

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 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**

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*for more information*

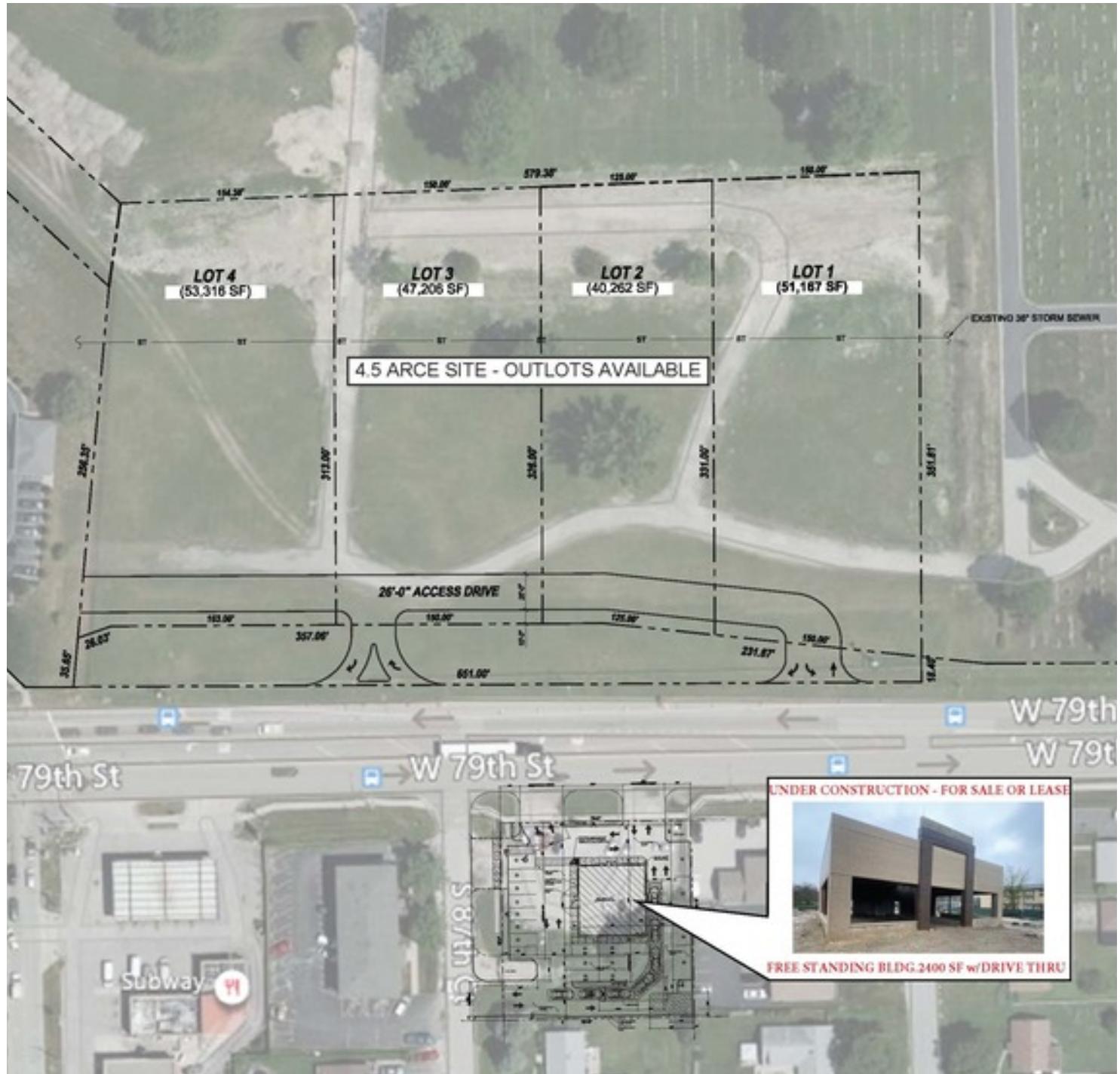
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# 79th & 87th Ct., JUSTICE



