

# 4801 SAUK TRL, RICHTON PARK, IL 60471



For more information, please contact:

**BRETT McDERMOTT**  
Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

**MYLES RAPCHAK**  
Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com



**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES

LATITUDECO.COM

# SAUK TRAIL PLAZA

4801 Sauk Trl, Richton Park, IL 60471



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Available SF:</b>	2,505 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	1.04 Acres
<b>Year Built:</b>	2022
<b>Building Size:</b>	7503 SF

### PROPERTY HIGHLIGHTS

- New construction retail (2022) located in Richton Park, IL
- Highly visible with maximum exposure on Sauk Trail
- Join Midwest Express Clinic and Tropical Smoothie Cafe
- Endcap unit previously used as a QSR
- Fully built-out with very gently used kitchen equipment
- Strong Illinois suburb 30 minutes outside Chicago



#### BRETT MCDERMOTT

Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

#### MYLES RAPCHAK

Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

#### JOHN O'MALLEY

Associate Broker  
219.864.0200  
jomalley@latitudeco.com

# SAUK TRAIL PLAZA

4801 Sauk Trl, Richton Park, IL 60471



## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 4801 Sauk Trl, Richton Park, IL – a new construction retail building (2022) that offers maximum exposure on Sauk Trail. This highly visible endcap unit, previously used as a QSR, comes fully built-out with gently used kitchen equipment, making it an ideal space for a quick-service restaurant or other retail concepts. Join the strong roster of tenants, including Midwest Express Clinic and Tropical Smoothie Cafe. Located in a strong Illinois suburb just 30 minutes outside Chicago, this property presents an excellent chance to establish your business in a prominent location. Immediate neighbors include McDonald's, Starbucks, Dollar Tree and more.

## LOCATION DESCRIPTION

Located with maximum visibility on Sauk Trail, just east of I-57 in Richton Park, IL

Richton Park is a suburban community located in the southern part of Cook County, Illinois, just 30 miles from downtown Chicago. This village offers a balanced blend of residential, commercial, and recreational spaces, making it an ideal spot for families and professionals alike. The area is known for its tree-lined streets, well-maintained parks, and friendly neighborhoods.

Richton Park is conveniently situated near major highways like I-57, offering easy access to Chicago and neighboring suburbs. It also features a Metra train station, providing a quick and efficient public transportation option for commuters. The community boasts a range of amenities, including local shops, dining options, and proximity to entertainment venues and shopping centers like Lincoln Mall.

### BRETT MCDERMOTT

Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

### MYLES RAPCHAK

Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

### JOHN O'MALLEY

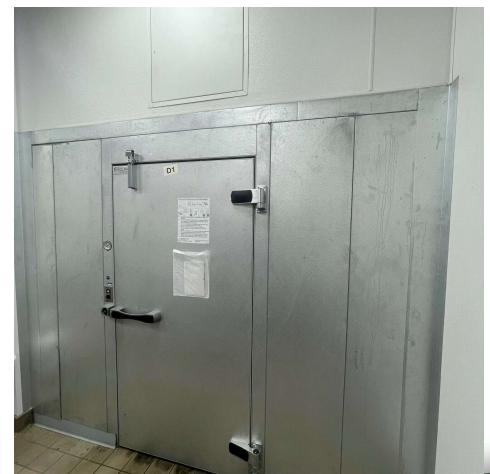
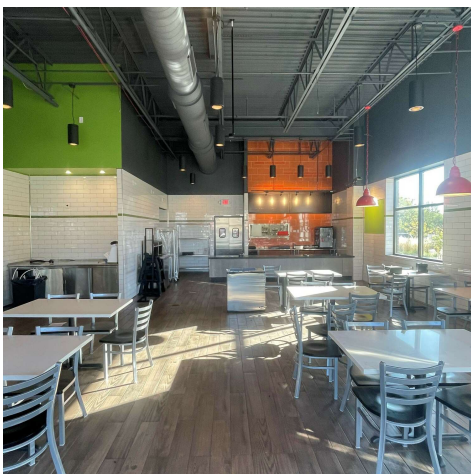
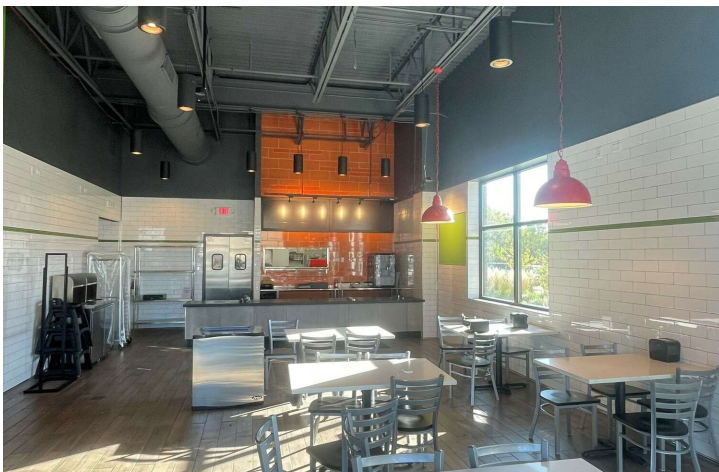
Associate Broker  
219.864.0200  
jomalley@latitudeco.com

