



For Lease

1427 W 127th St

1427 W 127th St, Calumet Park, IL 60827

## Negotiable

For Lease: 2,115sf sublease available on 127th St just blocks from I-57. This two-tenant freestanding building has excellent visibility on the main thoroughfare of Calumet Park seeing over 27,300 VPD. The property has full access from both 127th St and Bishop St. on the SW signalized corner.

### Contact us:

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**Colliers**

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	Negotiable
Taxes:	\$10.30 SF
CAM/INS	\$2.90 SF
Building Size:	4,138 SF
Available SF:	2,115 SF
Traffic Count:	21,700
Sublease	Expires 1/33
Parking	30

## PROPERTY OVERVIEW

For Lease: 2,115sf former clothing/retail shop available on 127th St. just blocks from I-57. This two-tenant freestanding building has excellent visibility on the main thoroughfare of Calumet Park, seeing over 27,300 VPD. The property has full access from both 127th St and Bishop St. on the SW signalized corner.

## PROPERTY HIGHLIGHTS

- Excellent visibility along 127th St
- 140' of frontage seeing over 27,30000 VPD
- Large monument sign and two-way facade available
- Multiple access points
- .3 miles east of I-57
- Surrounded by multiple national and local tenants
- Long-term sublease available

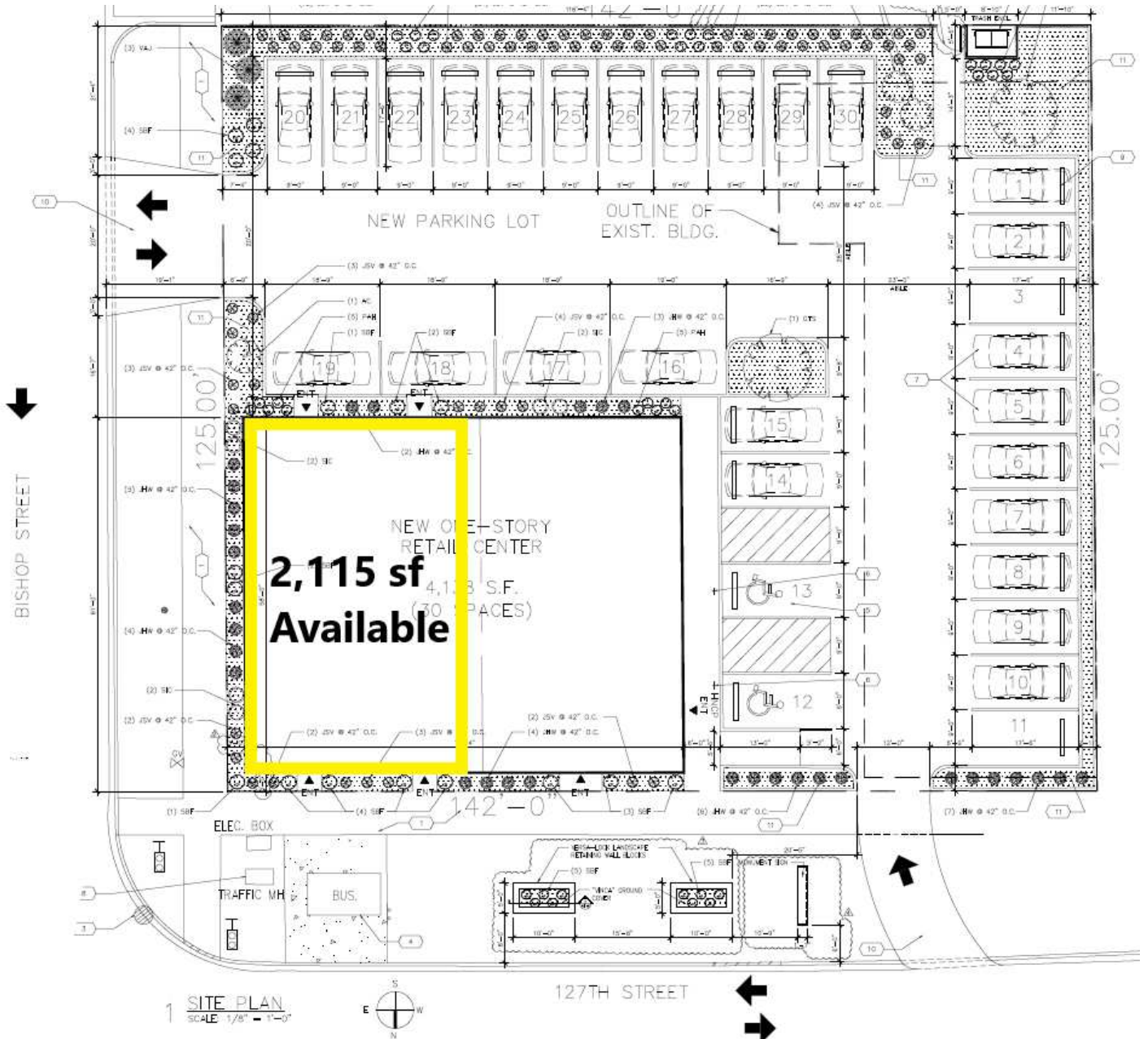
## Brad Belden

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The Colliers logo, featuring the word 'Colliers' in white serif font on a dark blue background with a yellow and red horizontal stripe at the bottom.

