

3201 147th St, Midlothian, IL 60445

3201 W 147th St



OFFERING SUMMARY

Lease Rate:	Ground Lease or Build-to-Suit
Lot Size:	+/-21,100sf
Building Size:	2,700
Zoning:	B
Traffic Counts:	147th St: 19,800vpd Kedzie Ave:11,600vpd
Market:	Southwest Suburbs
Submarket:	Chicago



PROPERTY OVERVIEW

The site is located at the 4-way intersection on the SWC of 147th St & Kedzie Ave., Midlothian, IL. The site is just west of the I-57 and I-294 expressway entrance ramps. 147th St. and Kedzie Ave. are major arterial roads. The area is densely populated. Traffic counts at the intersection exceed 31,400 vehicles per day, 19,800 VPD along 147th St and 11,600 VPD on Kedzie. There is high daytime traffic in business corridor.

*for more information***Neil Haleem**

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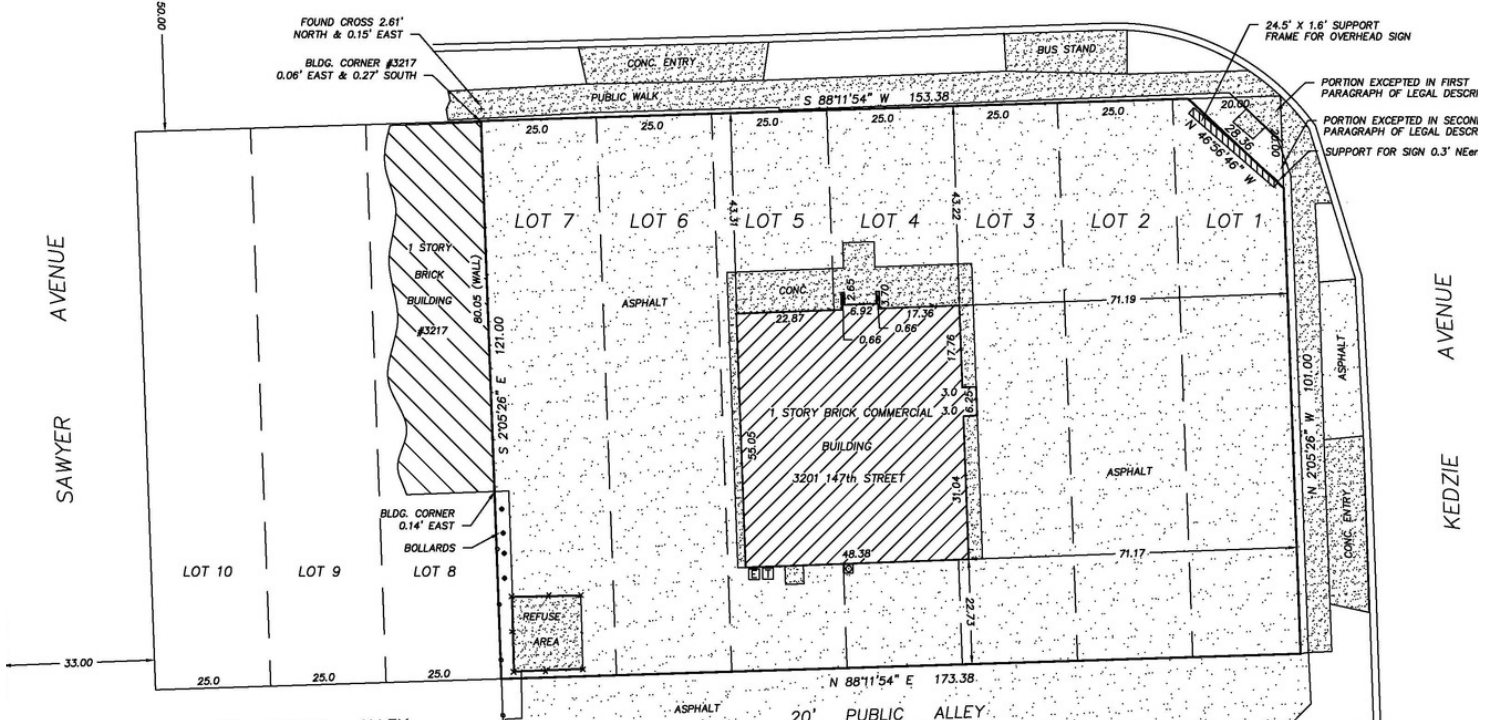
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PROPERTY DESCRIPTION

+/- Freestanding 2,700sf building on a +/- 21,100sf site. The property has drive thru capabilities. Restaurant build out is still in place.