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# 79th & 87th Ct. - UNDER CONSTRUCTION

Lease Rate	<b>\$40.00 SF/YR</b>
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## LOCATION INFORMATION

Building Name	79th & 87th Ct. - UNDER 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 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

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building 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

for more information

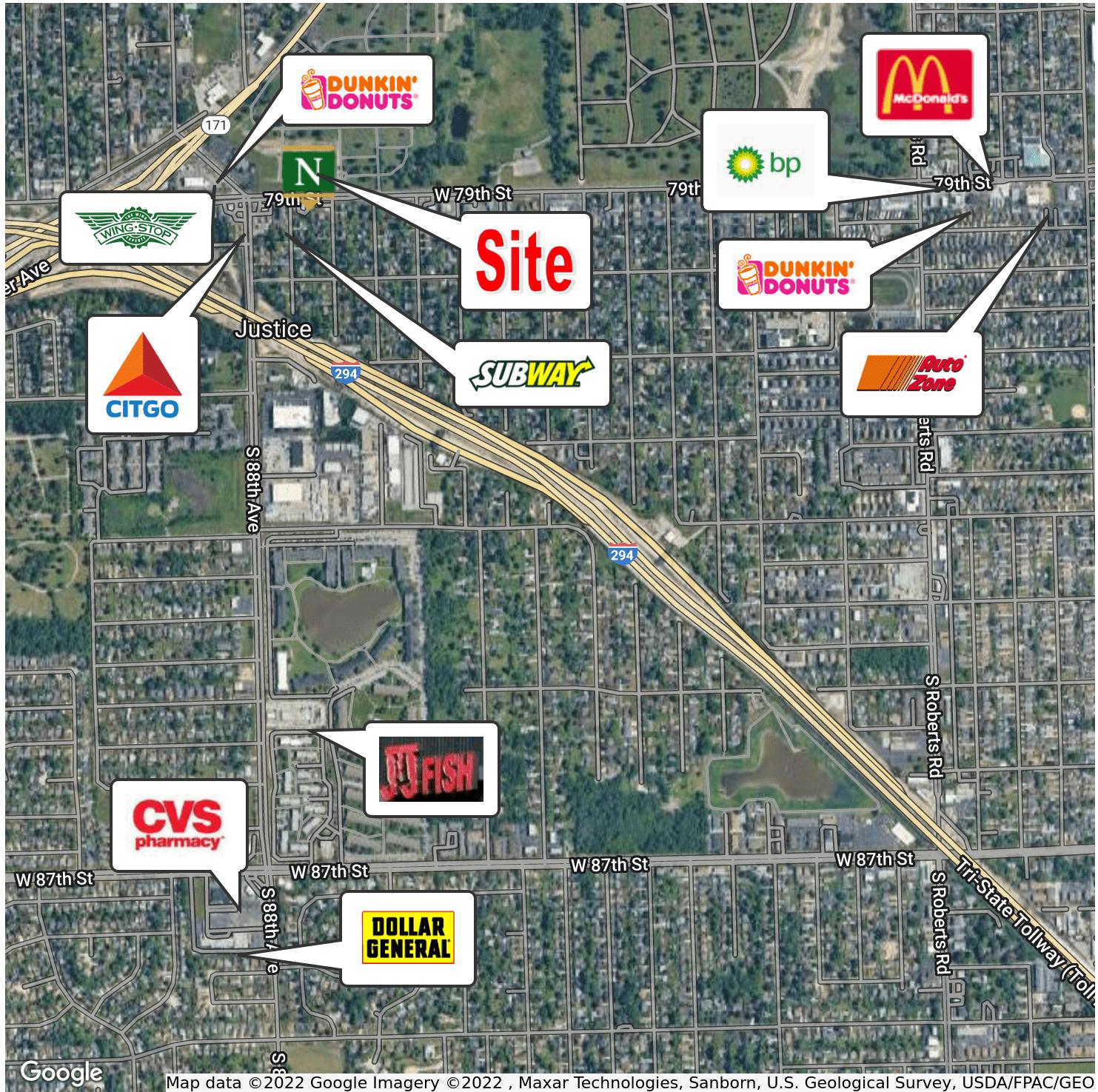
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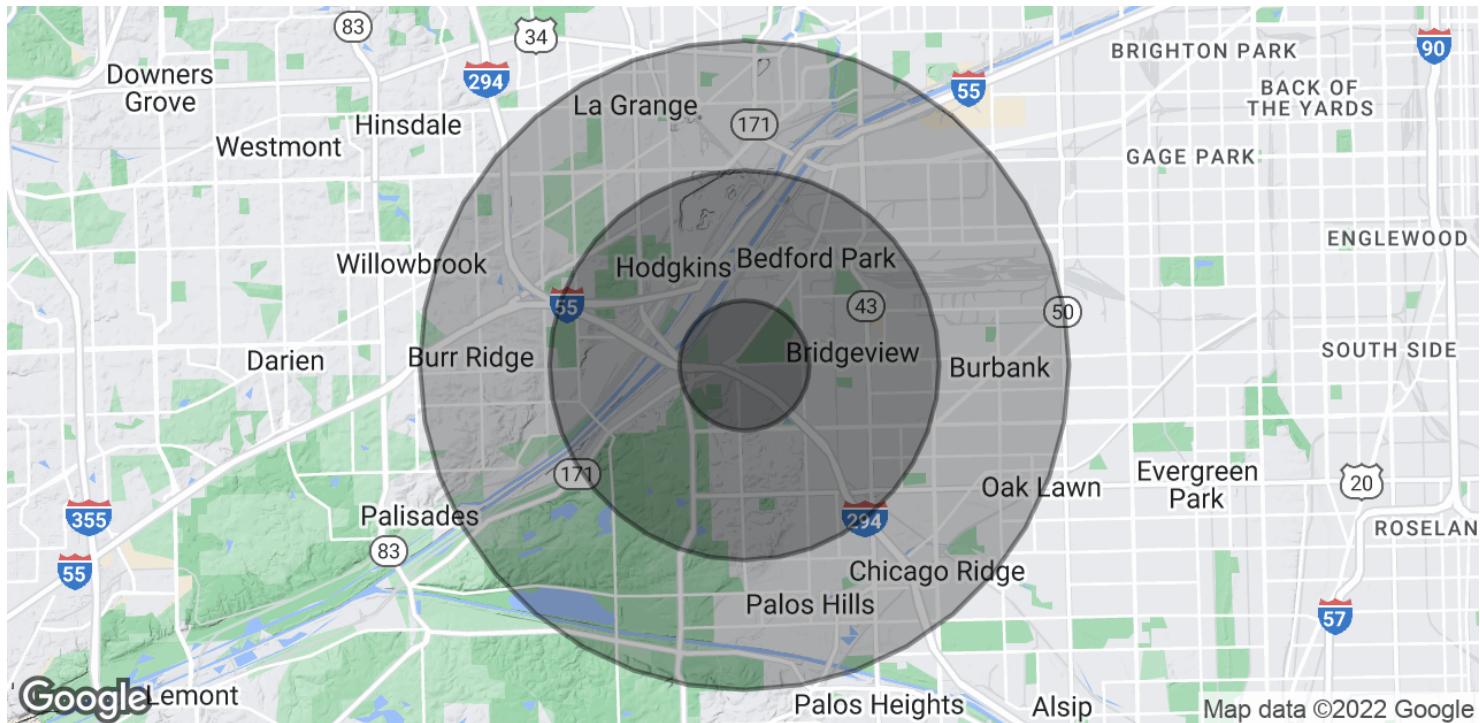
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,602	75,504	242,514
Average Age	32.9	36.2	37.8
Average Age (Male)	33.0	35.8	36.7
Average Age (Female)	32.8	37.0	39.2

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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for more information

