

7901 S 87th Ct., Justice, IL 60458

# 79th & 87th Ct. – UNDER CONSTRUCTION



## OFFERING SUMMARY

|                 |   |
|-----------------|---|
| Lease Rate:     | Negotiable                                    |
| Lot Size:       | 18,228sf                                      |
| Building Size:  | 2,400   |
| Zoning:         | C   |
| Market:         | Chicago MSA                                   |
| Submarket:      | Southwest Suburbs                             |
| Traffic Counts: | 79th St: 27,700 VPD<br>Archer Ave: 18,300 VPD |
| Frontage:       | 133ft along 79th St                           |

## PROPERTY OVERVIEW

Spec building under construction. 2,400sf Freestanding Building with Drive-thru on an 18,228sf site located on the southeast corner of 79th St & 87th Ave. The estimated completion is August 2022.

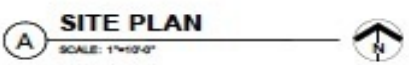
## LOCATION OVERVIEW

Property is located at the southwest corner of 79th St and 87th Ct., in Justice, IL. The Village of Justice is home to over 250 small businesses that include grocery, food service, restaurants and taverns, hair stylists, dry cleaners, florists, gas stations with mini marts, health care facilities, laundromats, vehicle repair establishments, construction trades, and general service business establishments. Near completion is construction is the addition of TriState Tollway (I-294) northbound exit at 88th Ave. and southbound entrance ramps and a northbound I-294 entrance ramp from Archer Road. In addition to the new ramps, the project includes intersection improvements along 88th Avenue at 79th Street and Archer Road. The purpose of the project is to improve access to/from I-294 for residents and businesses within the Village of Justice and other adjacent communities.

for more information

**Neil Haleem**  
708.873.5540  
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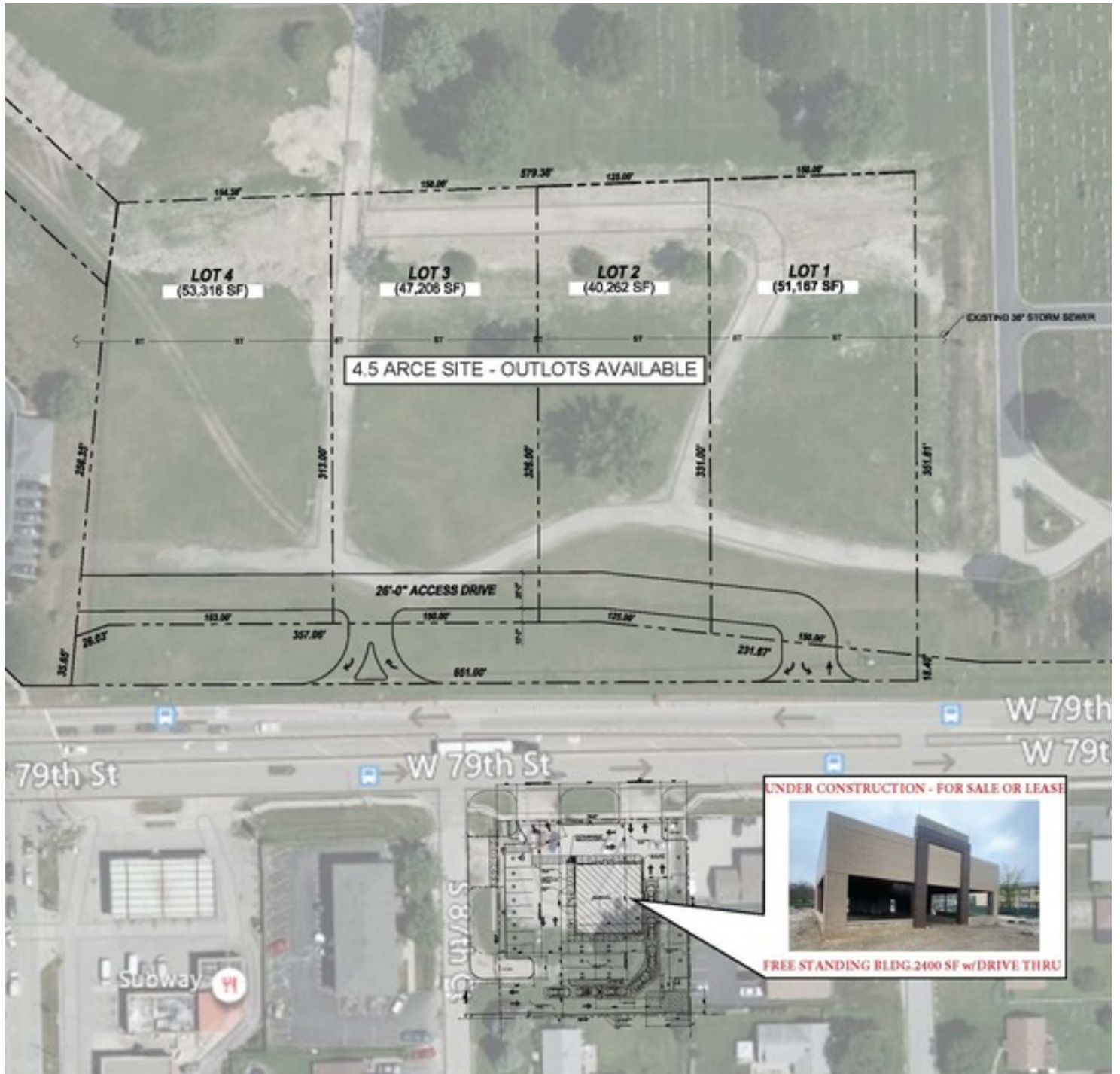
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## 79th & 87th Ct., JUSTICE



