

for more information
June 18, 2024

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16475 Van Dam Rd, South Holland, IL 60473

Office/Flex with Development Potential

Office Building For Sale June 18, 2024



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OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	4.97 Acres
Year Built:	1990
Building Size:	4,800
Zoning:	Interstate Zoning District - "D"
Price / SF:	-

PROPERTY OVERVIEW

Sale or Lease - Generous Zoning allows for many uses. Opportunity to redevelop site and/or adaptive reuse with flexible zoning. Approx. 5,000 sf office building with land for potential expansion. 4.97 acres.

PROPERTY HIGHLIGHTS

- Heavy traffic frontage on I-94
- 2 minutes to full interchange
- Zoning allows for many uses: Travel Center (Auto/Truck), Office, Warehouse, Industrial
- Hotel, Banquets, Auto Dealership, Motorcycle dealer, Grocery, School etc.
- Digital Advertising site sign included (not billboard signs)

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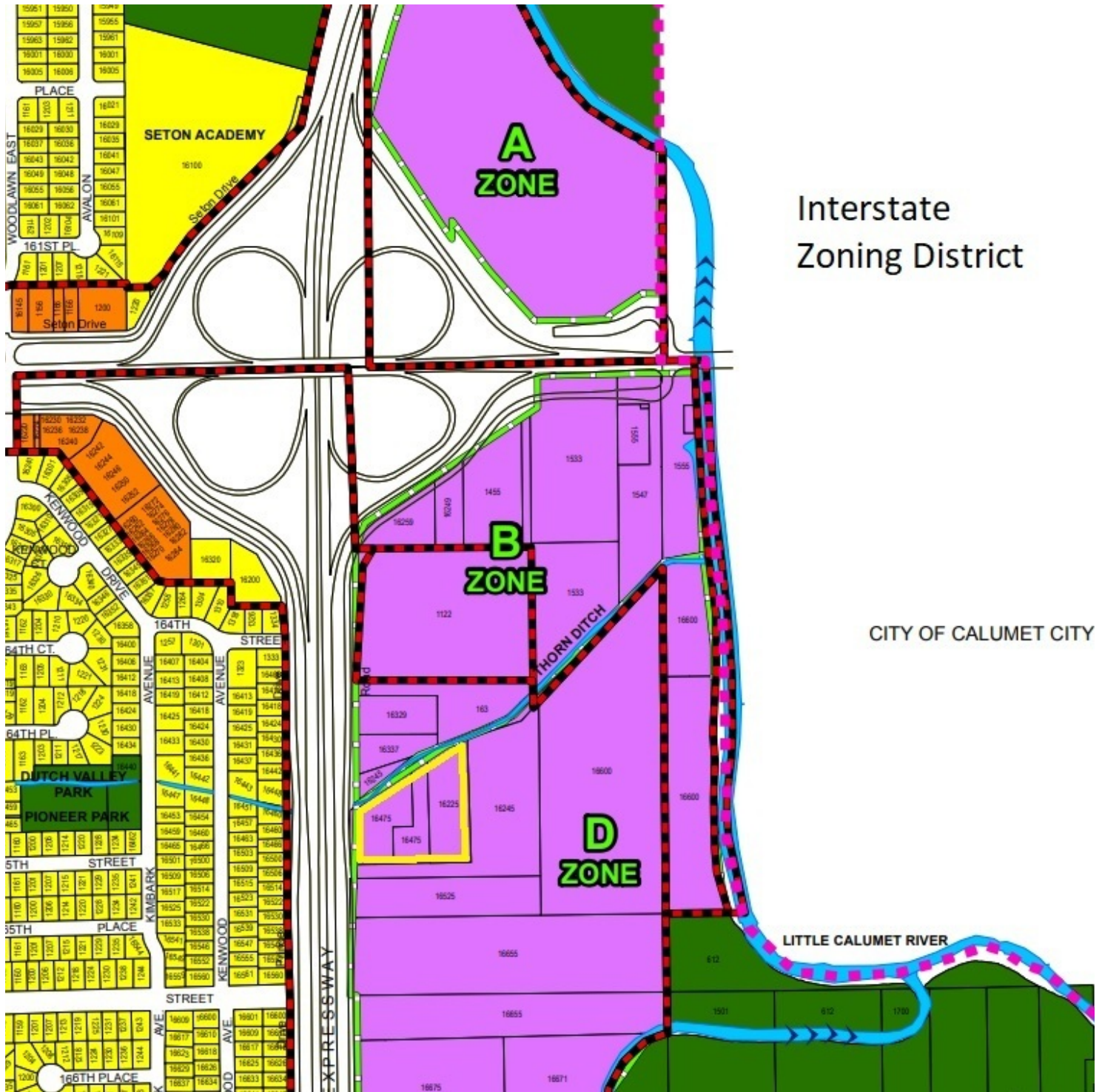
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Interstate
Zoning District

