

17100 South Park Avenue

SOUTH HOLLAND, IL



OFFERING MEMORANDUM

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17100 SOUTH PARK AVENUE

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

LEASE SPACES

PHOTOS

Property Summary



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime South Holland property. Boasting a strategic location with high visibility and accessibility, the property offers an ideal setting for businesses to flourish. With ample parking and a well-maintained exterior, the property presents a professional and inviting image to potential customers. The versatile interior layout provides the perfect canvas for customization to suit a variety of business needs. Additionally, the surrounding landscaping and outdoor space create an inviting atmosphere for patrons. Don't miss the chance to establish your business in this prominent location, equipped with the key features to support your success.

PROPERTY HIGHLIGHTS

- **Competitive Lease Terms** — Ideal for new concepts, relocations, or multi-unit operators.
- **Strong Local Demand** — Surrounded by established neighborhoods, schools, and community amenities.
- **Ample Parking** — 2.5 spaces per 1,000 SF, providing easy customer access.
- **High Visibility** — Prominent frontage along S Park Ave with pylon and building signage options.
- **Flexible Configurations** — 17102 and 17104 can be combined for a single 2,280 SF space, ideal for tenants needing a larger, contiguous layout.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Number of Units:	8
Available SF:	3,420 SF
Lot Size:	0.81 Acres
Building Size:	10,014 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	264	808	3,109
Total Population	730	2,162	8,273
Average HH Income	\$95,771	\$98,010	\$95,553



Property Details

Lease Rate

\$20.00 SF/YR

PROPERTY INFORMATION

Property Type

Retail

Property Subtype

Street Retail

Lot Size

0.81 Acres

APN #

29271070320000;
29271010230000

LOCATION INFORMATION

Street Address

17100 South Park Avenue

City, State, Zip

South Holland, IL 60473

County

Cook

BUILDING INFORMATION

Building Size

10,014 SF

Tenancy

Multiple

Number of Floors

1

Year Built

2000

PARKING & TRANSPORTATION

Parking Type

Surface



Lease Spaces



LEASE INFORMATION

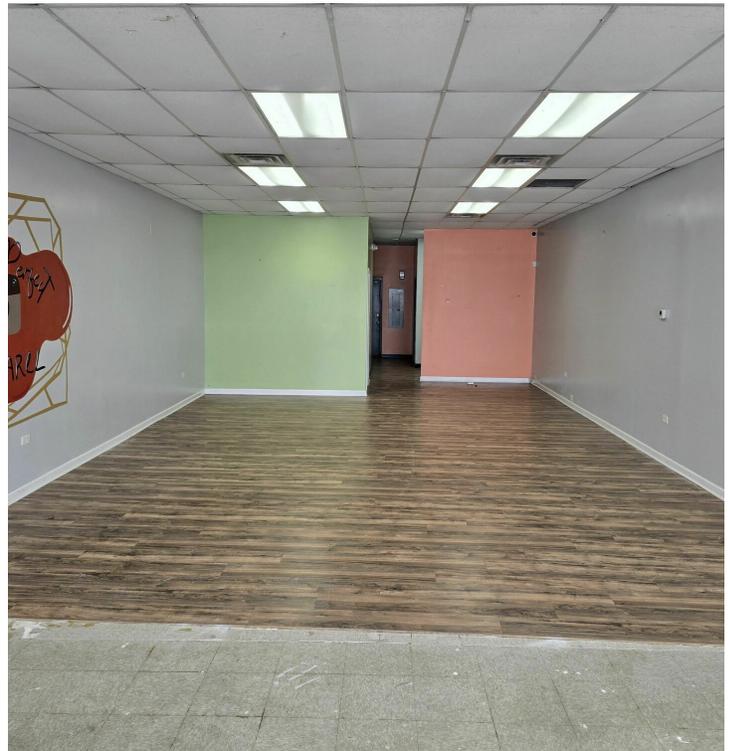
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,140 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
17102	Available	1,140 SF	Modified Gross	\$20.00 SF/yr
17104	Available	1,140 SF	Modified Gross	\$20.00 SF/yr
17114	Available	1,140 SF	Modified Gross	\$20.00 SF/yr