for more information

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# 79th & 87th Ct. – UNDER CONSTRUCTION

|            |                      |
|------------|----------------------|
| Lease Rate | <b>\$40.00 SF/YR</b> |
|------------|----------------------|

## PROPERTY INFORMATION

|                        |  |
|------------------------|--|
| Property Type          | Retail                                 |
| Property Subtype       | Free Standing Building<br>W/Drive Thru |
| Zoning                 | Commercial                             |
| Lot Size               | 18,228 SF                              |
| Lot Frontage           | 133 ft                                 |
| Lot Depth              | 137 ft                                 |
| Corner Property        | Yes                                    |
| Traffic Count Street   | 79th & 88th Ave                        |
| Traffic Count Frontage | 29900                                  |

## LOCATION INFORMATION

|                  |  |
|------------------|--|
| Building Name    | 79th & 87th Ct. – UNDER<br>CONSTRUCTION  |
| Street Address   | 7901 S 87th Ct.,                         |
| City, State, Zip | Justice, IL 60458                        |
| County           | Cook                                     |
| Market           | Chicago MSA                              |
| Sub-market       | Southwest Suburbs                        |
| Cross-Streets    | 79th St & 87th Ct. UNDER<br>CONSTRUCTION |

## BUILDING INFORMATION

|                     |          |
|---------------------|----------|
| Building Size       | 2,400 SF |
| Ceiling Height      | 11 ft    |
| Average Floor Size  | 2,400 SF |
| Best Use            | Retail   |
| Free Standing       | Yes      |
| Number of Buildings | 1        |

