



Offering Summary

Lease Rate:	Negotiable
Building Size:	1,767 SF
Lot Size:	1.18 Acres
Year Built:	2001
Zoning:	C-3
VPD:	Approx. 20,000 VPD
Parking:	17 Surface-Level Spaces

Property Overview

Freestanding former bank building available for lease located in Park Forest, Illinois. Constructed in 2000, the building is situated on a 1.18-acre parcel with excellent visibility at the NWC of Main Street and Western Avenue (approx. 20,000 VPD). The property features four (4) drive-thru lanes, a dedicated drive-thru for ATM access, 17-surface level parking spaces, and is located at the primary entryway to downtown Park Forest. Additionally, the property is adjacent to Dollar General and nearby numerous national retailers including CVS/Pharmacy, Family Dollar, Dollar General, AutoZone Auto Parts, 7-Eleven, Subway and Taco Bell, among others.

Property Highlights

- Constructed in 2000 with drive-thru lanes
- Prominent corner location featuring strong visibility and exposure to approx. 20,000 VPD
- Well located at Park Forest's primary downtown entrance on Main Street and positioned within Park Forest's central commercial district surrounded by retail, dining and entertainment

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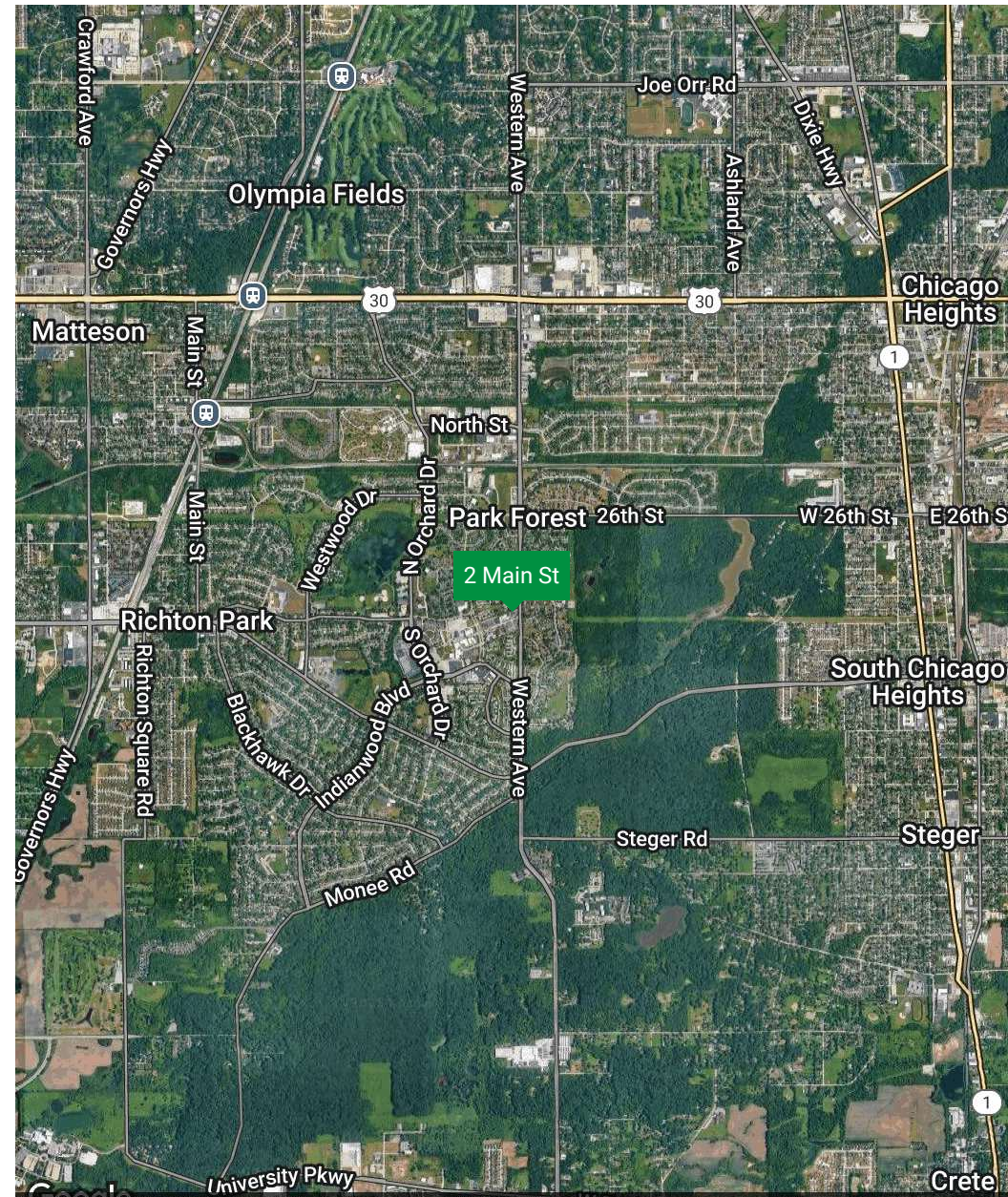
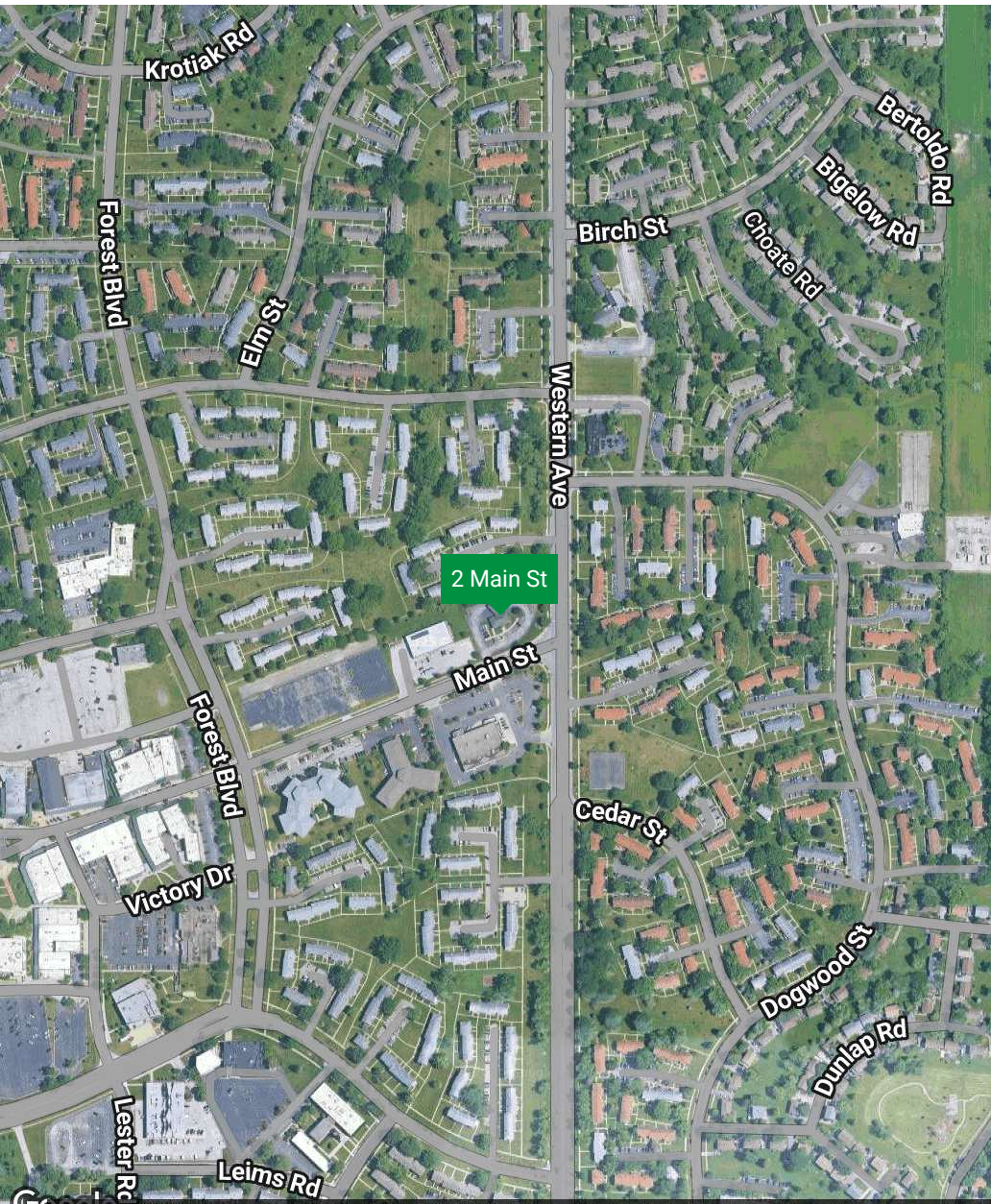
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LOCATION MAP