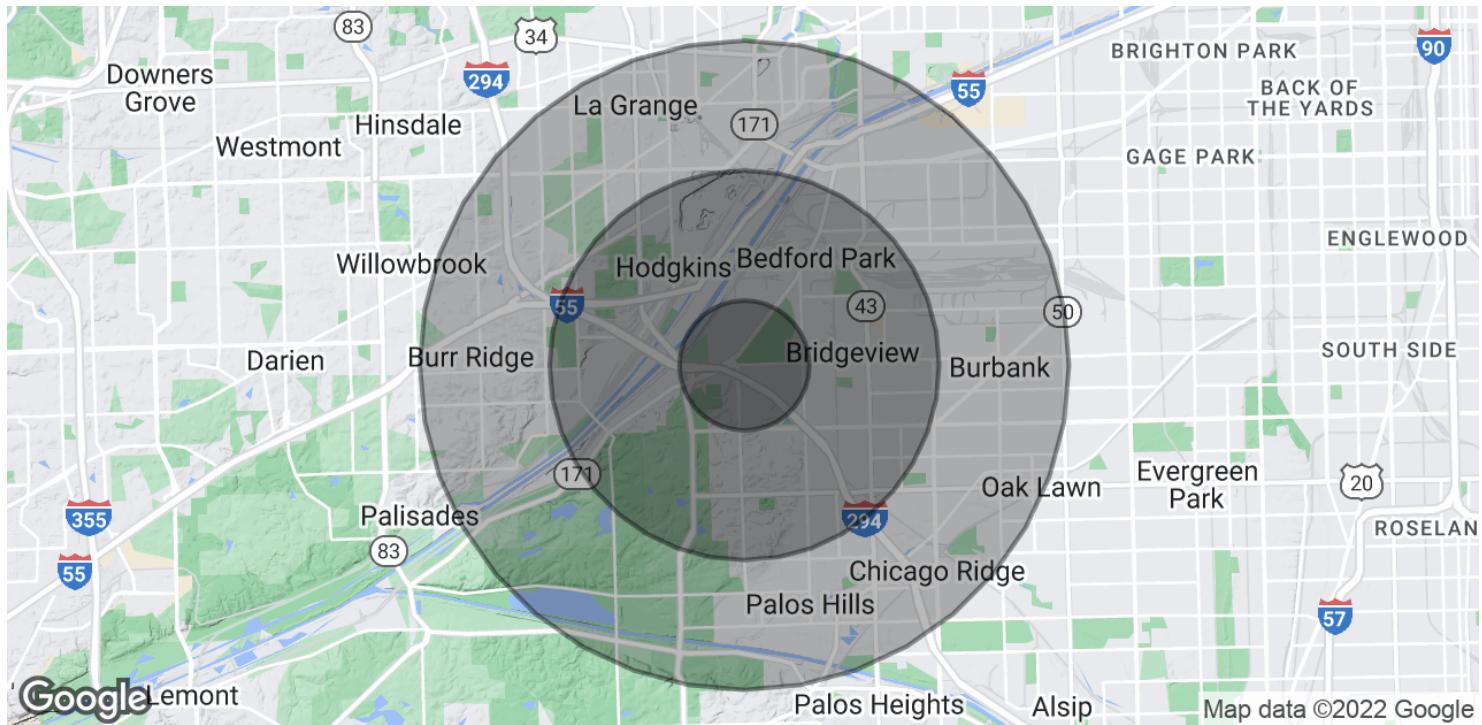
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Total Population - White	9,834	63,153	207,053
% White	72.3%	83.6%	85.4%
Total Population - Black	2,470	6,080	9,264
% Black	18.2%	8.1%	3.8%
Total Population - Asian	166	1,476	5,491
% Asian	1.2%	2.0%	2.3%
Total Population - Hawaiian	0	8	21
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	86	633
% American Indian	0.0%	0.1%	0.3%
Total Population - Other	785	3,130	16,262
% Other	5.8%	4.1%	6.7%

\* Demographic data derived from 2010 US Census

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