Photos



17100 SOUTH PARK AVENUE

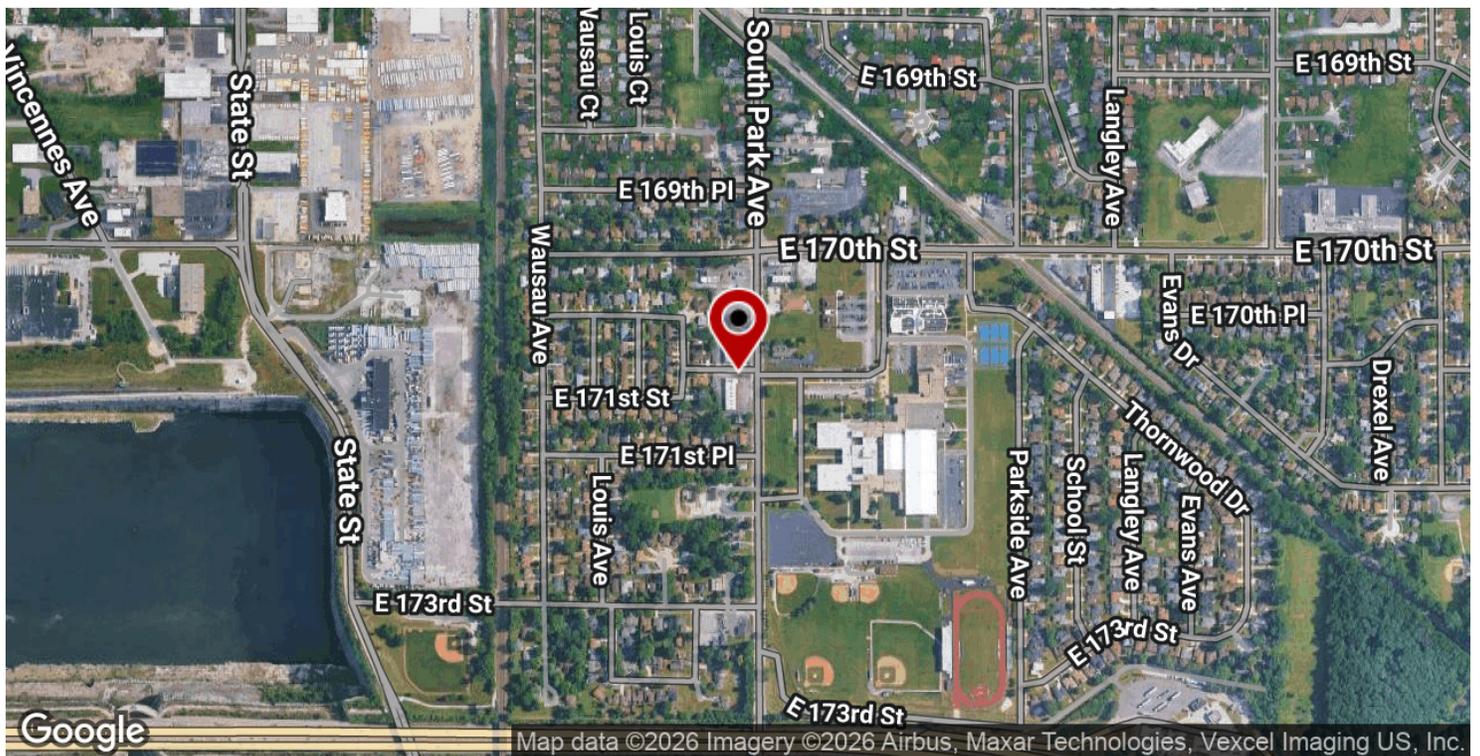