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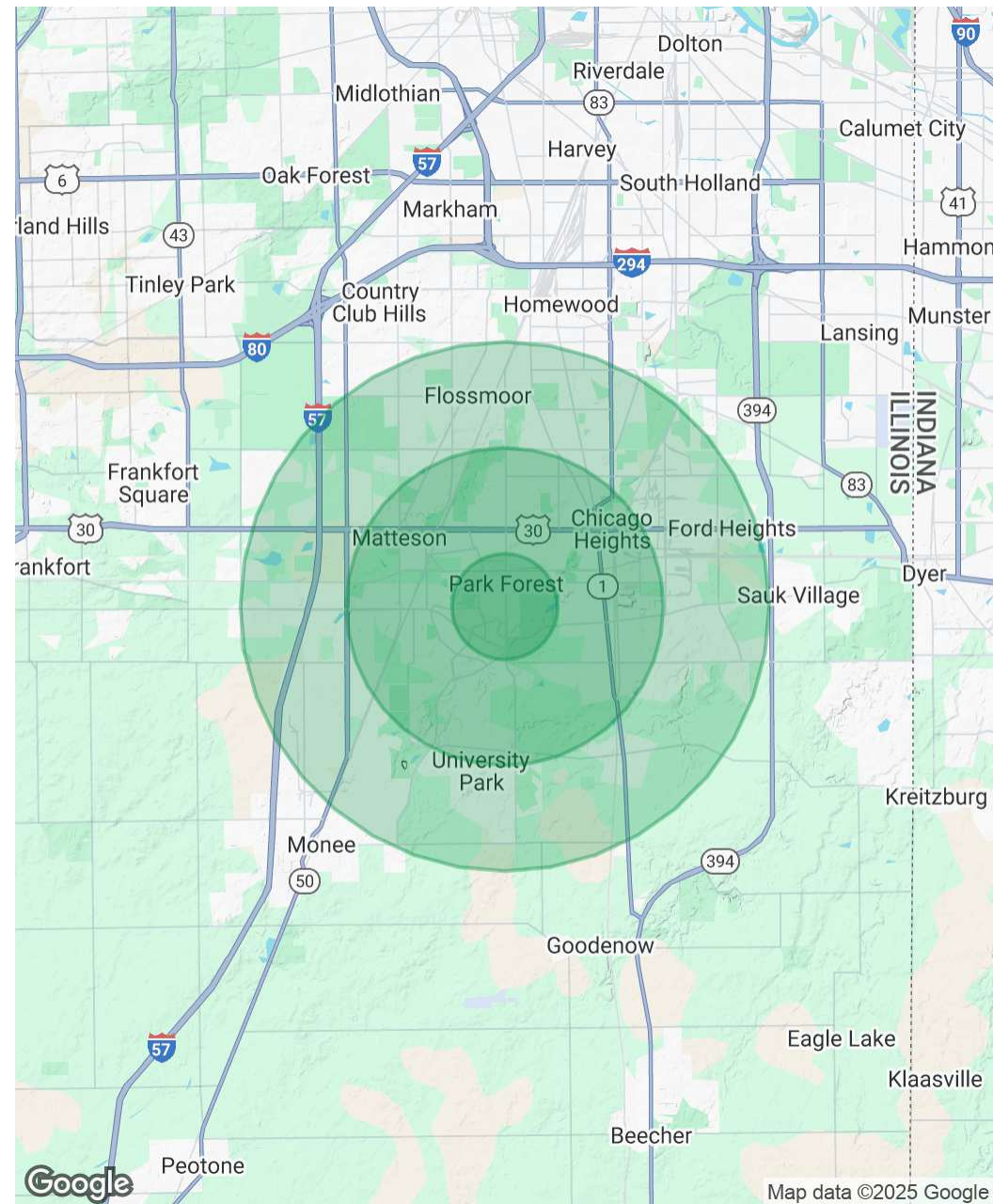
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,562	73,135	136,062
Average Age	42	40	41
Average Age (Male)	38	38	39
Average Age (Female)	45	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,780	28,493	51,434
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$64,277	\$75,793	\$92,906
Average House Value	\$123,161	\$173,603	\$204,270

Demographics data derived from AlphaMap



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