CITY OF CALUMET CITY

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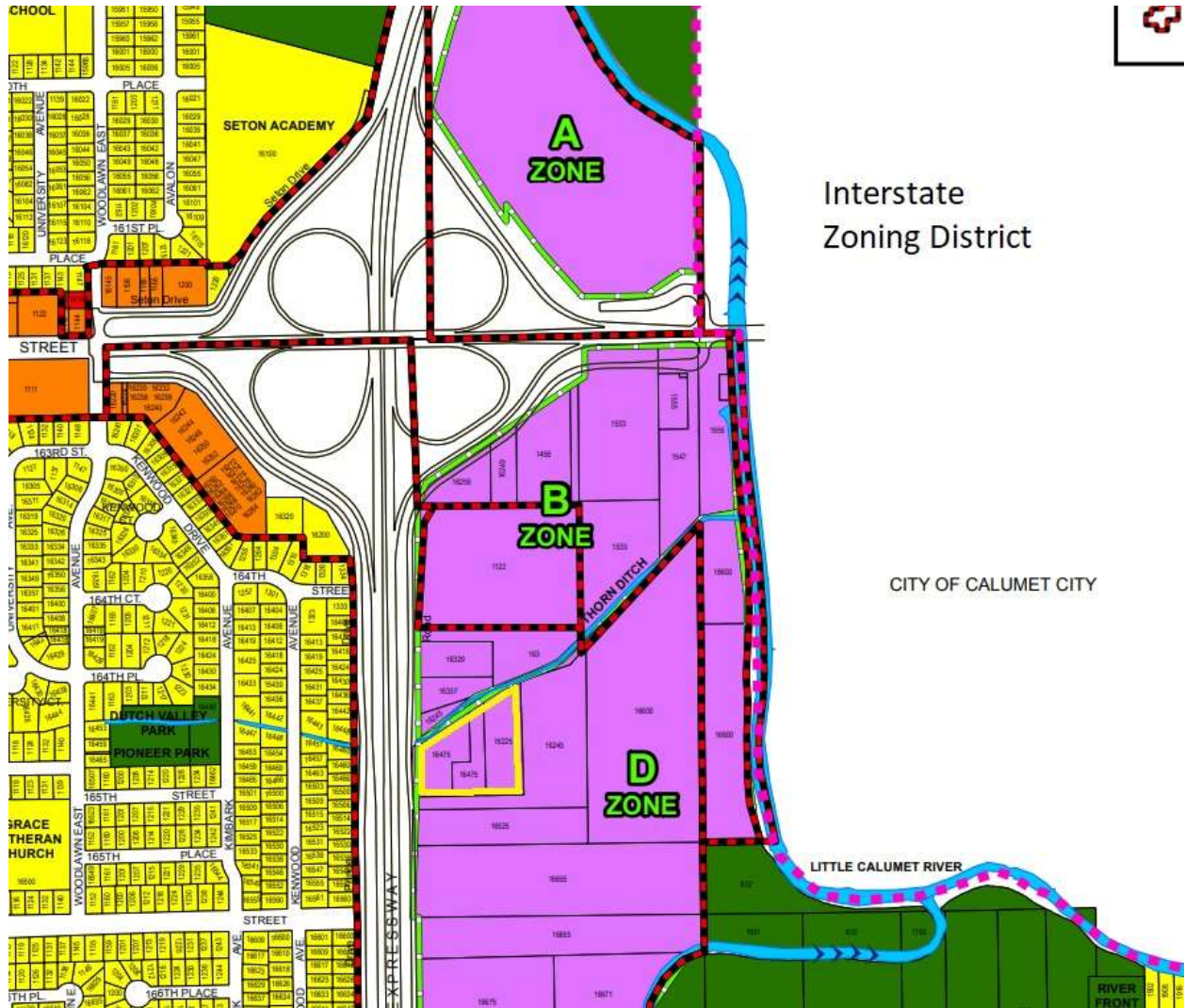
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16475 Van Dam South Holland, IL