SITE PLAN

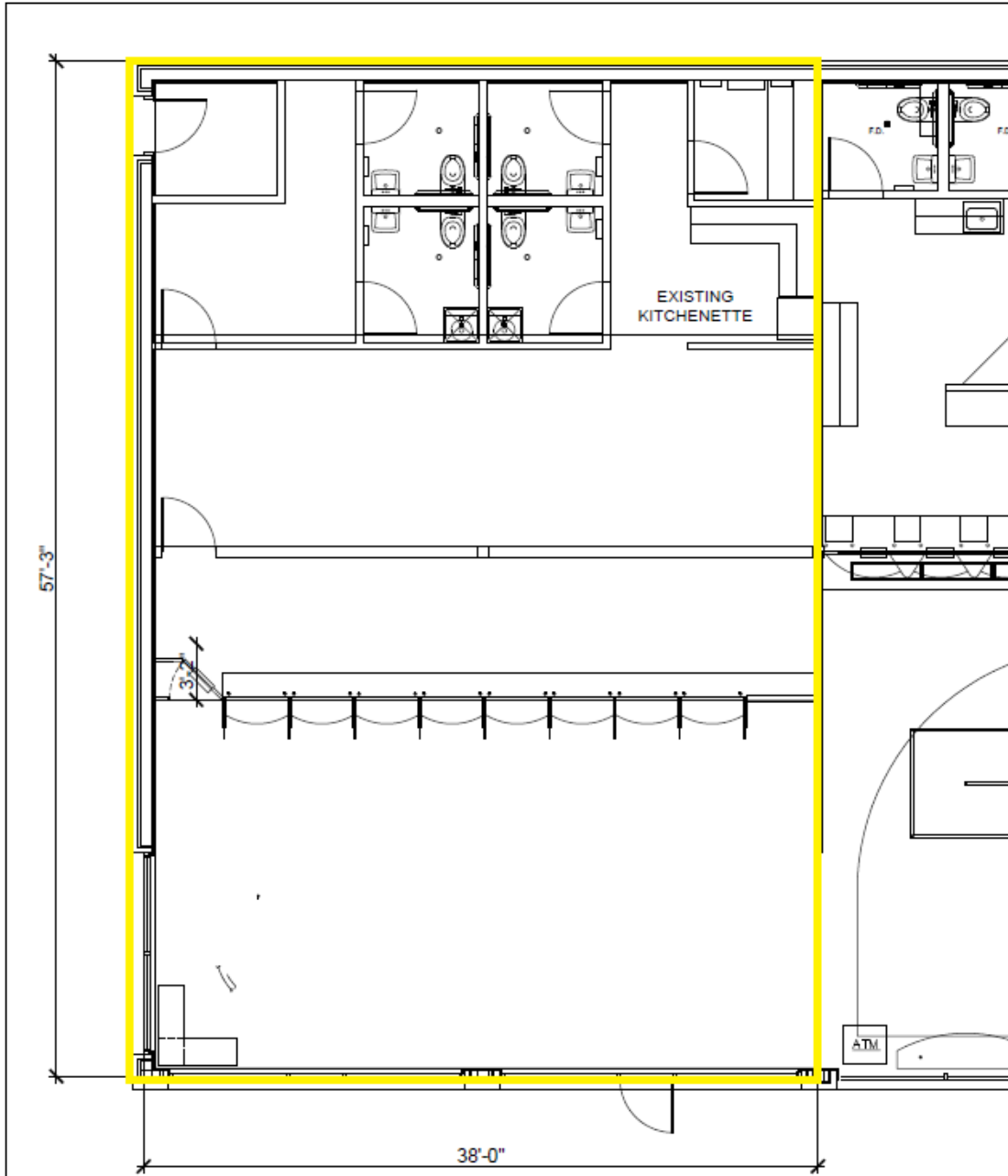


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FLOOR PLAN

