

14800 S Lagrange Rd , Orland Park, IL 60462

# 14800 S Lagrange Rd



## OFFERING SUMMARY

Available SF:	-/+20,500sf Site
Sale Price:	\$989,000
Lease Rate:	Ground Lease, or Build-to-Suit
Lot Size:	0.47 Acres
Traffic Counts:	+/-38,500 VPD
Frontage:	150ft along Lagrange Rd
Zoning:	Commercial

## PROPERTY OVERVIEW

For Sale, Ground lease, or Build-to-Suit opportunity. -/+20,500sf Prime Site fronting Lagrange Rd across the street from Orland Square Shopping Mall. The lot dimensions are (150' x 137') There is 150ft frontage along La Grange Rd. The site has prime visibility from La Grange Road.

## LOCATION OVERVIEW

Orland Park is a southwest suburb of Chicago with a population of approximately 59,000 residents. Orland Park is considered the economic engine to the Southwest suburbs given its commercial, medical, and financial strength. Neighboring towns of Palos Heights, Palos Hills, and Palos Park to the north; Tinley Park to the east; Homer Glen to the west; and Frankfort and Mokena all avail themselves of the retail, restaurant, and recreational amenities in Orland Park. Orland Park is bordered to the south by I-80, which provides a 40-minute drive to Downtown Chicago. There are three Metra Commuter transfer stations serving Orland Park, with regular daily trains to Chicago. The three-mile radius incomes of \$119,255/average and \$96,108/median indicate a strong base for purchasing power and economic growth. The five-mile numbers, based on a population of 164,174, expand the trade areas' strength. The area is known for its fine dining restaurants, activity centers, shopping destinations, Orland Square Mall, Marcus Theatre, and many other amenities. Orland Park has plenty of recreational facilities, such as Centennial Park Aquatic Center, Sportplex of Orland Park, a state of the art Library, and more.

for more information

Neil Haleem

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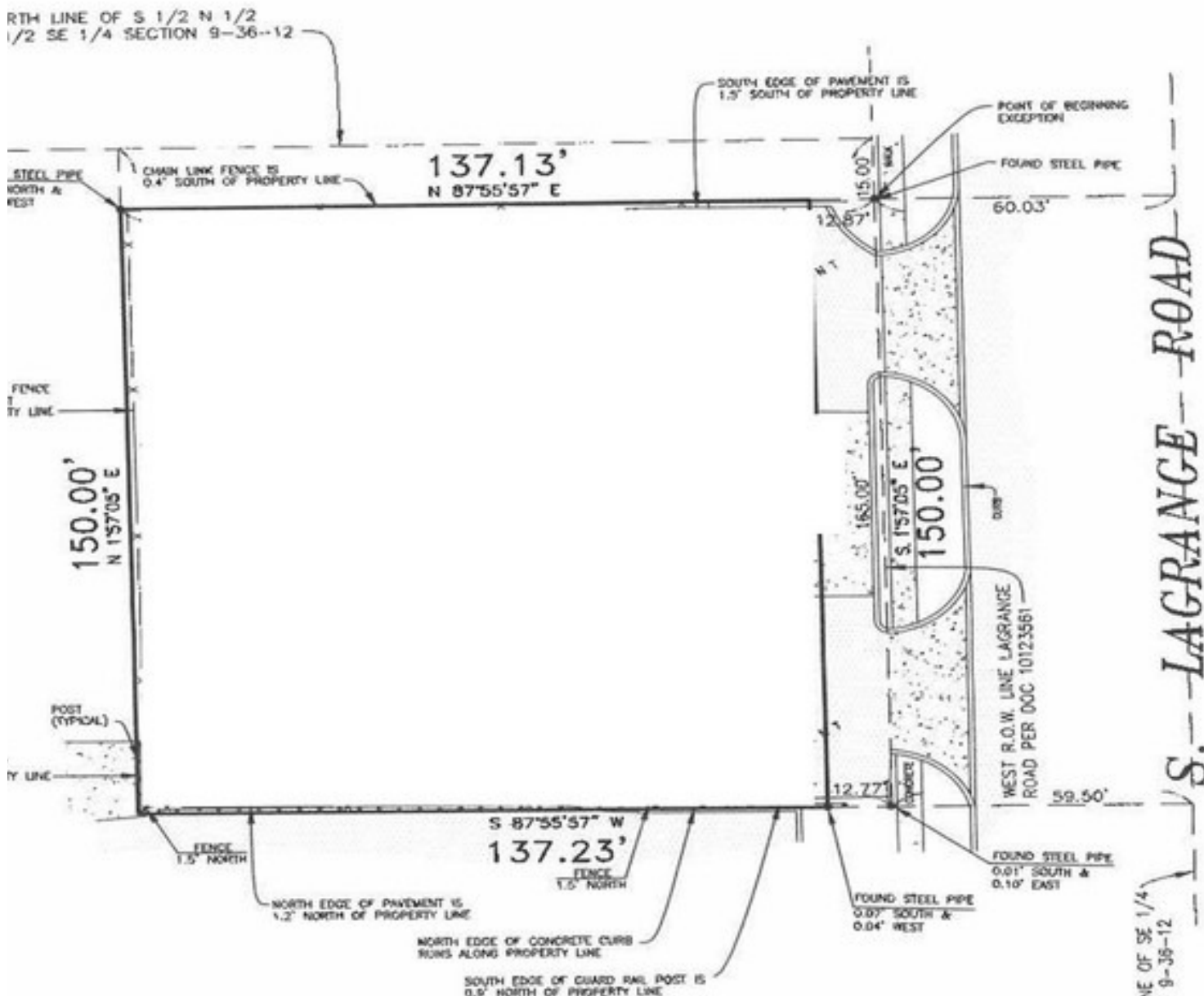
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THE SOUTH 150 FEET OF THE NORTH 165 FEET OF THE EAST 150 FEET OF THAT PART THEREOF WHICH LIES WEST OF THE WEST-OF-WAY LINE OF U.S. ROUTE 45, AS SHOWN ON THE PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER 10123561, BEING THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS PER COOK COUNTY CIRCUIT COURT CONDEMNATION CASE NUMBER 12 L 050629), IN COOK COUNTY, ILLINOIS.