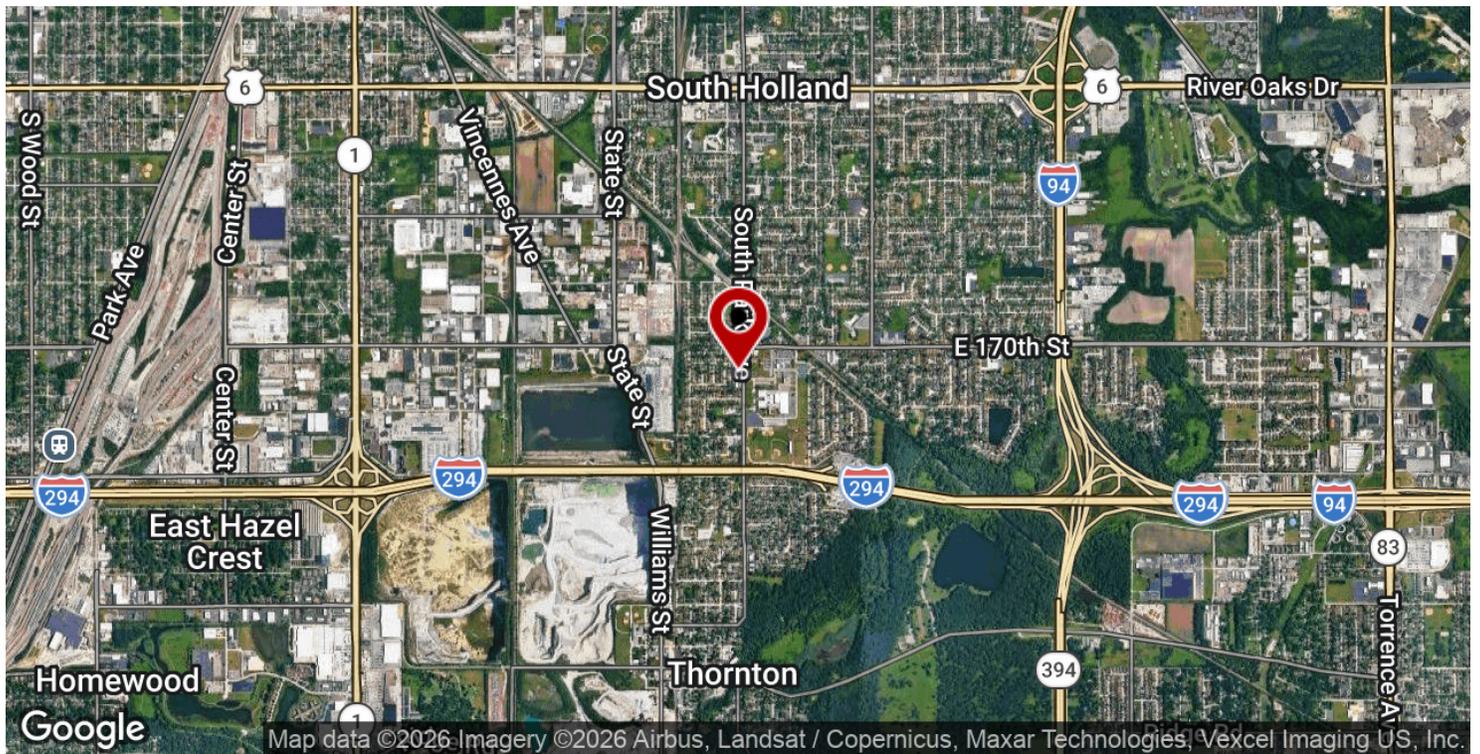
LOCATION INFORMATION