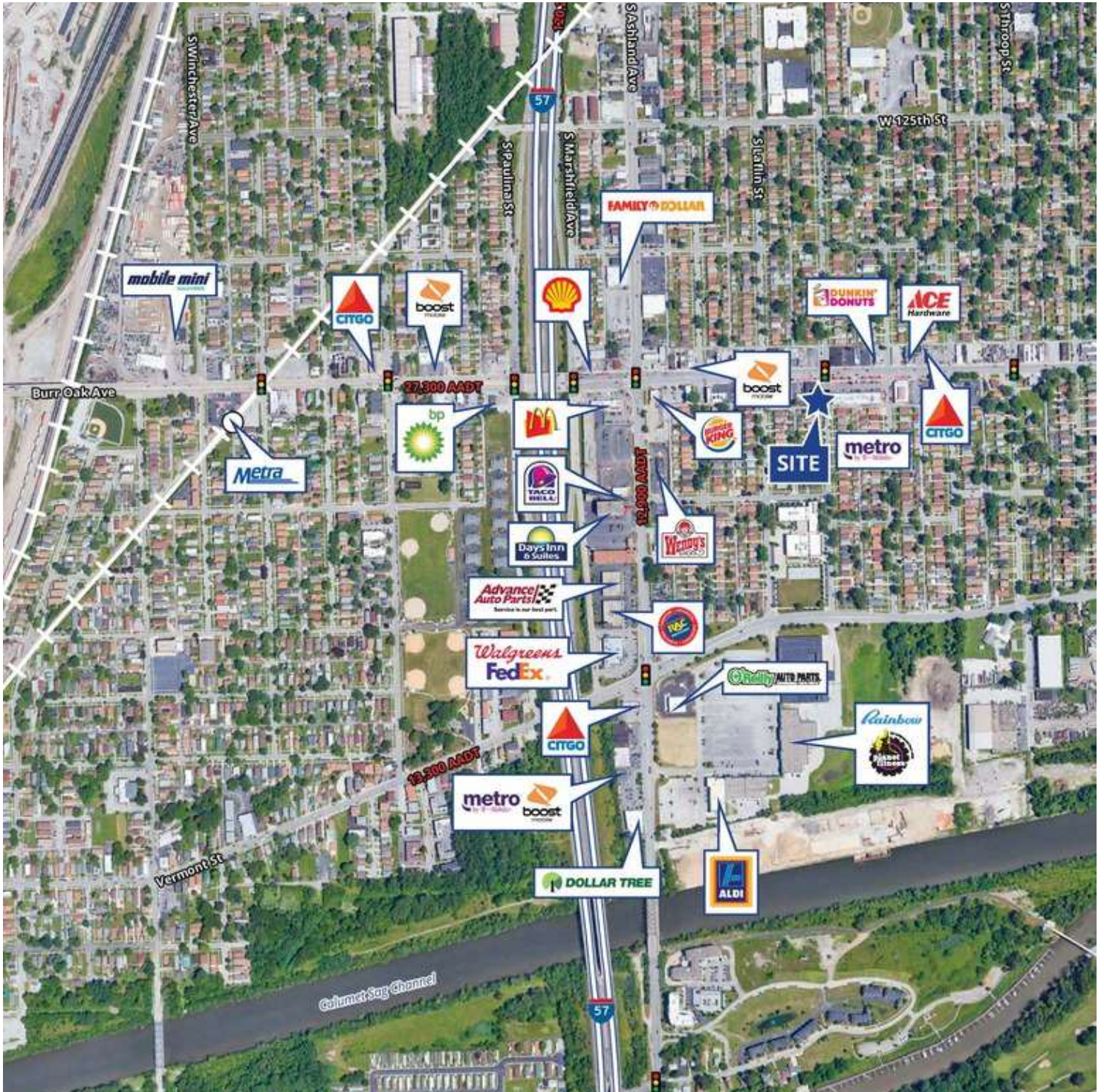
# 1427-1431 W 127th Street, Calumet Park, IL



