

Medtail

20400 S LaGrange Rd
Frankfort, IL

FOR LEASE

Be part of this newly constructed 8,625 SF retail building, scheduled for completion in the first quarter of 2026, in a prime location with excellent visibility and traffic counts. This center features a prominent endcap available, perfect for retailers seeking maximum exposure, and benefits from strong co-tenancy with Dunkin' Donuts.

The site enjoys high traffic with approximately 34,000 vehicles per day, ensuring strong customer capture, and offers ample parking with 71 spaces to accommodate employees and shoppers. This is an outstanding opportunity for retail, medtail, professional services, restaurants, or boutique fitness operators looking to establish a presence in a fast-growing market.



Lease Rate:

\$45.00 SF/yr (NNN)

Building Size:

8,625 SF

Floors:

1

Space Size:

1,520 - 6,445 SF

Lease Term:

Negotiable

SCOTT FITZGERALD | 312.523.3176 | SFITZGERALD@JROSSIANDASSOCIATES.COM
ERIC PAIK | 630.353.1190 | ERIC@JROSSIANDASSOCIATES.COM



REAL ESTATE &
PRACTICE ADVISORY

20400 S LaGrange Rd

Frankfort, IL

DEMOGRAPHICS MAP AND REPORT

Population

3 MILES

44,951

TOTAL POPULATION

94,479	392,376
5 MILES	10 MILES

42

AVERAGE AGE

42	42
5 MILES	10 MILES

Households and Income

3 MILES

15,614

TOTAL HOUSEHOLDS

33,368	144,914
5 MILES	10 MILES

2.9

OF PERSONS PER HH

2.8	2.7
5 MILES	10 MILES

3 Miles

41

AVERAGE AGE (MALE)

41	41
5 MILES	10 MILES

42

AVERAGE AGE (FEMALE)

43	43
5 MILES	10 MILES

3 Miles

\$167,011

AVERAGE HH INCOME

\$155,989	\$129,584
5 MILES	10 MILES

\$442,824

AVERAGE HOUSE VALUE

\$407,986	\$336,825
5 MILES	10 MILES

* Demographic data derived from 2020 ACS - US Census

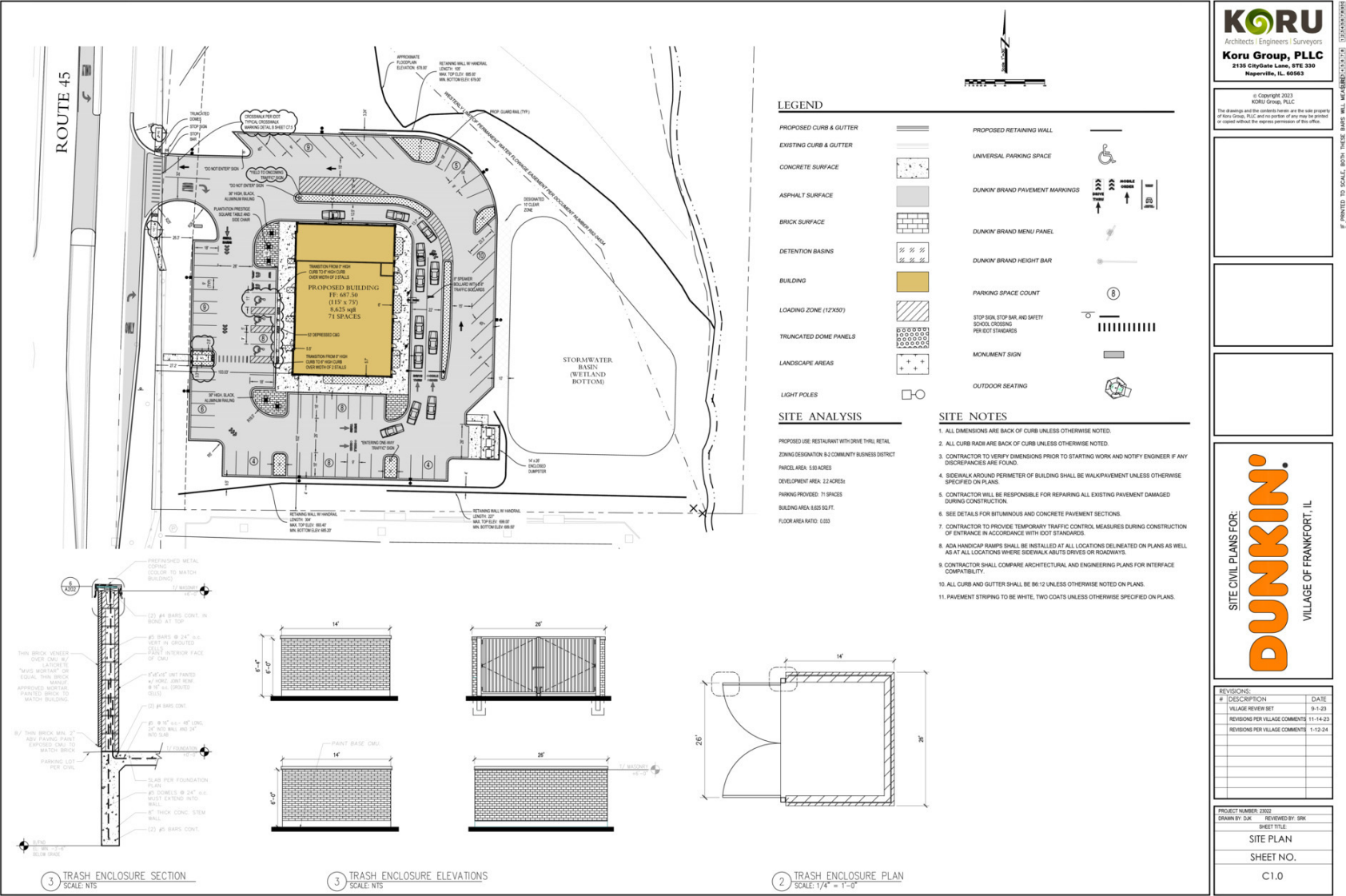


20400 S LaGrange Rd

Frankfort, IL

ADDITIONAL RENDERINGS





KORU
Architects, Engineers, Surveyors
Koru Group, PLLC
2125 Clayville Lane, STE 200
Naperville, IL 60563

© Copyright 2023
KORU Group, PLLC
The drawings and the contents herein are the sole property
of Koru Group, PLLC and no portion of any may be printed
or copied without the express permission of this office.

SITE CIVIL PLANS FOR:
DUNKIN'
VILLAGE OF FRANKFORT, IL

REVISIONS:		
#	DESCRIPTION	DATE
1	VILLAGE REVIEW SET	9-1-23
2	REVISIONS PER VILLAGE COMMENTS 1-1-24	1-1-24
3	REVISIONS PER VILLAGE COMMENTS 1-1-24	1-1-24

PROJECT NUMBER: 2002
DRAWN BY: GSK
REVIEWED BY: GSK
SHEET TITLE:
SITE PLAN
SHEET NO.
C1.0

20400 S LaGrange Rd

Frankfort, IL

RETAILER MAP

