



for sale

CALUMET PARK CORNER LOT

1300 W 127th Street Calumet Park, IL

CORNER-READY PAD SITE WITH HIGH VISIBILITY



Offering Summary

AVAILABLE SF | 12,580 SF
ASKING PRICE | \$108,000
ZONING | C



Traffic Count:
24,000+ VPD



Population:
126,369 (3 MILES)



Avg HH Income:
\$76,966 (3 MILES)



#Households:
49,424 (3 MILES)

Corner location at 127th and Throop offers a 12,580-square-foot pad-ready parcel with dual access and traffic counts of roughly 18,000 vehicles per day on 127th and 5,000 on Throop. Ideal for national QSR or retail brands targeting Calumet Park in south suburban Chicago.

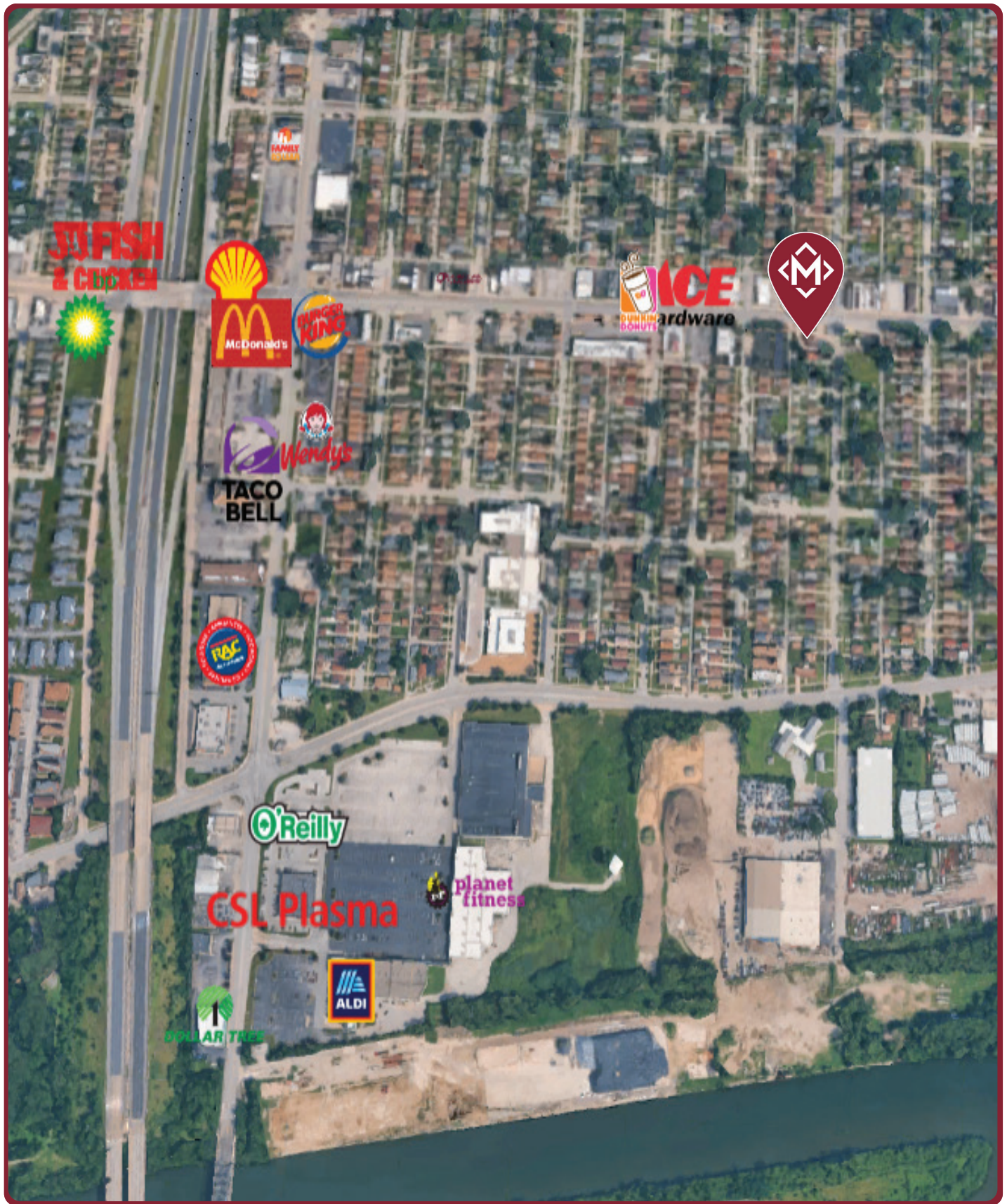
- **Exceptional Demographics:** 126,369 residents within a 3-mile radius, rising household incomes, and heavy commuter flow on 127th Street
- **Pad-Ready Site:** Utility stub-outs at the curb and competitive land pricing from ±\$10/SF accelerate approvals and development.

Nearby Tenants:



MATANKY REALTY GROUP
200 N LASALLE ST STE 2350
312-337-1001
MATANKY.COM

TROY BATES
217-202-3344
TBATES@MATANKY.COM



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