# SAUK TRAIL PLAZA

4801 Sauk Trl, Richton Park, IL 60471



## ADDITIONAL PHOTOS



### BRETT MCDERMOTT

Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

### MYLES RAPCHAK

Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

### JOHN O'MALLEY

Associate Broker  
219.864.0200  
jomalley@latitudeco.com

• 4 •

LATITUDECO.COM

# SAUK TRAIL PLAZA

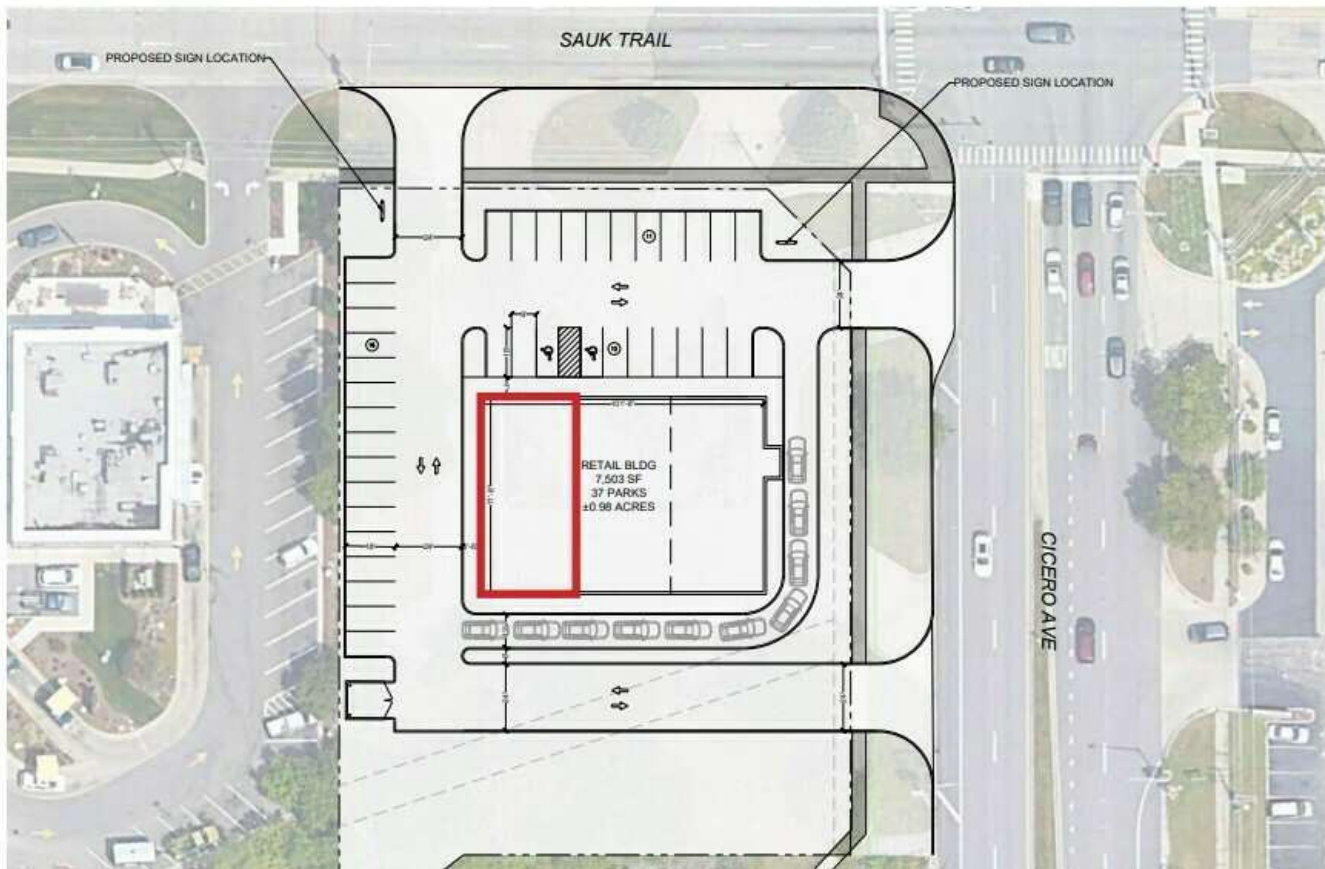
4801 Sauk Trl, Richton Park, IL 60471



SITE PLAN