for more information

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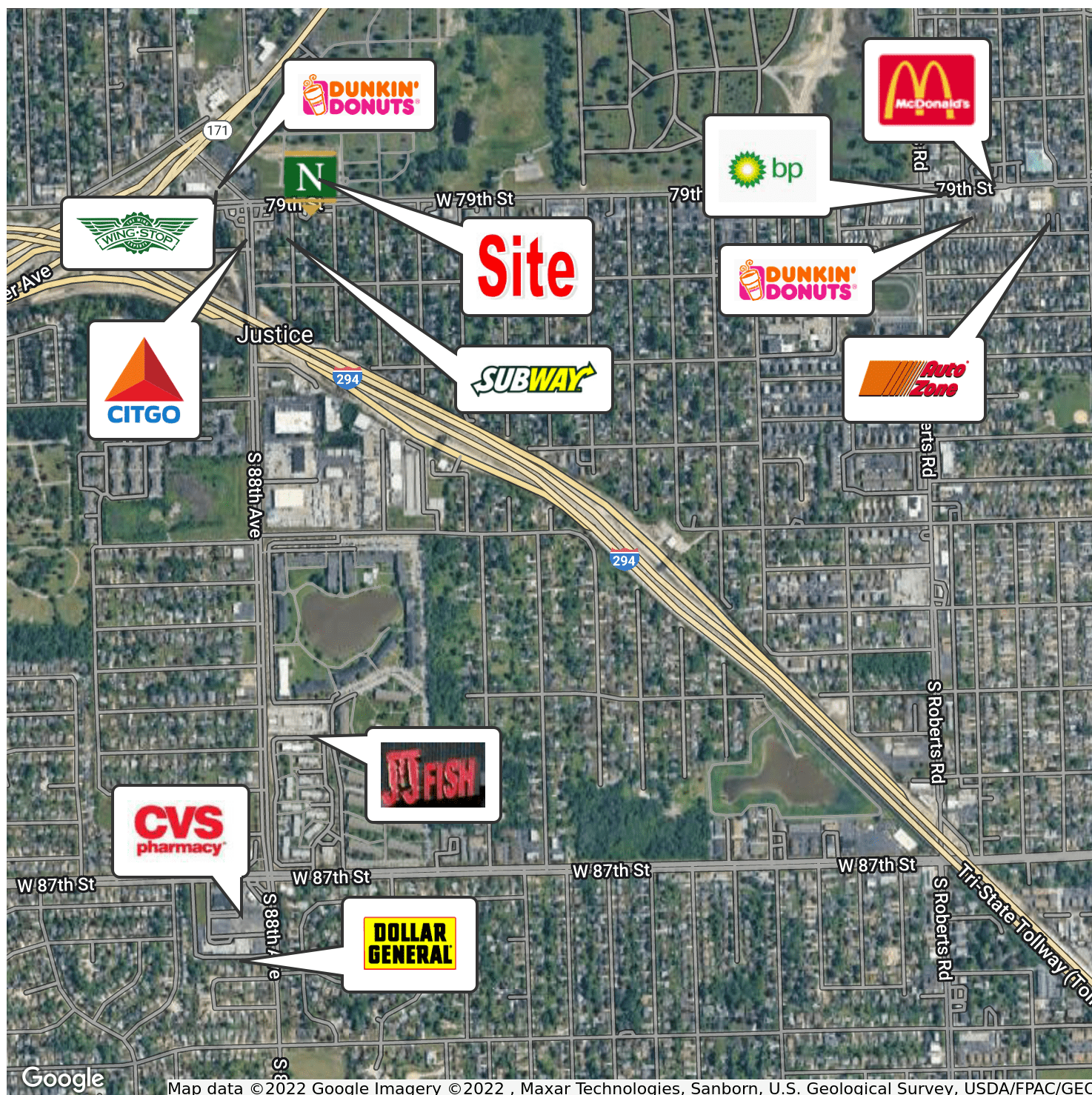
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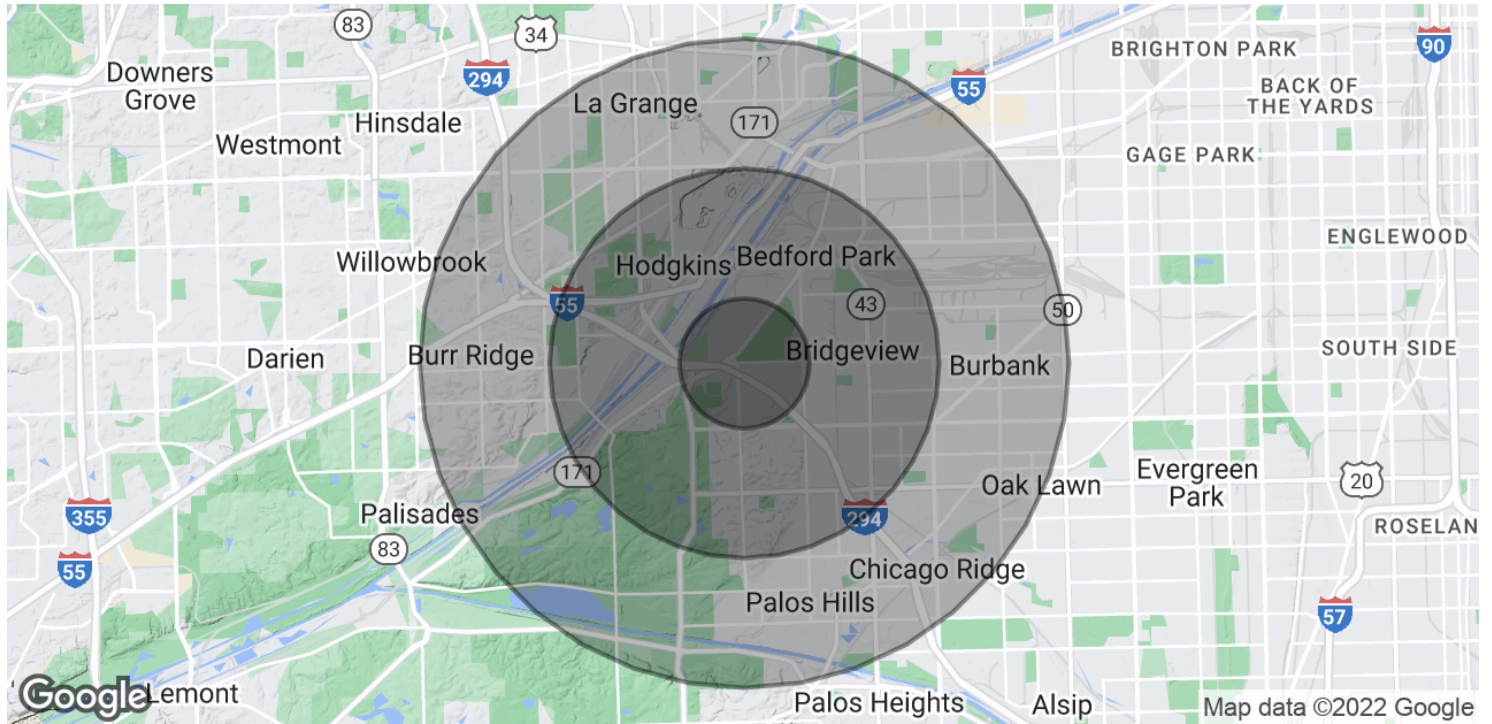
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# 79th & 87th Ct.