Zoning Study



Zoning Map: [Village of South Holland, IL](#)

The property falls within the Interstate Zoning District “Zone D”.

Permitted uses: Location permitted, the following classifications of business uses specifically stated or implied are permitted in the IZD:

- 1.

Zone "A":

- a. Banquet/conference facilities.
- b. Hotels/motels.
- c. Restaurants (not including drive-up establishments).
- d. Department stores.
- e. Grocery stores.
- f. Home improvement stores.
- g. Wholesale membership stores.
- h. Automobile service stations (as an accessory to the primary use only).

2.

Zone "B":

- a. Any permitted use in Zone "A".
- b. Automobile and/or motorcycle dealerships.
- c. Automobile parts and accessory stores.
- d. Travel centers (auto and truck fuel).

3. Zone "C":

- a. Business offices.
- b. Professional offices.
- c. Medical and dental clinics.
- d. Public utility and governmental services.
- e. Light industry and assembly use. (Light industry and assembly use is one which ordinarily uses only light machinery, is conducted entirely within enclosed, substantially constructed buildings, does not use the open area around such buildings for storage of raw materials or manufactured products or for any other industrial purposes other than loading and unloading operations in the rear, and which is not noxious or offensive by reason of the emission of smoke, dust, gas, fumes, odors, noises or vibrations beyond the confines of the buildings).

4.

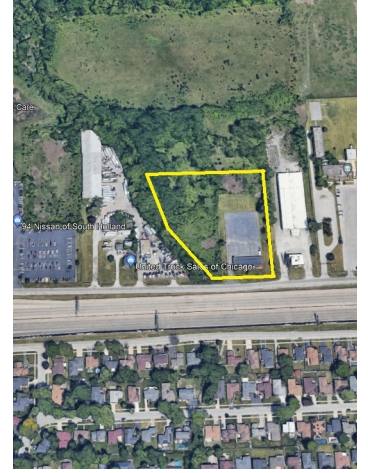
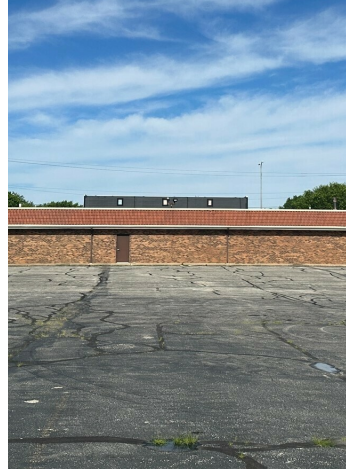
Zone "D":

- a. Any permitted use in Zones "A", "B", "C" (except auto service stations).
- b. General business.
- c. Office/warehouse and distribution.
- d. Schools — arts or vocational.
- e. Business training facilities.
- f. Light industry and assembly. (Light industry and assembly use is one which ordinarily uses only light machinery, is conducted entirely within enclosed, substantially constructed buildings, does not use the open area around such buildings for storage of raw materials or manufactured products or for any other industrial purposes other than loading and unloading operations in the rear, and which is not noxious or offensive by reason of the emission of smoke, dust, gas, fumes, odors, noises or vibrations beyond the confines of the buildings).

