



NEW DEVELOPMENT SITE IN POSEN IL

PROPERTY INFORMATION

- New Development Retail/Office space with Frontage on 147th
- 0.43 Acres
- 4,500 SF Retail Space available with possible Drive Thru
- May be demised into three units ranging from 1,000: 1,500: and 2,000sqft units
- Construction expected to start 2025
- Ample Parking onsite
- Corner intersection
- High Visibility & Frontage on 147th
- Pylon Signage
- Tenant Signage on building
- This space benefits from exceptional visibility and ~25k + Cars a day with national and local tenants driving people to the area

DAKOTA NILSON

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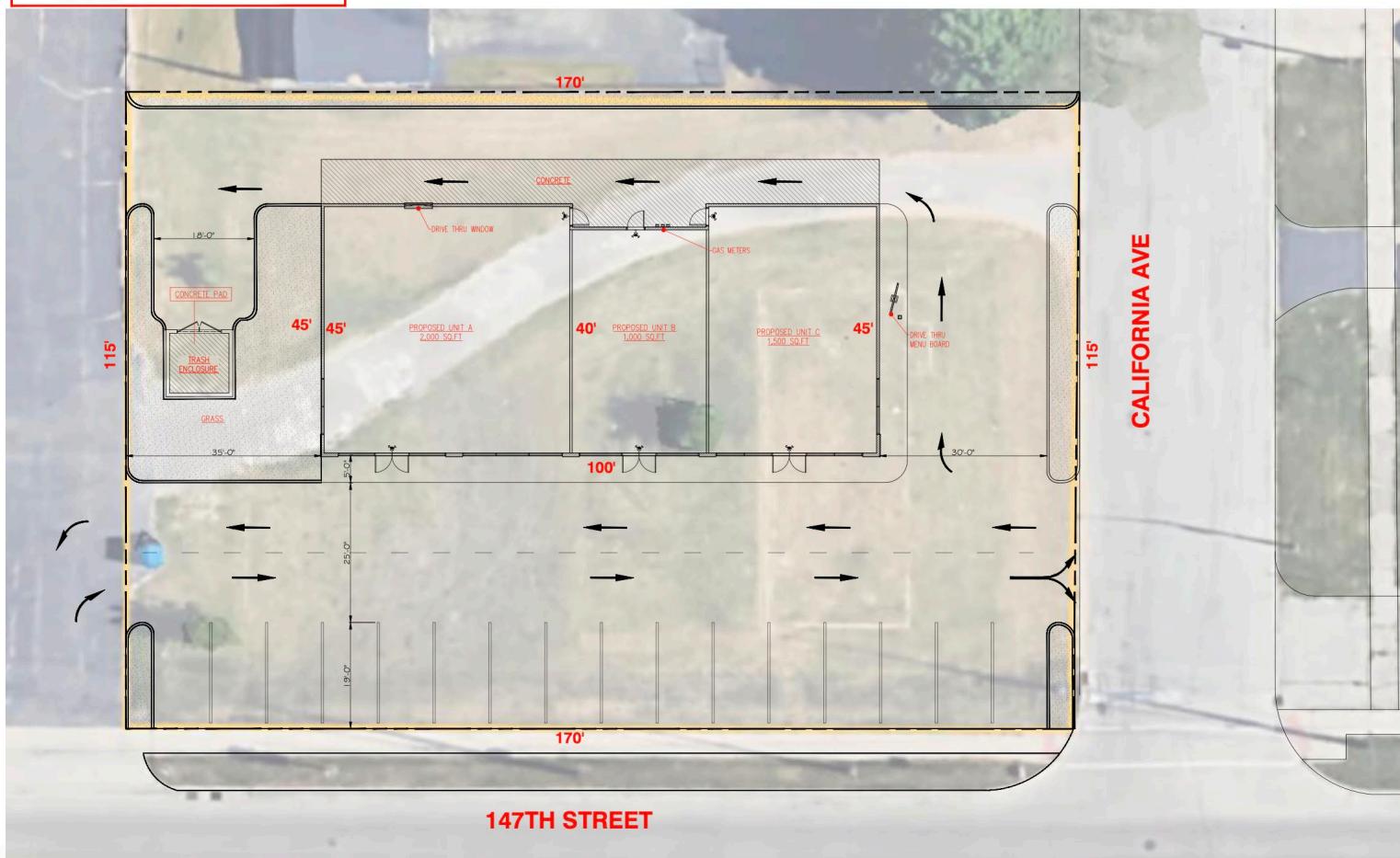
dakotanilson@atproperties.com