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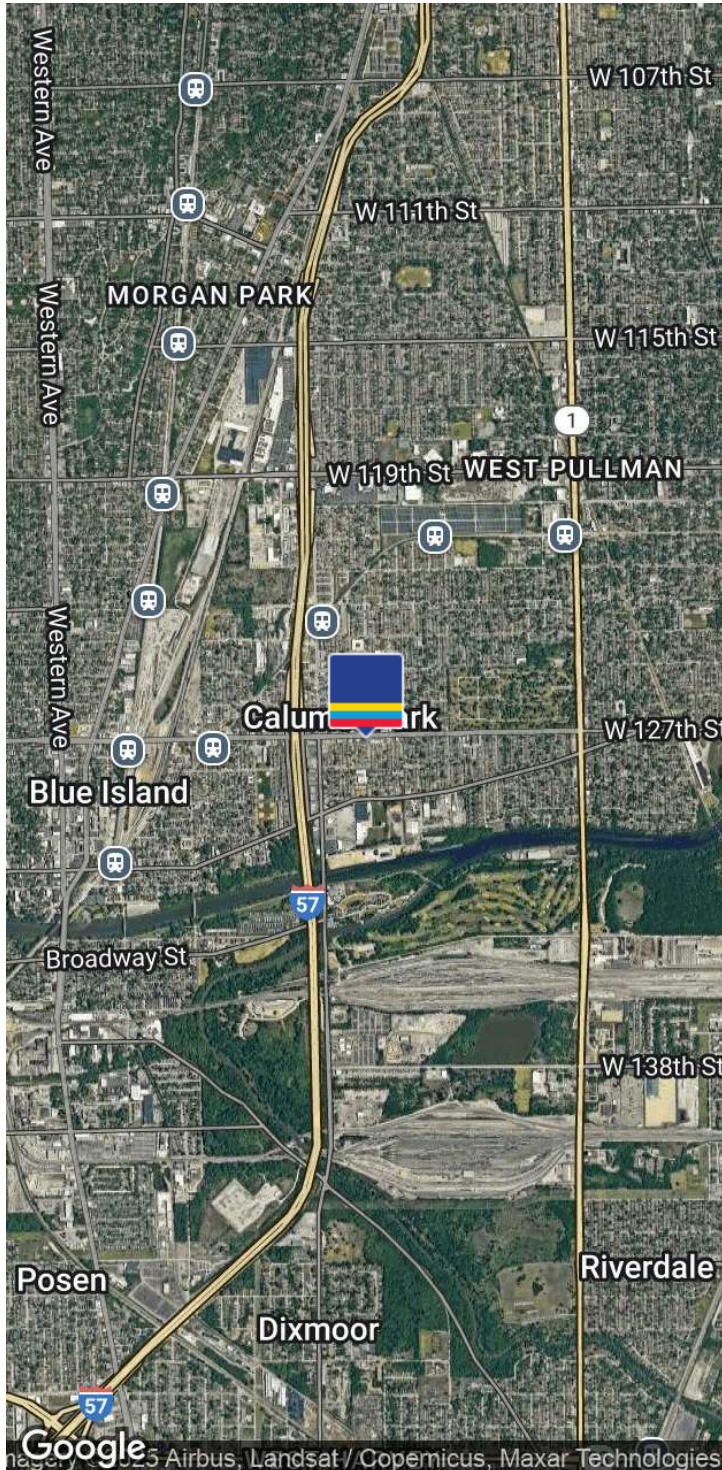
RETAIL MAP



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LOCATION MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	8,471	101,527	266,351
Median age	34.4	35.8	35.9
Median age (Male)	30.6	34.7	35.1
Median age (Female)	37.1	36.9	36.6
Total households	3,091	35,326	92,429
Total persons per HH	2.7	2.9	2.9
Average HH income	\$84,564	\$88,309	\$88,764
Average house value	\$181,687	\$275,041	\$316,670

LOCATION OVERVIEW

Calumet Park is a suburb of Chicago with a population of 8,208. Calumet Park is in Cook County. Living in Calumet Park offers residents a dense suburban feel and most residents own their homes. In Calumet Park there are a lot of parks. Residents of Calumet Park tend to be liberal. The public schools in Calumet Park are above average.

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