## SITE PLAN

4801 SAUK TRAIL, RICHTON PARK, IL



**BRETT MCDERMOTT**

Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

**MYLES RAPCHAK**

Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

**JOHN O'MALLEY**

Associate Broker  
219.864.0200  
jomalley@latitudeco.com

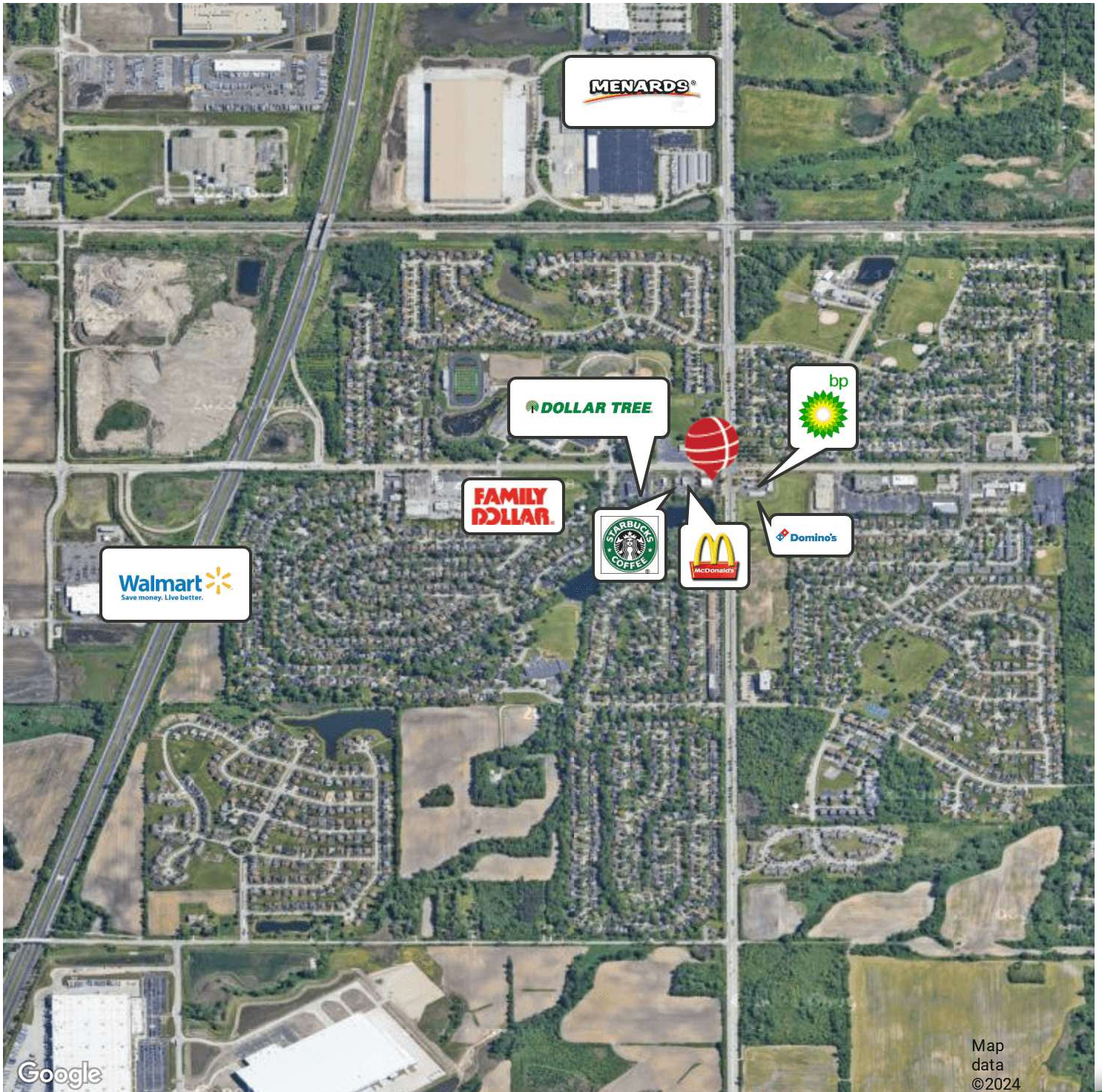


# SAUK TRAIL PLAZA

4801 Sauk Trl, Richton Park, IL 60471



## RETAILER MAP



Google

Map data ©2024

### BRETT MCDERMOTT

Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

