



Location Finders Brokerage, LLC
9440 Enterprise Dr, Mokena, IL 60448
(708) 390-1629

2 River Place
Lansing, IL

Retail Space Available

6,200 - 11,430 SF

MARKET SUMMARY

- Available endcap space that is part of highly visible shopping center on the corner of a signalized intersection in Lansing, IL.
- Less than 1/2 mile North of I-80 and I-94 interchange.
- Multiple hotels in the area
- Area retailers include: Walmart Supercenter, ALDI, QuikTrip, Planet Fitness, Dunkin' Donuts, Culver's, Home Depot, and more.

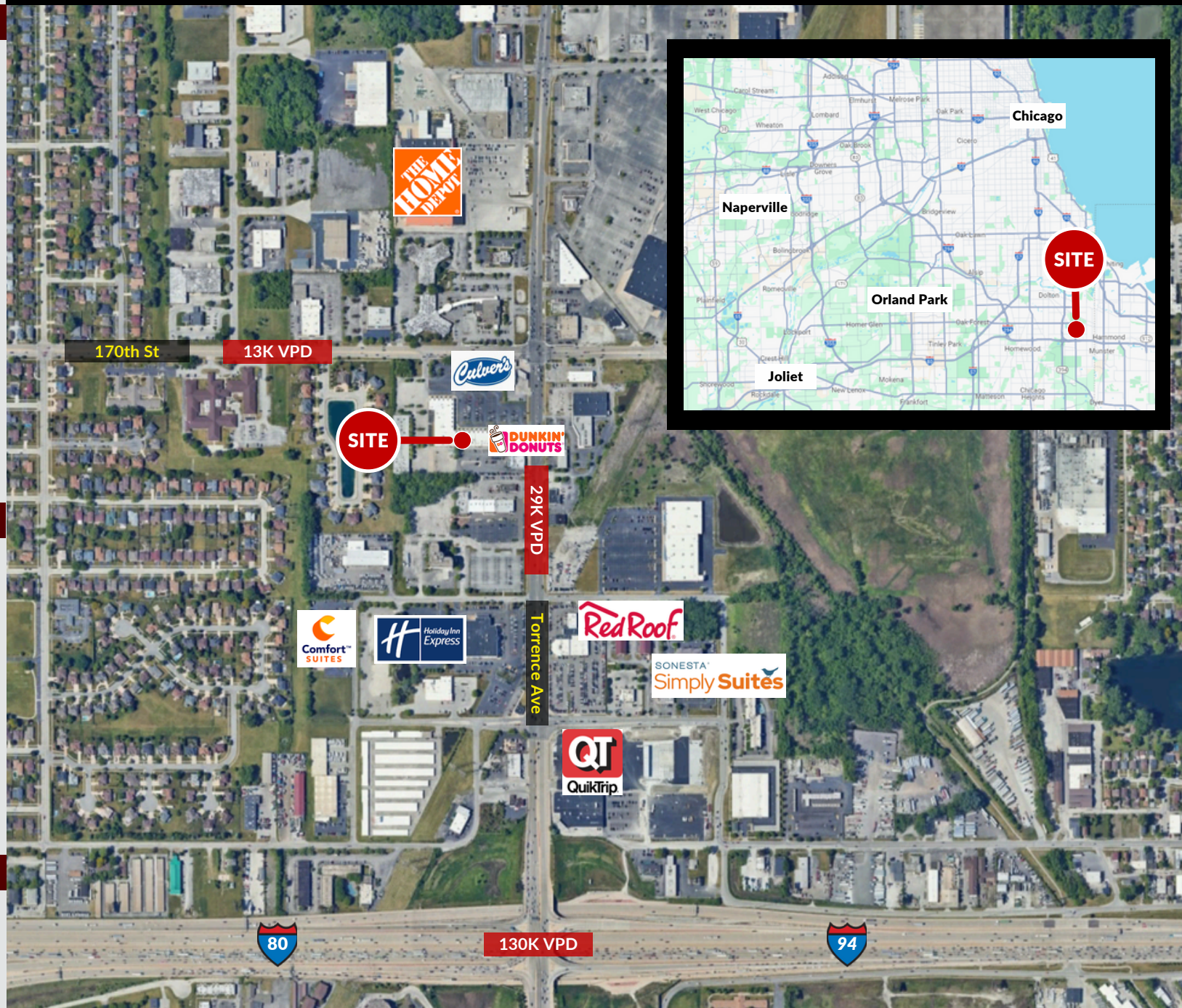
DEMOGRAPHICS

POPULATION	1 Mile	7,138
	3 Mile	110,057
	5 Mile	241,204
# HOUSEHOLDS	1 Mile	3,039
	3 Mile	41,637
	5 Mile	89,736
AVG HH INCOME	1 Mile	\$73,199
	3 Mile	\$73,251
	5 Mile	\$72,988