Source: [SPECIFICATION K. - INTERSTATE ZONE USES | Code of Ordinances | South Holland, IL | Municode Library](#)

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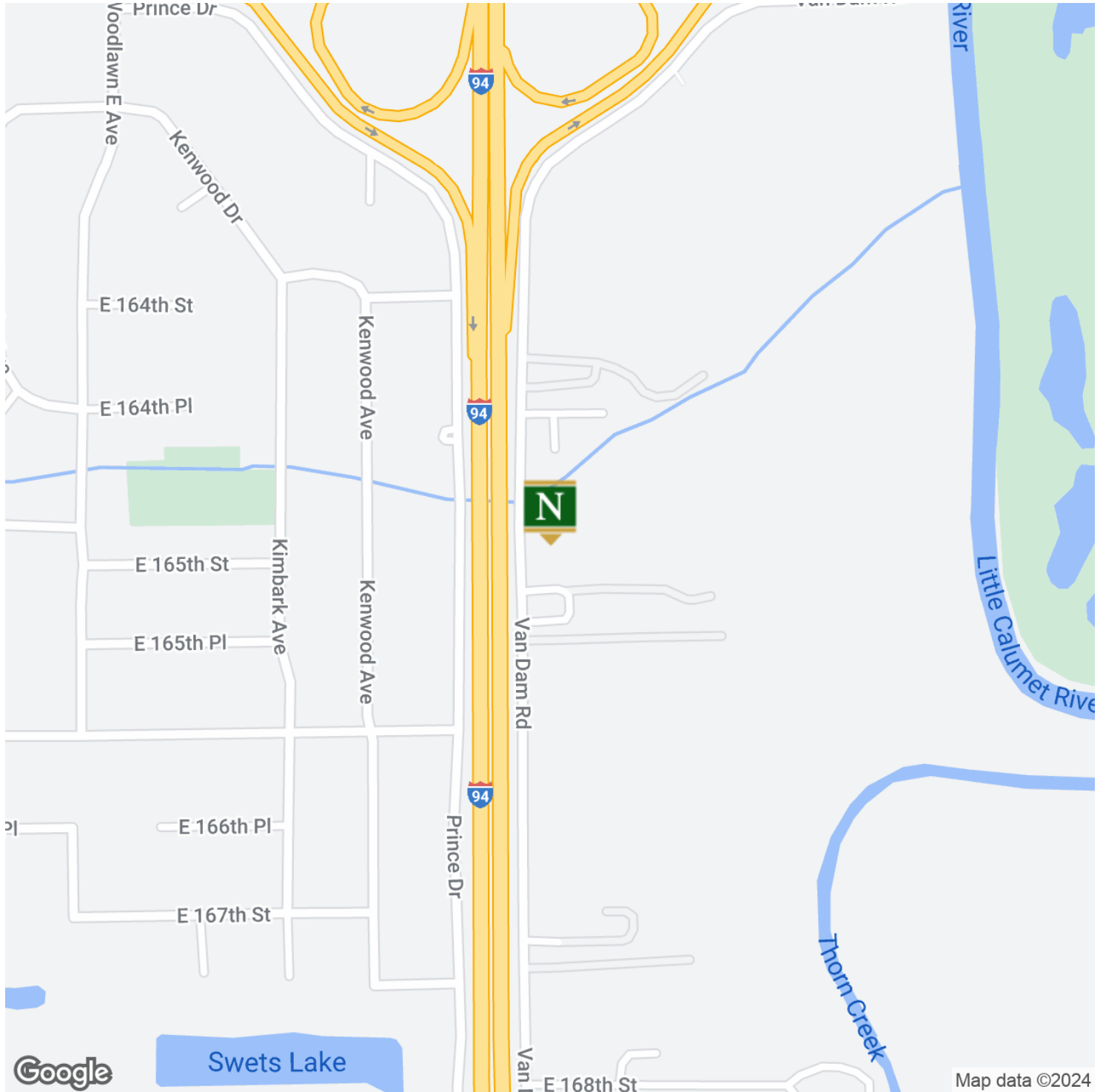
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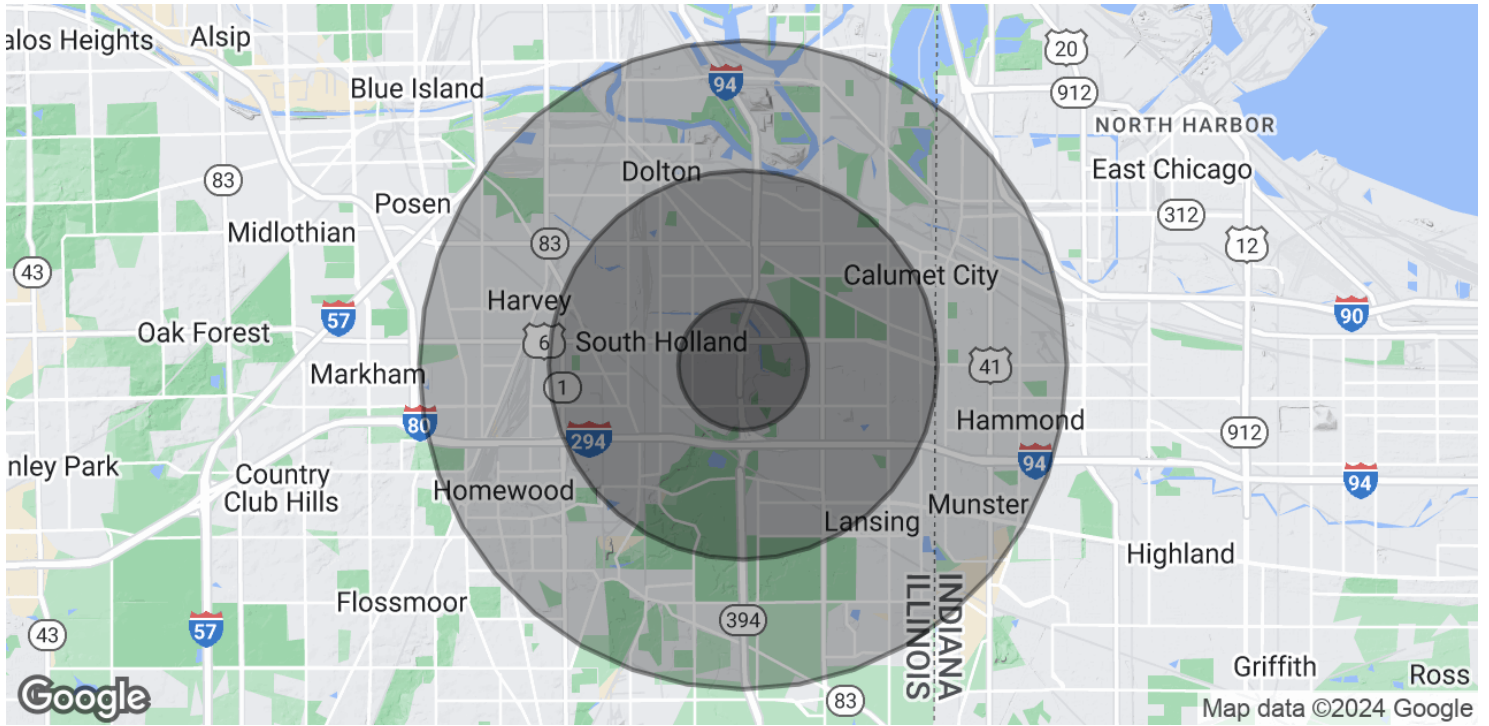
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,726	95,244	222,084
Average Age	47	41	40
Average Age (Male)	45	39	38
Average Age (Female)	49	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,598	36,565	84,741
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$91,522	\$78,763	\$74,555
Average House Value	\$198,425	\$181,530	\$178,459

Demographics data derived from AlphaMap

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