

FREESTANDING RETAIL BUILDING WITH DRIVE-THRU

200 W 162ND ST (RTE 6), SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR SALE



PROPERTY HIGHLIGHTS

- Freestanding retail building with drive-thru lanes
- Great exposure on 162nd St. (Rte. 6) with 30,700 vpd
- Opportunity for a variety of uses, retail, medical
- Attractive building, built in 2003 with high-quality materials.
- Spacious site with parking for 25 cars (6.44/'000)
- Zoning: GB (General Business)

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,240	104,049	424,772
Total Population	8,681	252,177	1,011,772
Average HH Income	\$57,521	\$56,600	\$65,827

SALE PRICE **\$775,000**

OFFERING SUMMARY

Building Size: 3,882 SF

Lot Size: 0.69 Acres
(30,000 SF)

Year Built: 2003

County: Cook

PIN: 29-16-400-060-0000

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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Lexi Welton represent(s) the Seller only, and not the Buyer.

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LISTED AT \$875,000



LM Commercial Real Estate on behalf of ownership is pleased to offer the 3,882-square-foot retail building at 200 W 162nd Street for sale. Suitable for either an owner-user or investor, the part one-story and part two-story masonry building is ideally located along the 162nd Street retail corridor in South Holland. Traffic counts traveling east/west on this section of 162nd Street average 30,700 vehicles per day.

The free-standing building offers an attractive masonry facade with tall, floor-to-ceiling windows across the front and four drive-thru lanes on the building's west side. The property is situated on a spacious, 30,000-square-foot, corner site which allows for a circular drive as well as parking for 25 cars (6.44/'000 parking ratio). Access to the site is from Suntone Drive as well as through the neighboring retail center.

The building's interior, which formerly housed a bank, consists of a beautifully finished lobby with seating, a teller service window with drive-thru service counter, storage room, vault, break room, conference room, private offices, restrooms, and a small second floor with additional office and storage space.

The property is situated among national and regional retailers and quick service restaurants with South Suburban College and Advocate Medical Center in the wider area. This offering provides a unique opportunity to acquire a quality-built asset along South Holland's retail corridor that can be repurposed to accommodate retail, restaurant, service, or medical office uses.