PROPERTY HIGHLIGHTS

- Ground Lease or Built-to-suit
- 4 Way Signaled Intersection
- Potential Drive-thru Capability

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,700 SF
Lot Size:	21,100 SF
Building Size:	2,700 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,537	110,994	472,617
Total Population	15,133	268,044	1,150,911
Average HH Income	\$56,311	\$63,057	\$68,966

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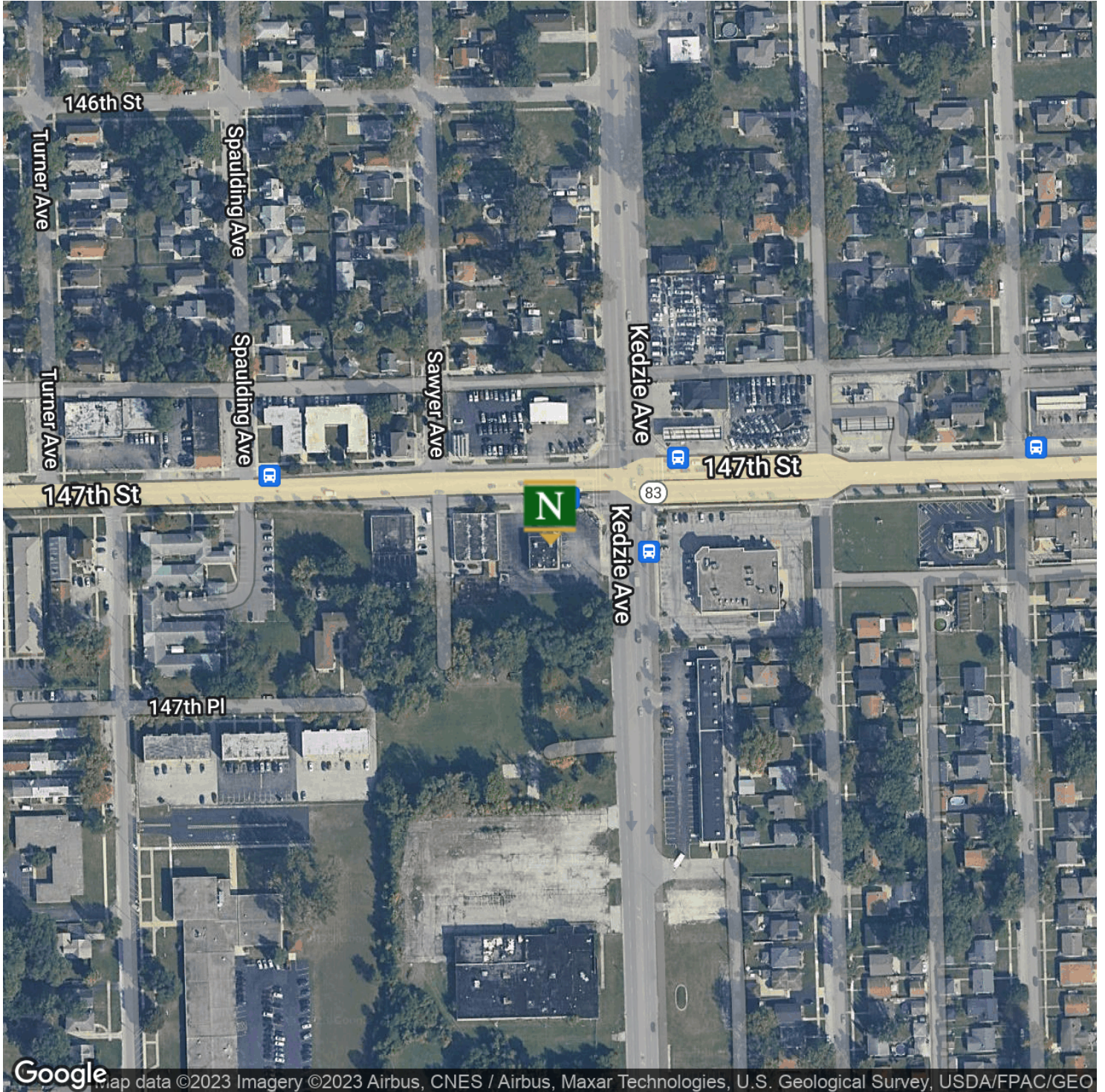
