

# 17047 S Harlem Ave | Tinley Park, IL 60477

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Great building located on busy Harlem Ave with exceptional visibility (38,000 Vehicles Per Day) between 167th Street & 171st Street., Tinley Park. Tinley Park. Tenant will have signage opportunities on both the façade of the building and monument signage near the entrance of the property. Landlord is motivated and seeking high-quality, long-term medical tenants.

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,000 - 2,092 SF
Building Size:	6,668 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,015	33,419	76,076
Total Population	13,152	90,626	207,667
Average HH Income	\$74,140	\$81,868	\$83,253

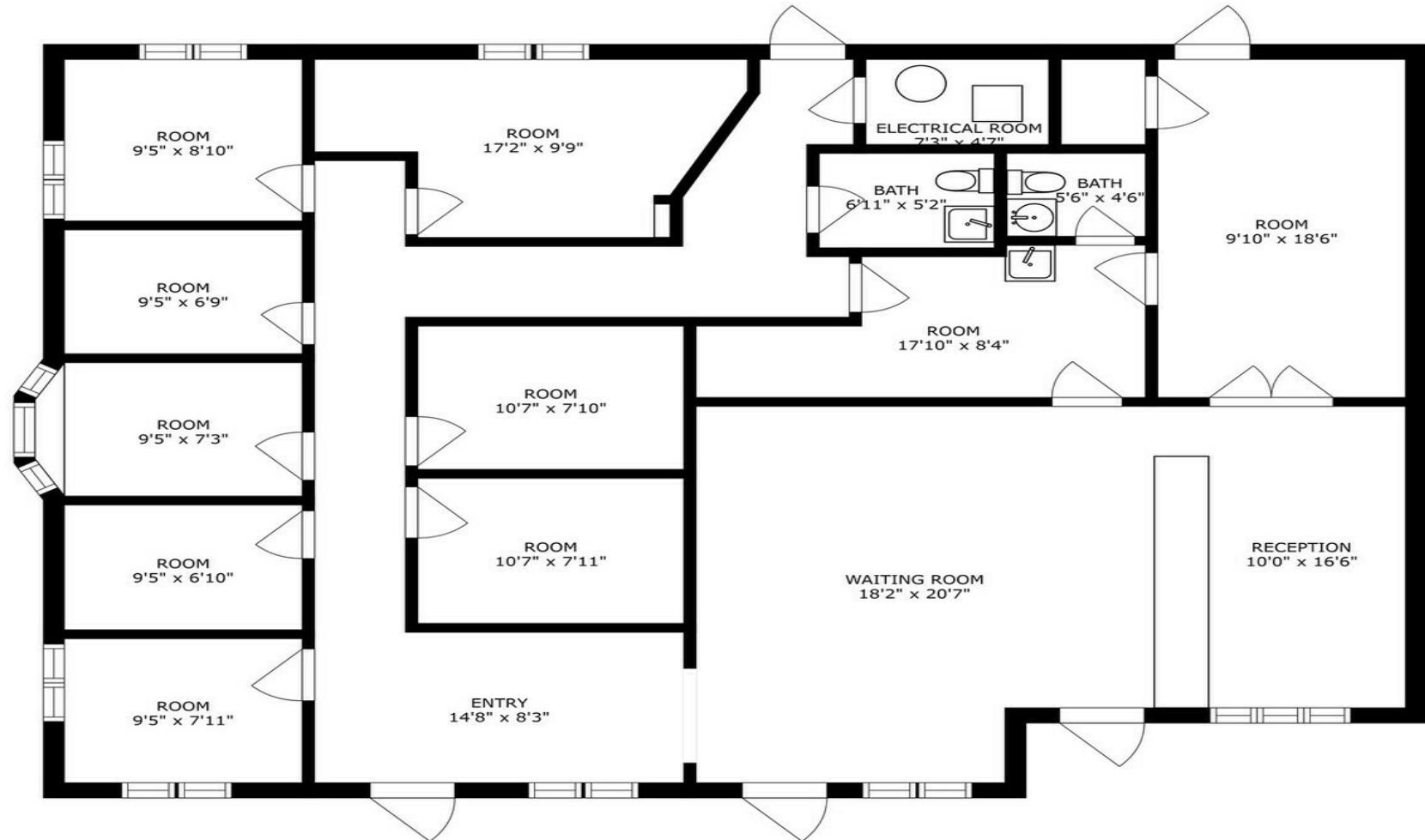
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ADDITIONAL PHOTOS



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FLOOR PLANS



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,152	90,626	207,667
Average Age	36.4	39.4	39.6
Average Age (Male)	36.0	37.7	37.6
Average Age (Female)	37.4	40.8	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,015	33,419	76,076
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$74,140	\$81,868	\$83,253
Average House Value	\$273,701	\$271,712	\$276,681

\* Demographic data derived from 2020 ACS - US Census

