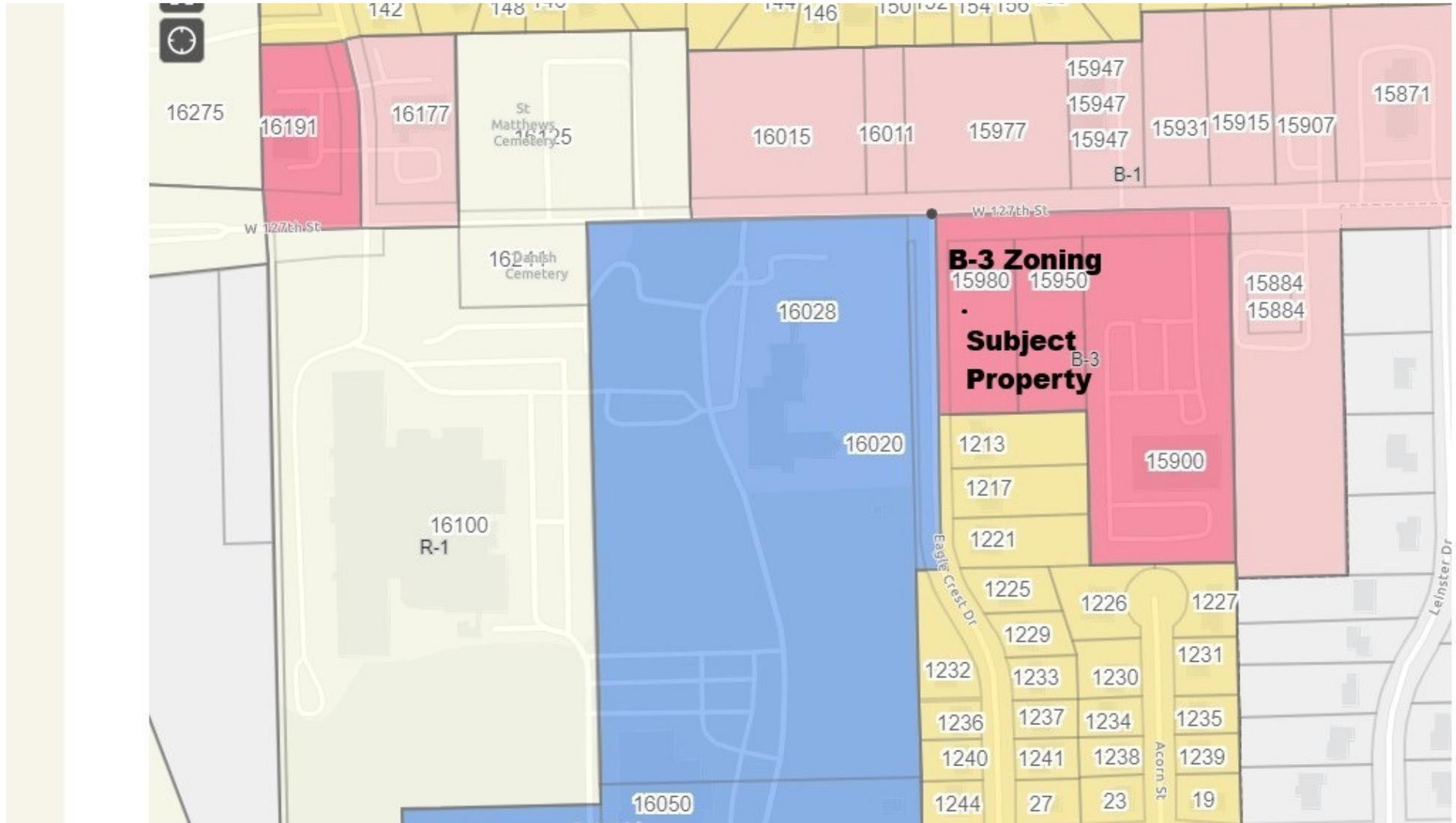
Old Quarry Middle School

Lemont Centennial Park

Advocate Health Care
 Outpatient Center

ALDI
 Anchored Center

ZONING MAP