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 13,602    | 75,504    | 242,514   |
| Average Age          | 32.9      | 36.2      | 37.8      |
| Average Age (Male)   | 33.0      | 35.8      | 36.7      |
| Average Age (Female) | 32.8      | 37.0      | 39.2      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 5,080     | 27,308    | 89,066    |
| # of Persons per HH  | 2.7       | 2.8       | 2.7       |
| Average HH Income    | \$60,829  | \$66,017  | \$73,877  |
| Average House Value  | \$228,164 | \$235,581 | \$273,453 |
| ETHNICITY (%)        | 1 MILE    | 3 MILES   | 5 MILES   |
| Hispanic             | 11.8%     | 16.3%     | 20.3%     |
| RACE                 | 1 MILE    | 3 MILES   | 5 MILES   |

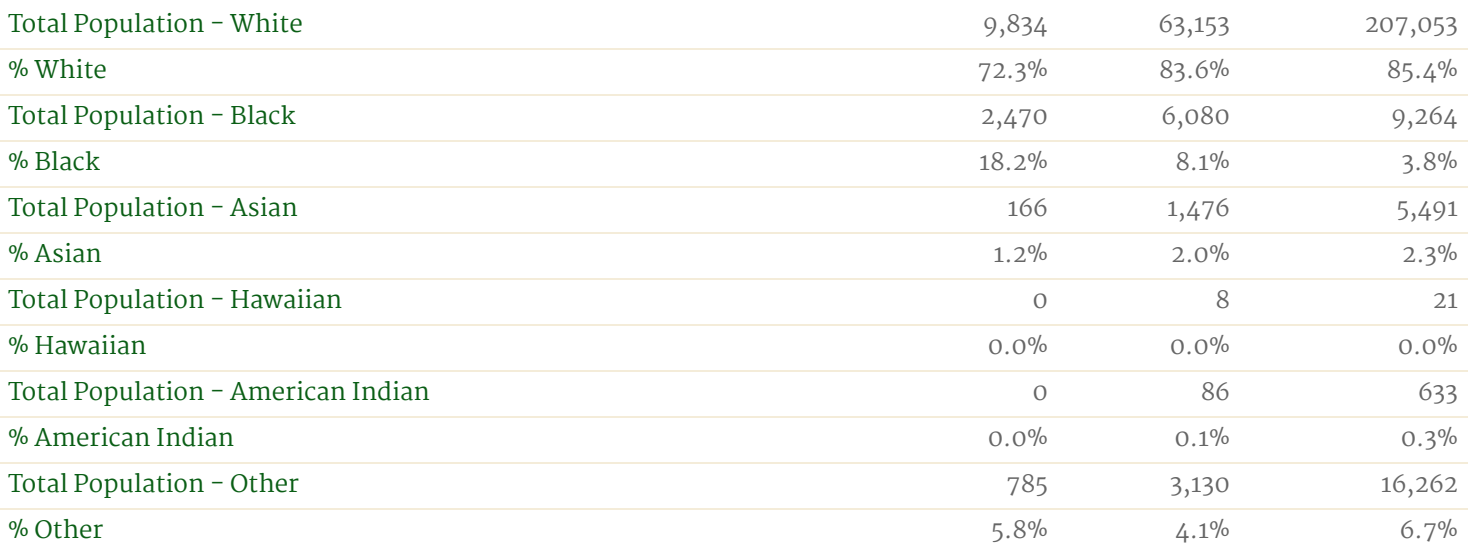
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