### MYLES RAPCHAK

Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

### JOHN O'MALLEY

Associate Broker  
219.864.0200  
jomalley@latitudeco.com

••

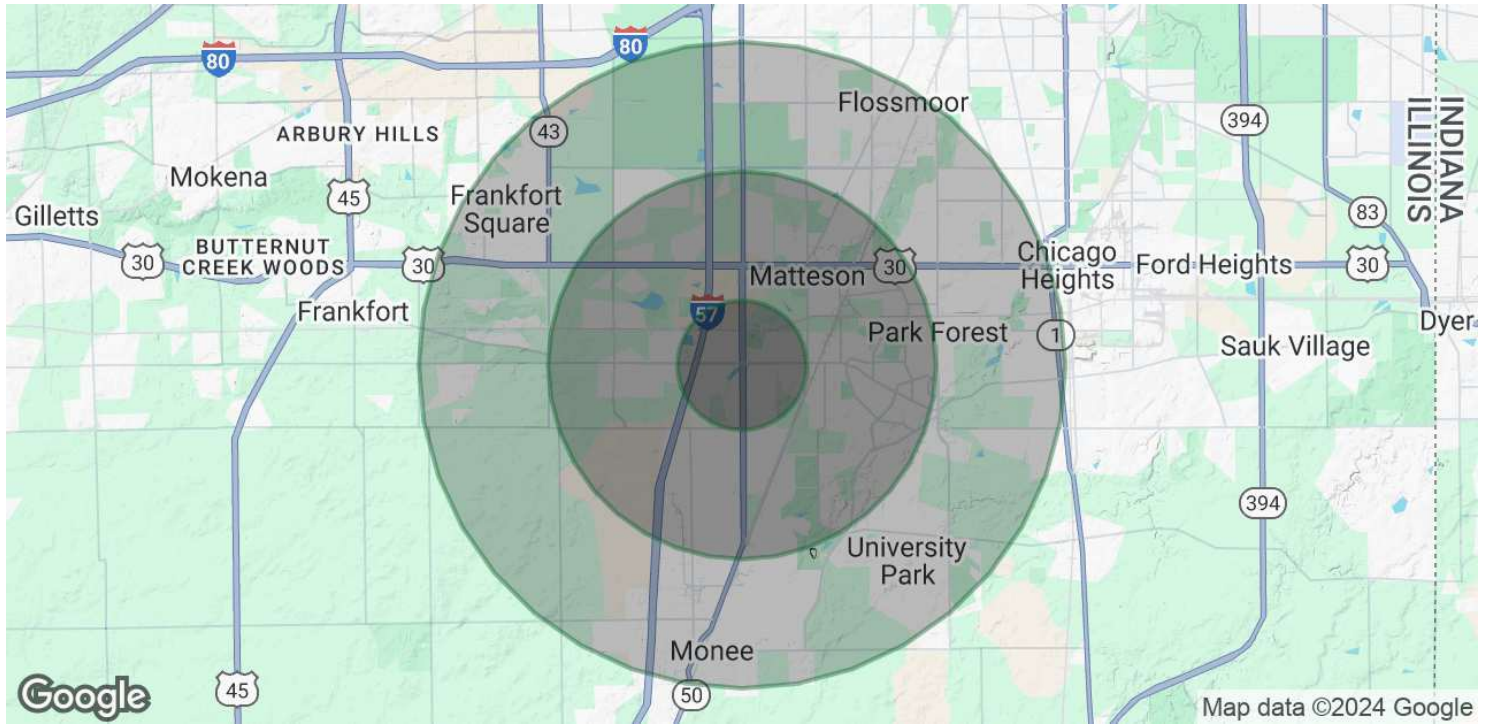
LATITUDECO.COM

# SAUK TRAIL PLAZA

4801 Sauk Trl, Richton Park, IL 60471



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,994	47,005	128,365
Average Age	40	42	41
Average Age (Male)	38	39	39
Average Age (Female)	42	44	43