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SURVEY



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AERIAL A

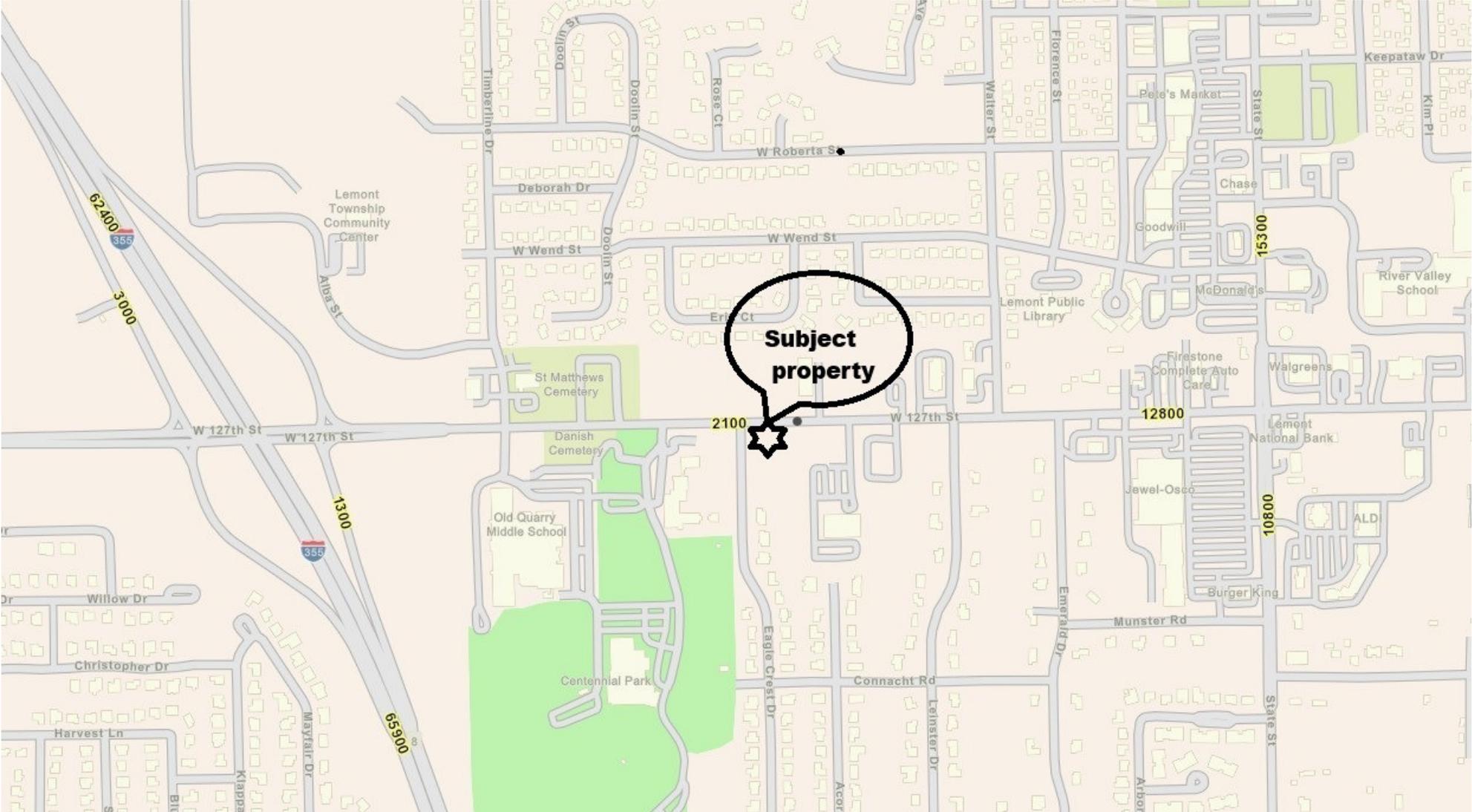