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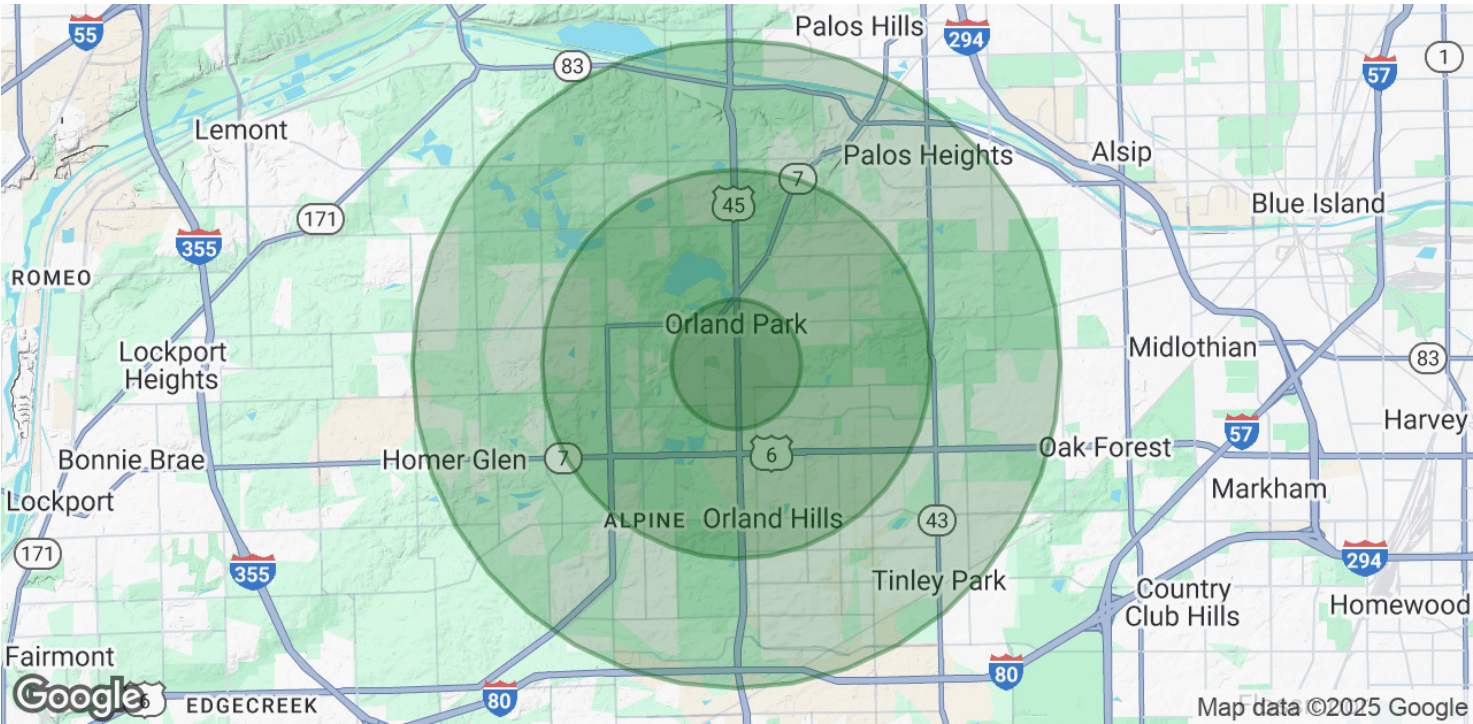
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**NETWORK**  
Commercial Real Estate, LLC