CONTACT

ALAN ERICKSON

aerickson@lfirealestate.com
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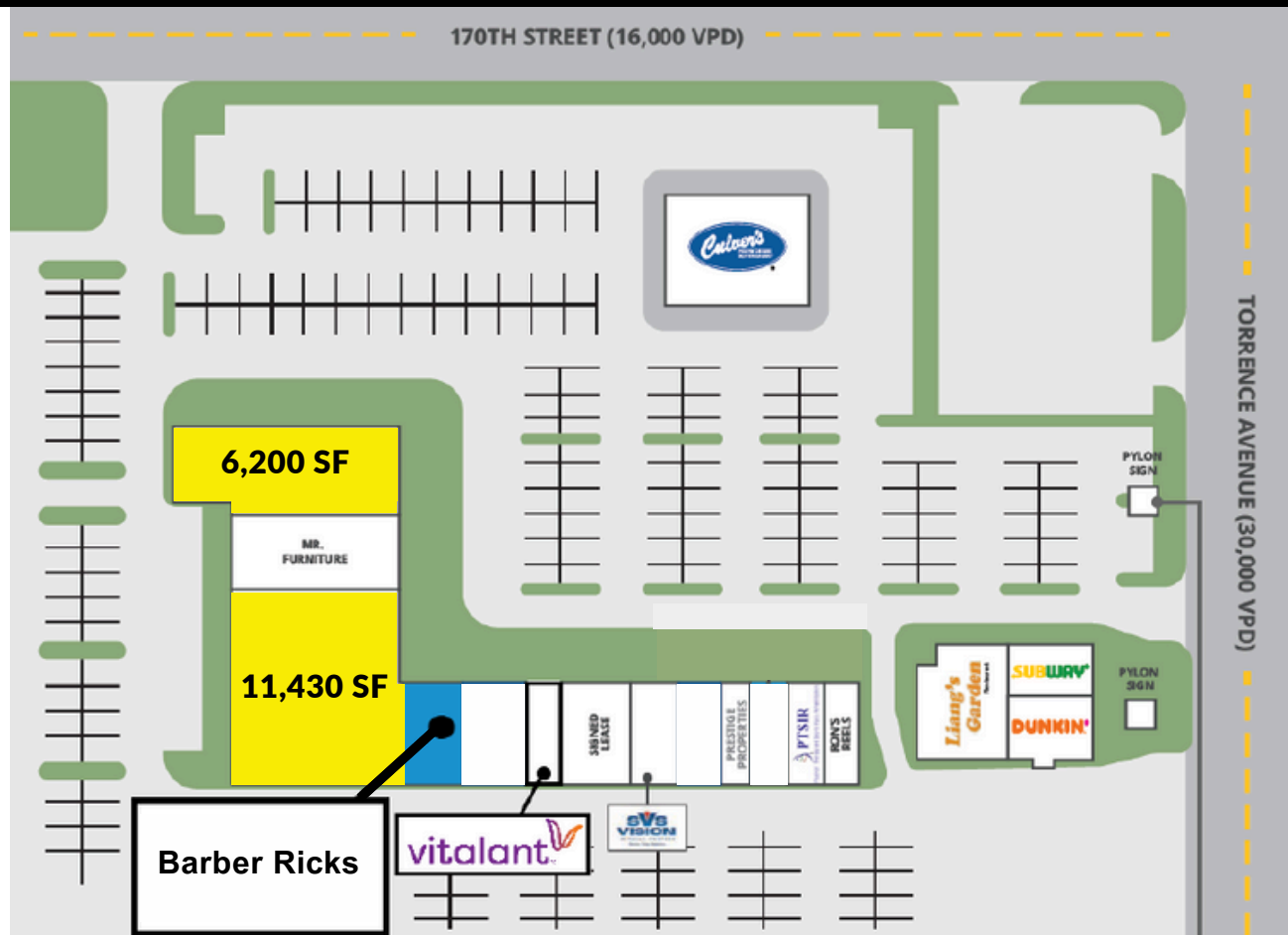


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SITE SUMMARY

- **Total GLA:** 140,758 SF
- **Available:** 6,200 - 11,430 SF
 - 6,200 SF endcap, built-out Fitness Center
 - 11,430 SF inline space
- **Access:** Two access points from Torrence Ave and 170th St
- **Parking:** ±184 shared spaces
- **Traffic:**
 - 29,067 VPD on Torrence Ave
 - 13,244 VPD on 170th St



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