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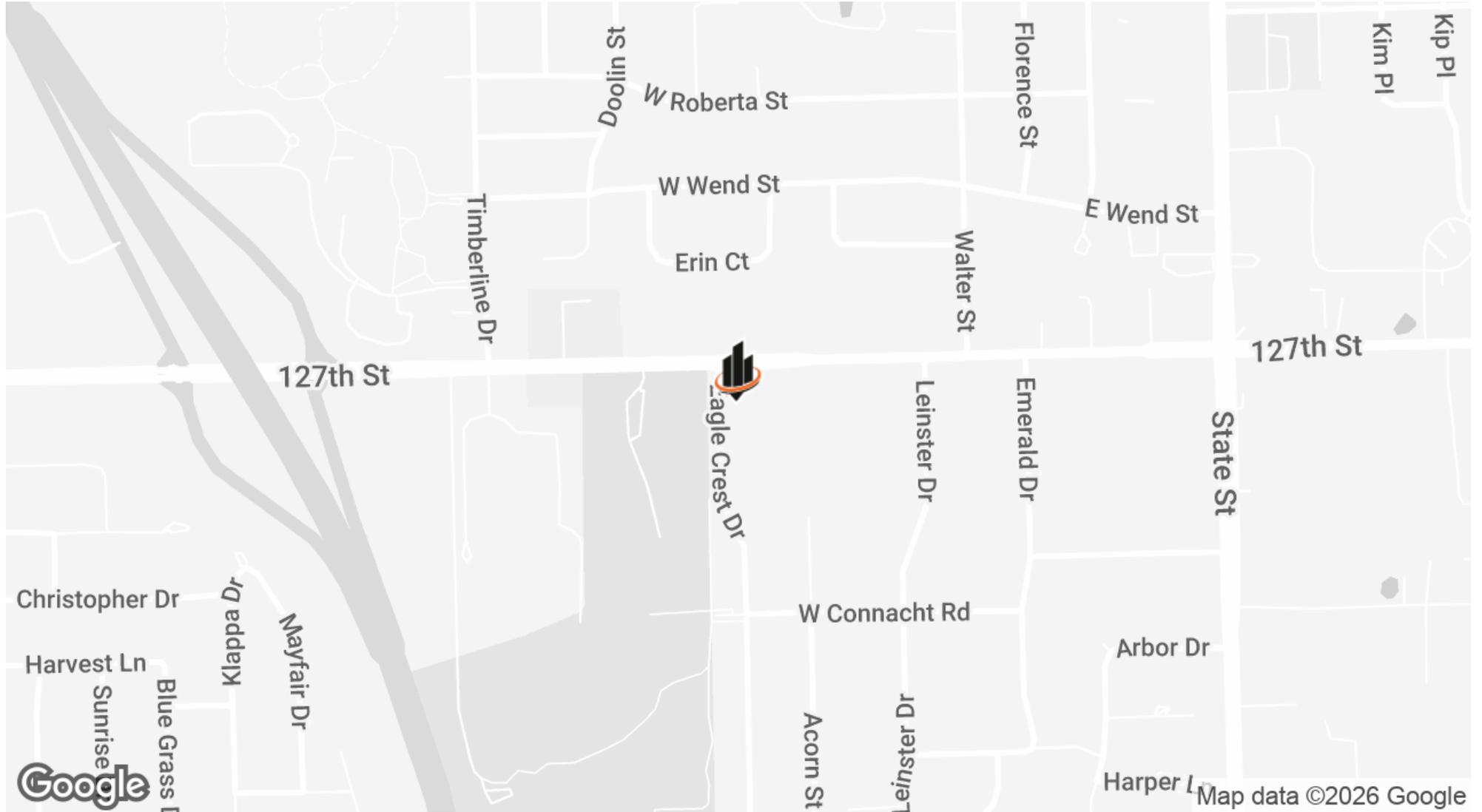
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TRAFFIC COUNTS