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,076	66,424	164,109
Average Age	43	45	45
Average Age (Male)	41	43	43
Average Age (Female)	44	46	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,989	25,942	63,700
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$117,850	\$128,809	\$132,832
Average House Value	\$381,022	\$387,726	\$376,086

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	13.5%	9.7%	9.5%

RACE	1 MILE	3 MILES	5 MILES
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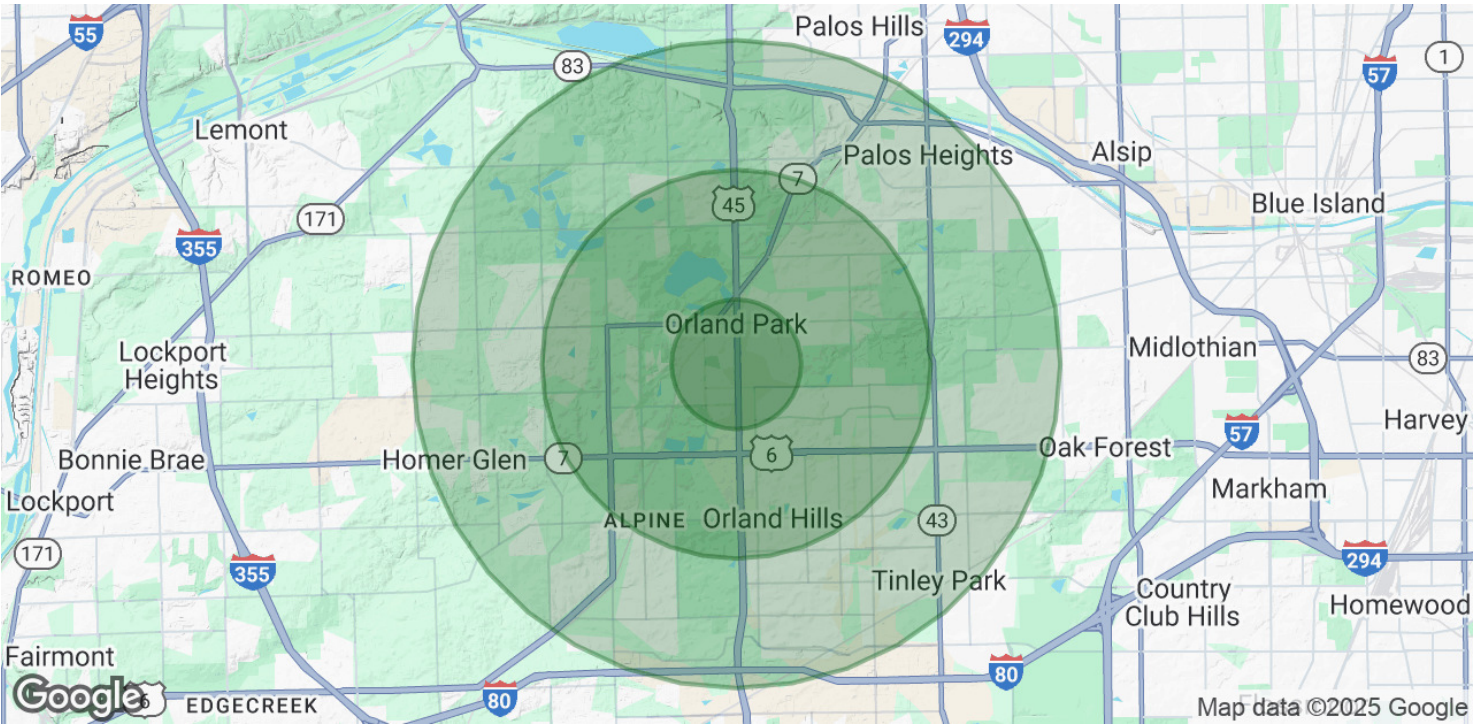
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Total Population - White	7,856	53,751	134,307
% White	78.0%	80.9%	81.8%
Total Population - Black	441	2,900	7,080
% Black	4.4%	4.4%	4.3%
Total Population - Asian	389	2,953	6,435
% Asian	3.9%	4.4%	3.9%
Total Population - Hawaiian	2	10	24
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	44	155	373
% American Indian	0.4%	0.2%	0.2%
Total Population - Other	508	2,025	4,609
% Other	5.0%	3.0%	2.8%

\* Demographic data derived from 2020 ACS - US Census

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