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,994	18,390	48,822
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$97,241	\$92,543	\$101,148
Average House Value	\$214,707	\$197,341	\$234,847

Demographics data derived from AlphaMap

#### BRETT MCDERMOTT

Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

#### MYLES RAPCHAK

Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

#### JOHN O'MALLEY

Associate Broker  
219.864.0200  
jomalley@latitudeco.com





# LATITUDE

C O M M E R C I A L  
R E T A I L G R O U P

[View Listings!](#)



## About Us:

- Latitude Commercial's Retail Services division leads the market in retail tenant services, specializing in site selection, disposition, and market positioning. Our expert team collaborates with your real estate department to create strategic plans aligned with your store development goals.
- We offer comprehensive Landlord Representation services, including market analysis, target market identification, and strategic property marketing to maximize property value and exposure to the market. Our skilled negotiators ensure favorable deals for property owners.
- As your trusted Tenant Representative, we guide you through defining requirements, property tours, proposal management, and lease/purchase agreement negotiation. We streamline the transition to a new location aligned with your business needs, ensuring a prosperous future.
- Trust Latitude Commercial for expert guidance in navigating market evaluation and lease negotiations, making strategically sound real estate decisions for retail properties.

## Tenants we've worked with:





## **BRETT MCDERMOTT**

Co-Founder / Senior Vice President

Brett McDermott is the Co-Founder / Senior Vice President at Latitude Commercial Real Estate. Brett specifically focuses on tenant and landlord representation as well as Investments. His services include tenant re-location, site search analysis, consulting and investment analysis specifically focusing on retail.

Brett has worked with many local developers and retailers that include: Buffalo Wild Wings, Kiddie Academy, CVS Pharmacy, Walgreens, F45 Fitness, Planet Fitness, Dunkin Donuts, Jimmy Johns, McAlister's Deli, Athletico, Culver's, Arby's, Taco Bell, Wingstop, Smoothie King, BMO Harris, Albanese Confectionery, Heartland Dental, Allstate Insurance, Outback Steakhouse, Edward Jones and many more local and national prominent developers and clients.

Brett is currently involved with the ICSC (International Council of Shopping Centers).

[bmcdermott@latitudeco.com](mailto:bmcdermott@latitudeco.com)  
O: (219) 864-0200  
C: (219) 545-4328  
F: (219) 864-4144



## **MYLES RAPCHAK**

Vice President / Prinpal

Myles is the Vice President/Principal of Latitude Commercial. Specifically, Myles works with owners, developers and tenants in Northwest Indiana & Chicagoland providing services such as corporate relocation, site search analysis, acquisition, disposition, leasing, and real estate consulting services. Myles is currently seeking his Certified Commercial Investment Member (CCIM) designation. He is also involved with the ICSC (International Council of Shopping Centers).

Myles currently represents Buddy Bells, LLC who is one of the largest Taco Bell franchisees in IL and Birdie Bells, LLC who are quickly expanding Wing stops. He also represents Parth35, LLC who is a quickly growing Smoothie King Franchisee. Myles has also worked with Sundance, Inc, one of the largest Taco Bell franchisees in the United States, TeamLyders, LLC, one of the fastest growing Arby's franchisees in Chicagoland, Kite Realty Group (NYSE: KRG), Dunkin' Donuts franchisee, Peoples Bank, American Community Bank, Super Products, LLC, Holladay Properties and many other prominent area developers and clients.

[mrapchak@latitudeco.com](mailto:mrapchak@latitudeco.com)  
O: (219) 864-0200  
C: (219) 308-3553  
F: (219) 864-4144



## **JOHN O'MALLEY**

Associate Broker

John O'Malley is an Associate Broker with Latitude Commercial. John specializes in the Investment and Industrial sector for Latitude Commercial.

John has been with Latitude since 2020. Prior to Latitude, John worked with a developer in the land acquisition and development of Student Housing at Purdue University. John is a licensed Indiana Real Estate Broker and is currently working towards obtaining the CCIM designation.

John was raised in West Lafayette, Indiana. After moving to Indianapolis for college, John worked for Indiana Grand Casino in Finance while obtaining his Indiana Real Estate Brokers license.

[jomalley@latitudeco.com](mailto:jomalley@latitudeco.com)  
O: (219) 864-0200  
C: (765) 418-3900  
F: (219) 864-4144