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LOCATION MAP

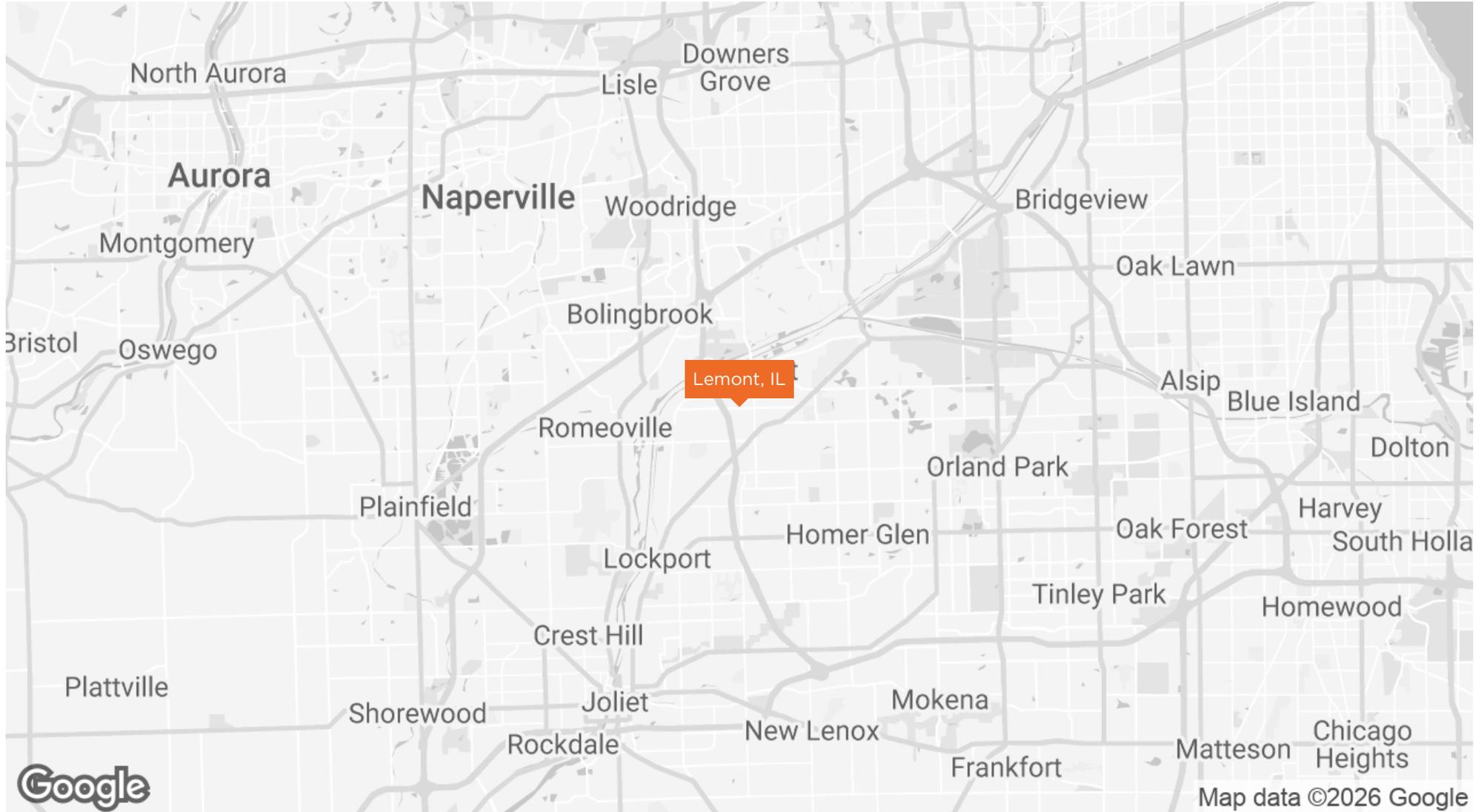


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REGIONAL MAP

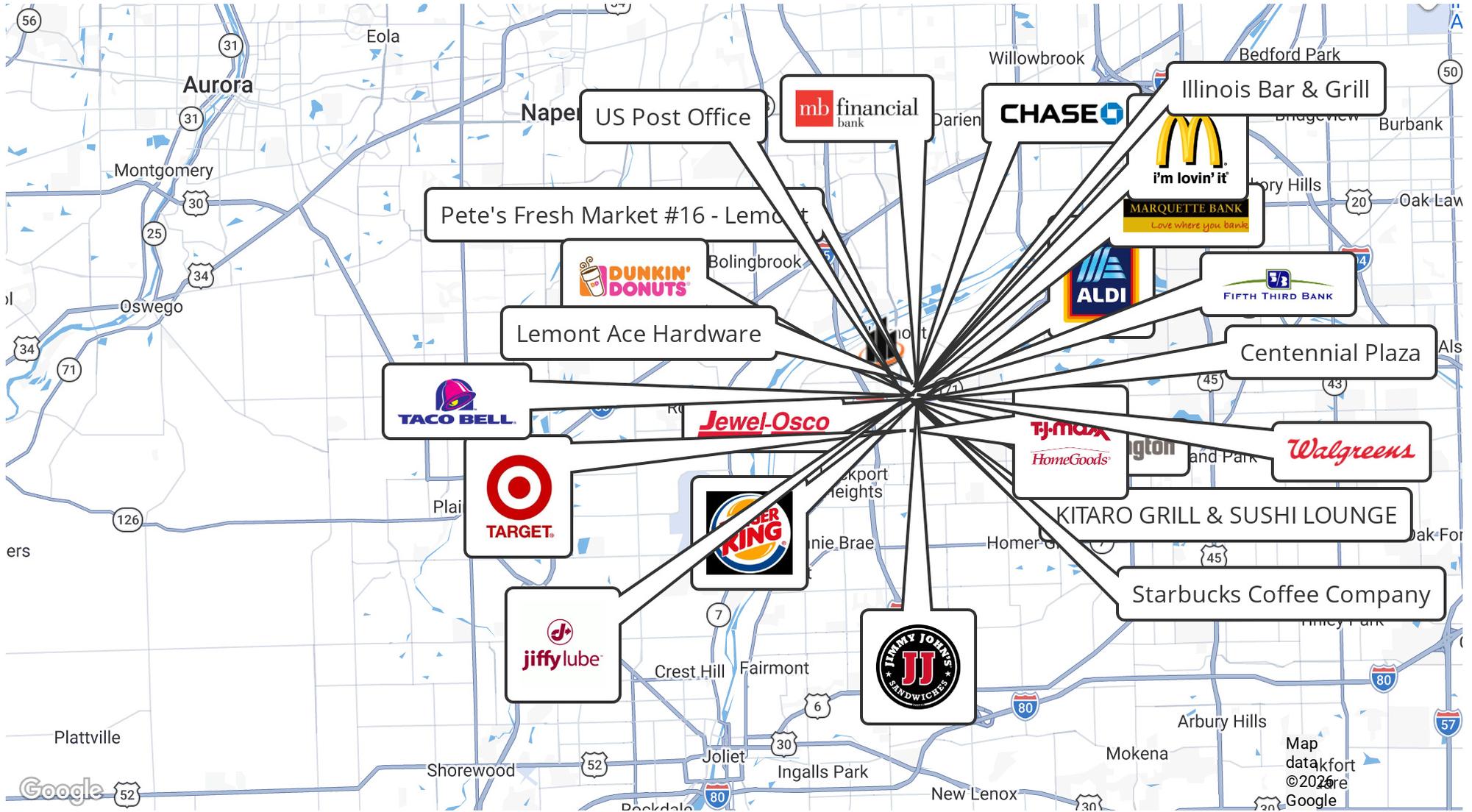


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RETAILER MAP