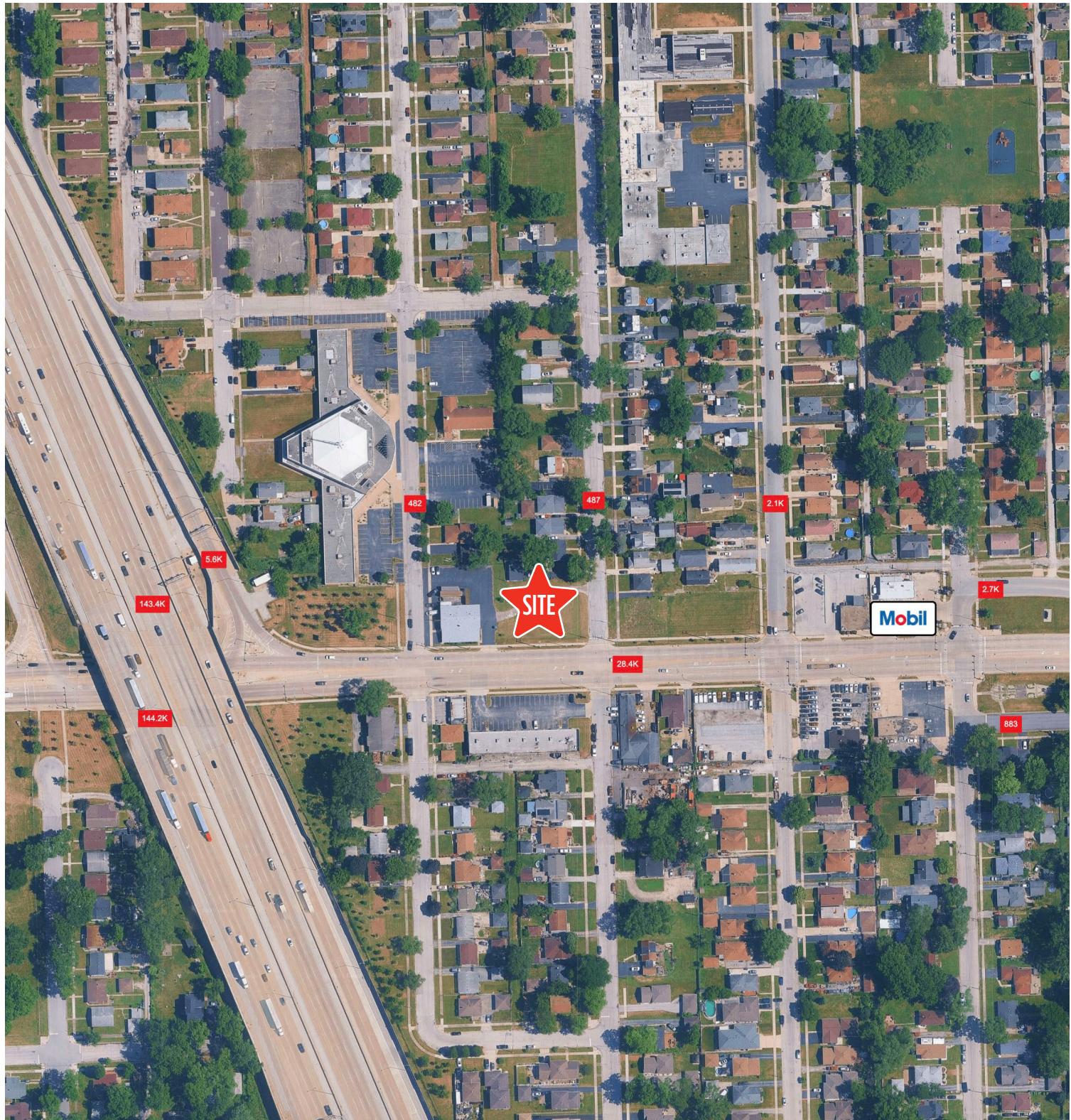
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GENERAL NOTES

- LOT SIZE: 0.43 AC OR 18,772 SQ.FT
- PROPOSED BUILDING : 4,500 SQ.FT
- PROPOSED UNIT:(3) SPACES
- SPACE (A) 2,000 SQ.FT
- SPACE (B) 1,000 SQ.FT
- SPACE (C) 1,500 SQ.FT
- PROPOSED PARKING: 16 PARKING SPOTS.





AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

11,678

3 MILE

86,347

5 MILE

267,474

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$83,775

3 MILE

\$80,226

5 MILE

\$90,684