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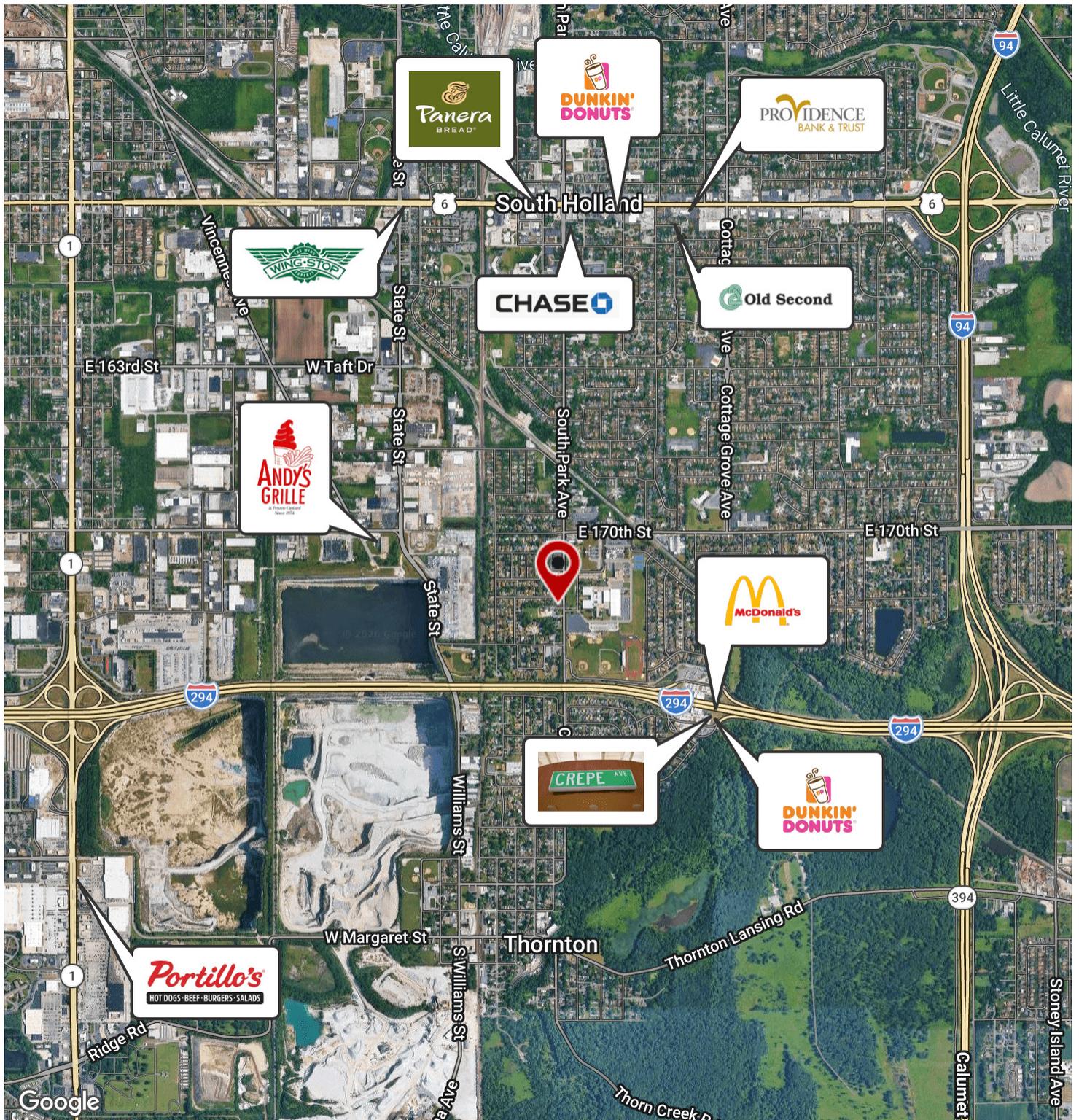
LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