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SECTION 2
Demographics

DEMOGRAPHICS MAP & REPORT

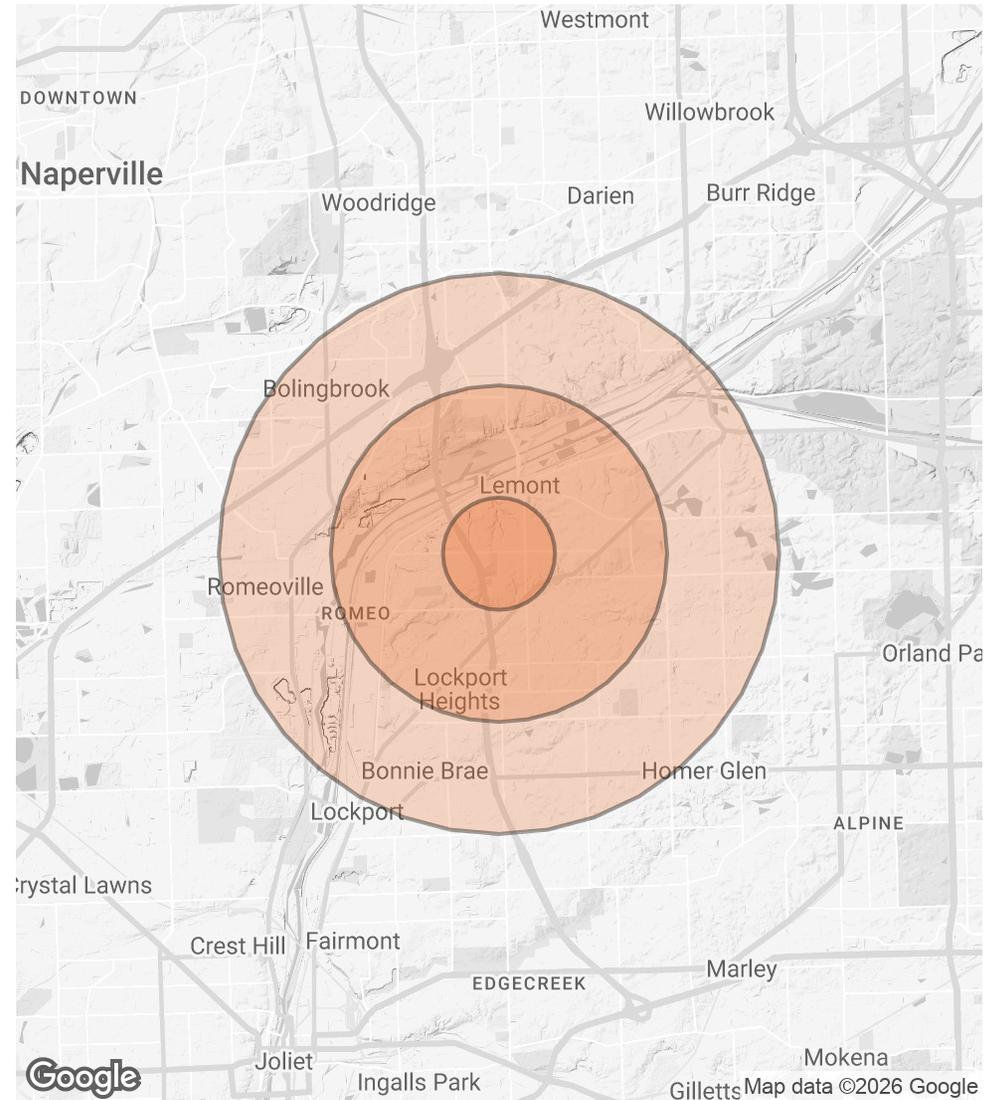
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,683	24,719	112,356
AVERAGE AGE	42	44	41
AVERAGE AGE (MALE)	42	43	40
AVERAGE AGE (FEMALE)	43	45	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,457	9,253	40,061
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$160,753	\$150,738	\$128,164
AVERAGE HOUSE VALUE	\$518,671	\$510,677	\$382,144

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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