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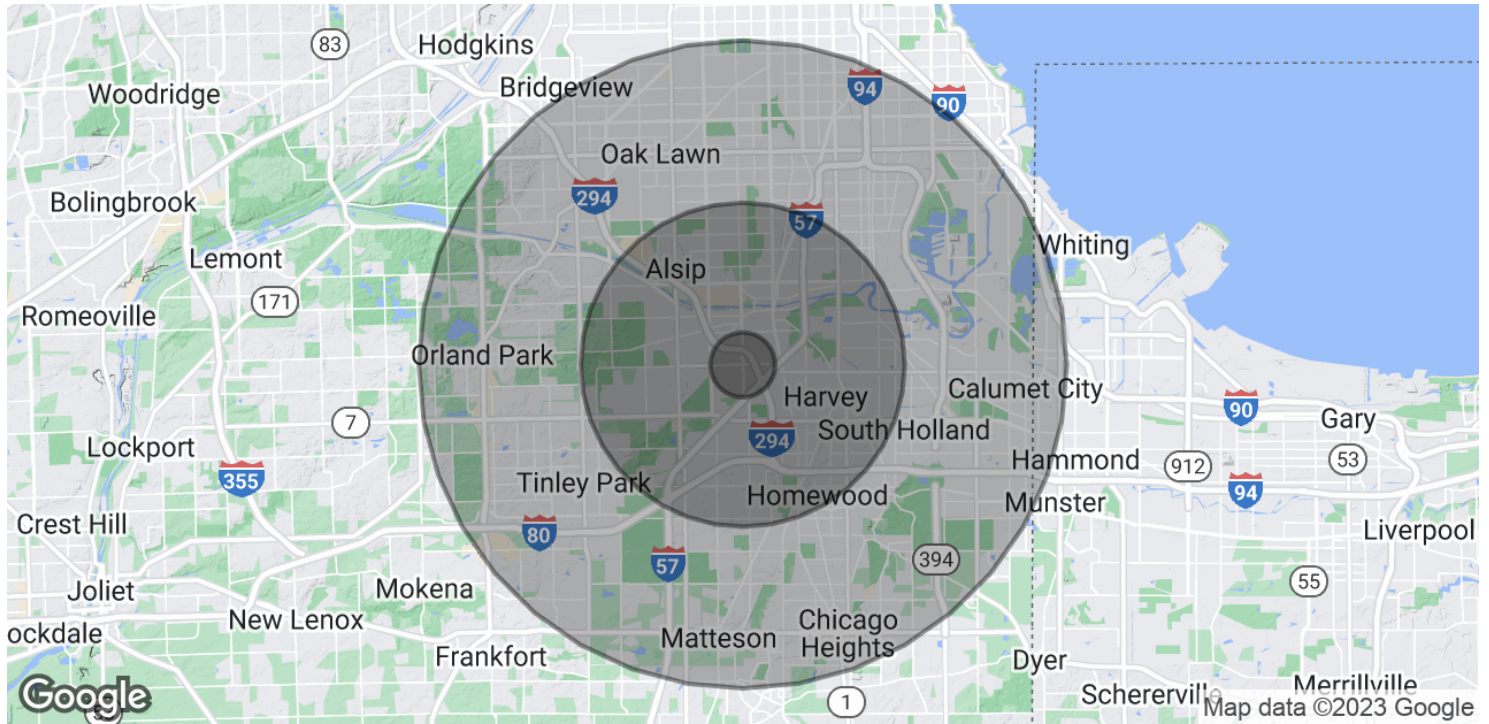
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,133	268,044	1,150,911
Average Age	34.5	38.1	39.7
Average Age (Male)	32.4	35.5	37.1
Average Age (Female)	36.7	41.0	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,537	110,994	472,617
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$56,311	\$63,057	\$68,966
Average House Value	\$131,793	\$151,700	\$171,239
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	41.0%	17.2%	16.3%
RACE	1 MILE	5 MILES	10 MILES