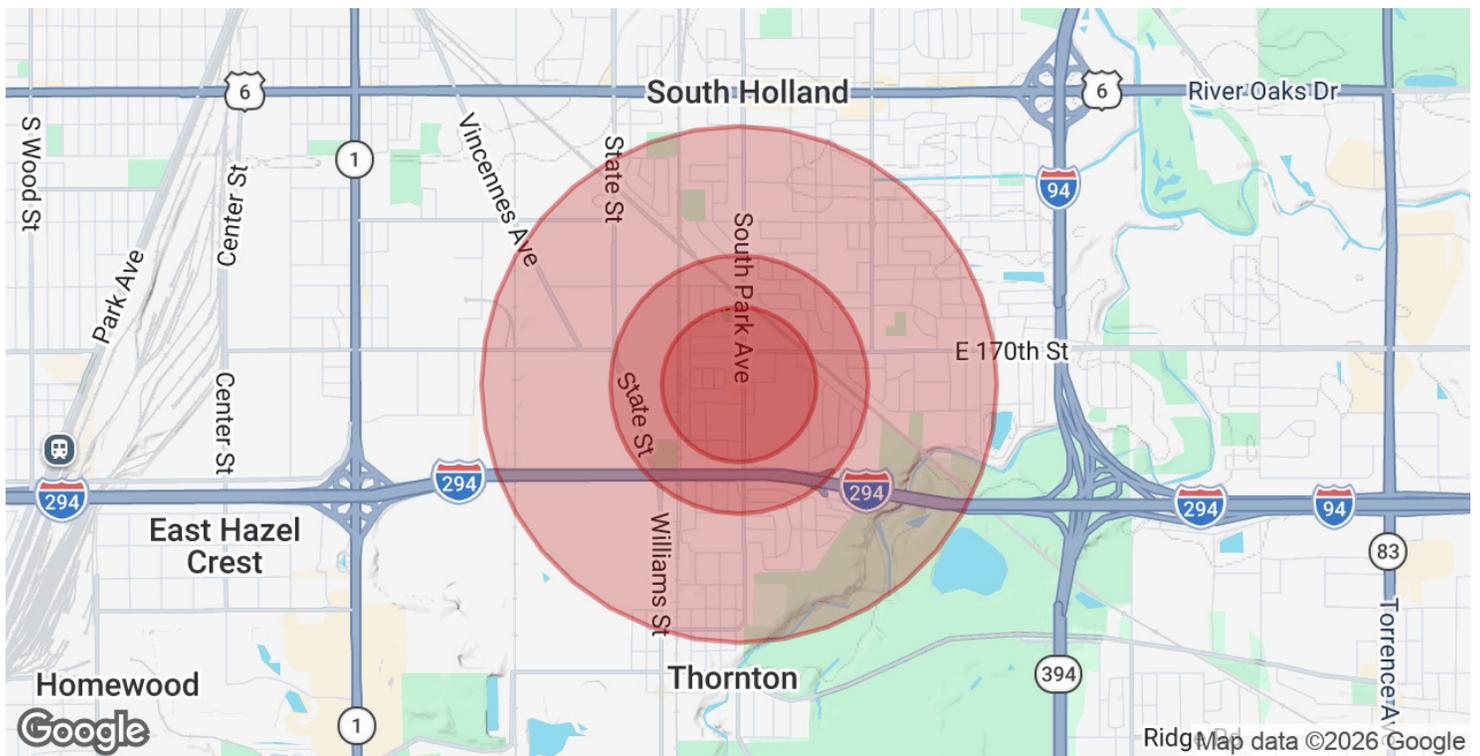
17100 SOUTH PARK AVENUE

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	730	2,162	8,273
Average Age	42	43	44
Average Age (Male)	41	42	42
Average Age (Female)	43	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	264	808	3,109
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$95,771	\$98,010	\$95,553
Average House Value	\$180,825	\$196,039	\$200,519

Demographics data derived from AlphaMap