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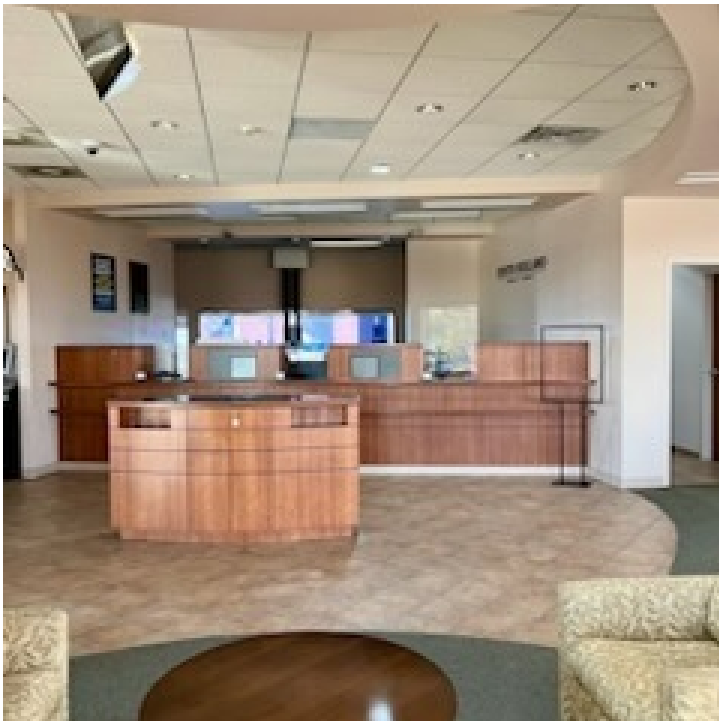
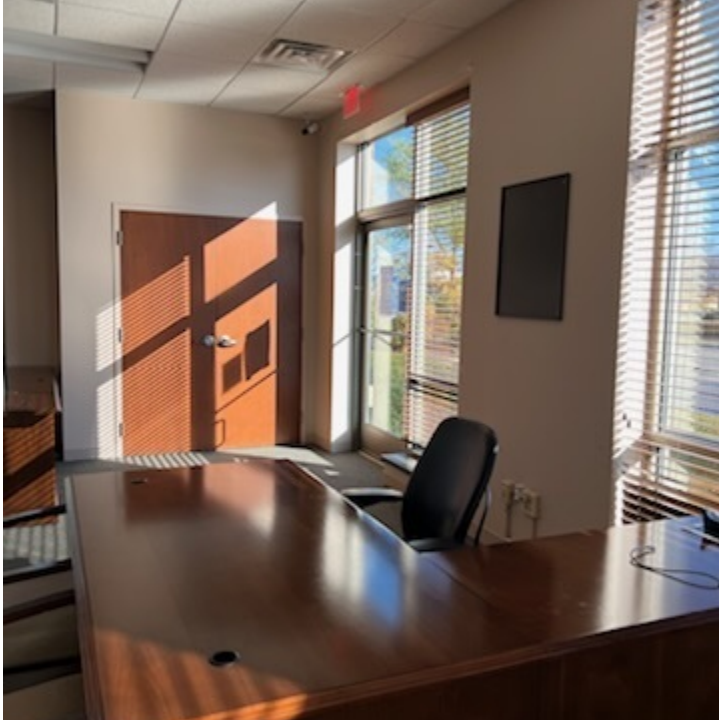
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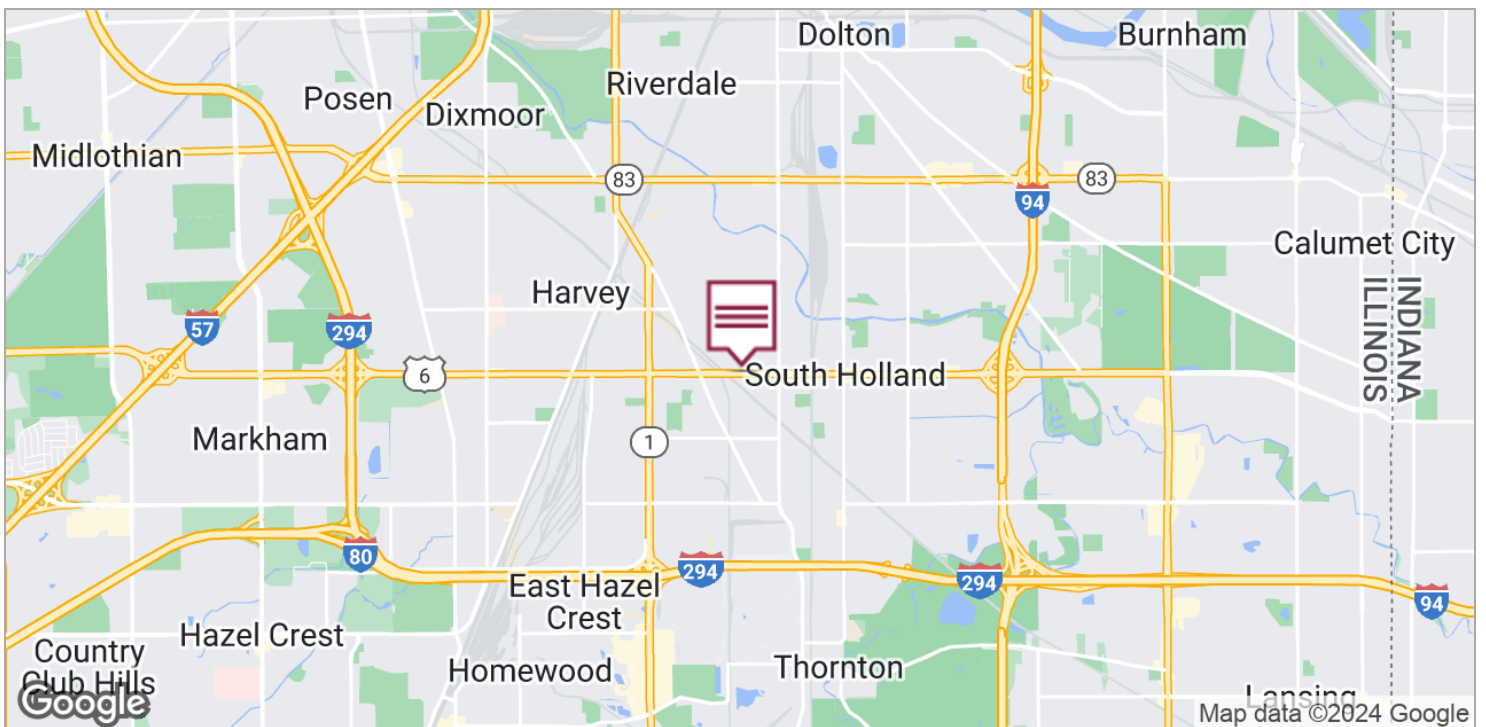
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