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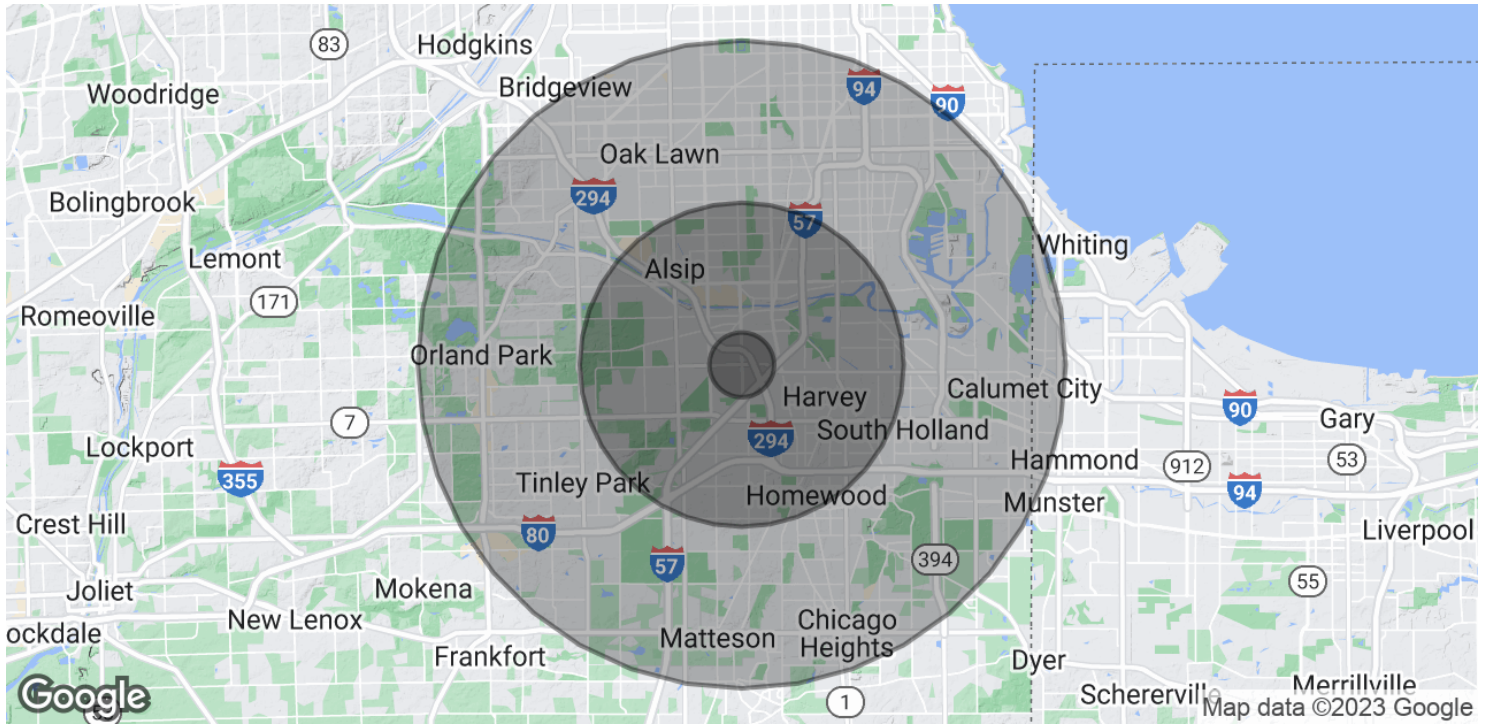
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Total Population - White	8,352	113,838	491,569
% White	55.2%	42.5%	42.7%
Total Population - Black	3,988	127,651	537,758
% Black	26.4%	47.6%	46.7%
Total Population - Asian	86	4,184	18,520
% Asian	0.6%	1.6%	1.6%
Total Population - Hawaiian	0	127	253
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	77	364	1,673
% American Indian	0.5%	0.1%	0.1%
Total Population - Other	1,923	12,535	60,436
% Other	12.7%	4.7%	5.3%

* Demographic data derived from 2020 ACS - US Census

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