

**FOR SALE**

# SWC OF TORRENCE AVE AT THORNTON-LANSING RD

18000-36 Torrence Ave., Lansing, IL 60438



## OFFERING SUMMARY

Sale Price:	Market Price
Building Size:	1,736 SF
Lot Size:	1.08 Acres
Year Built:	1956
Zoning:	B2-Community Retail and Service
Market:	Chicago
Submarket:	Chicago sub
Traffic Count:	28,600

## PROPERTY OVERVIEW

High visibility Location at Hard stop of Torrence Avenue and Thornton-Lansing Road. 1.08 Acres with a 1736 SF Sales Office and Service Bay for Automobile Retailing. Easily developed for your use.

## PROPERTY HIGHLIGHTS

- 1.08 Acres
- Hard Corner at Thornton Lansing Rd and Torrence Ave.
- High Visibility
- B-2 Community Retail and Service
- 28,600 VPD

### MCCOLLY BENNETT COMMERCIAL ADVANTAGE

850 Deer Creek Drive, 2nd Floor  
Scherville, IN 46375  
P: 219.736.0014  
mccollycre.com

### BILL LOY

REALTOR-ABR, AHWD  
219.670.2864

[bill.loy@mccolly.com](mailto:bill.loy@mccolly.com)

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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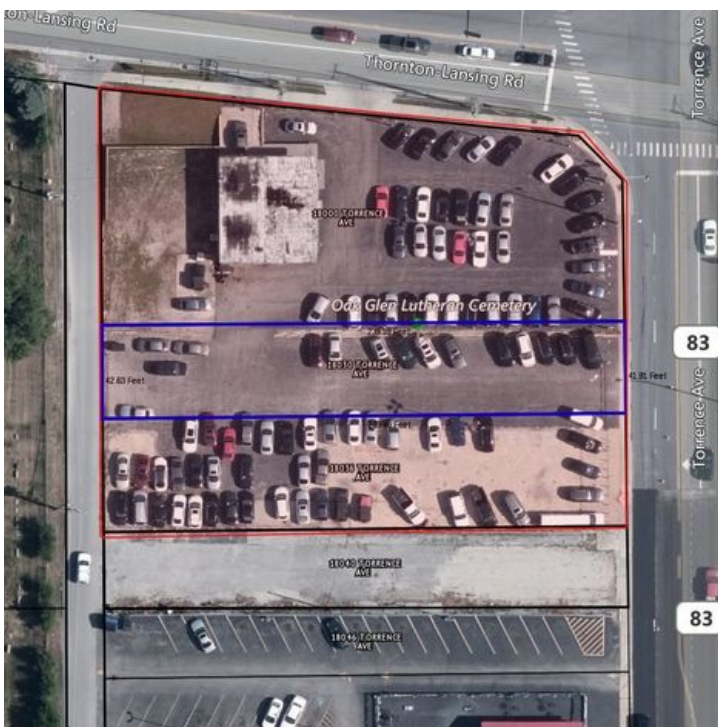
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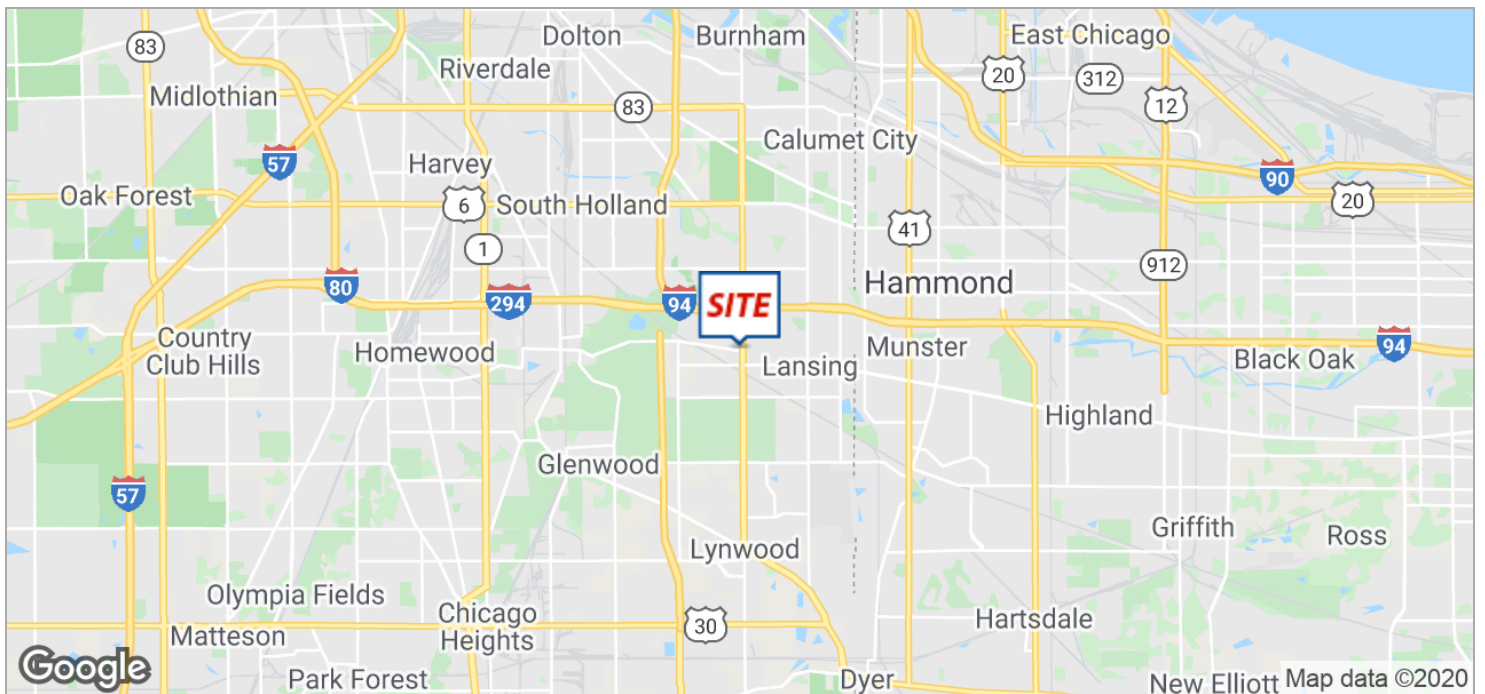
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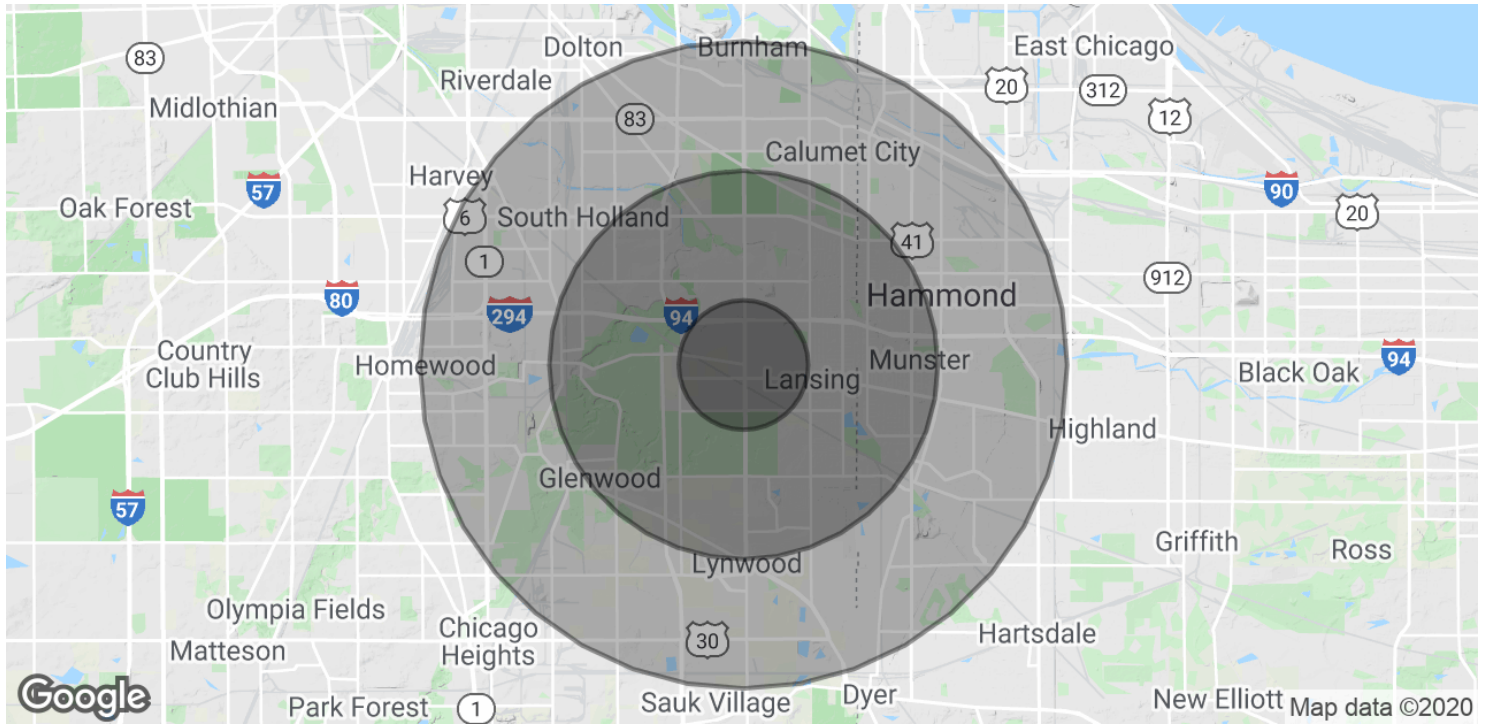
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,741	73,250	231,391
Average age	36.7	38.7	36.8
Average age (Male)	33.5	36.5	34.7
Average age (Female)	39.0	40.4	38.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,632	28,840	86,603
# of persons per HH	2.5	2.5	2.7
Average HH income	\$58,523	\$60,611	\$60,215
Average house value	\$175,144	\$151,004	\$160,855

\* Demographic data derived from 2010 US Census

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