

VILLAGE CENTER CONDO FOR SALE

546 EAST 162ND STREET, SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL/OFFICE CONDO FOR SALE



PROPERTY OVERVIEW

This spacious retail/office condo unit is now available for sale in the busy Village Center, a 18,500 SF shopping center in the heart of South Holland's business corridor. With great visibility on 162nd and vehicle counts averaging 33,700 cars per day, this unit is ideal for a variety of office, retail, or service businesses. Additionally, the cotenant Blueberry Field Restaurant draws daily traffic to the center, making it a prime location for your business.

PROPERTY HIGHLIGHTS

- Retail/Office condo unit for sale in busy Village Center located in the heart of South Holland's business district.
- Spacious unit, ideal for a variety of office, retail or service businesses.
- Great visibility on 162nd - Vehicle counts averaging 33,700 cars per day.
- Cotenant Blueberry Field Restaurant draws daily traffic to center.

SALE PRICE **\$116,000**

OFFERING SUMMARY

Condo Unit No.	546
Unit Size:	+/- 1,225 SF
Zoning:	General Business
County:	Cook
Real Estate Taxes:	\$3,773.45 (pay 2024)
HOA (Monthly)	\$323.00

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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Gwen Lampert represent(s) the Seller only, and not the Buyer.

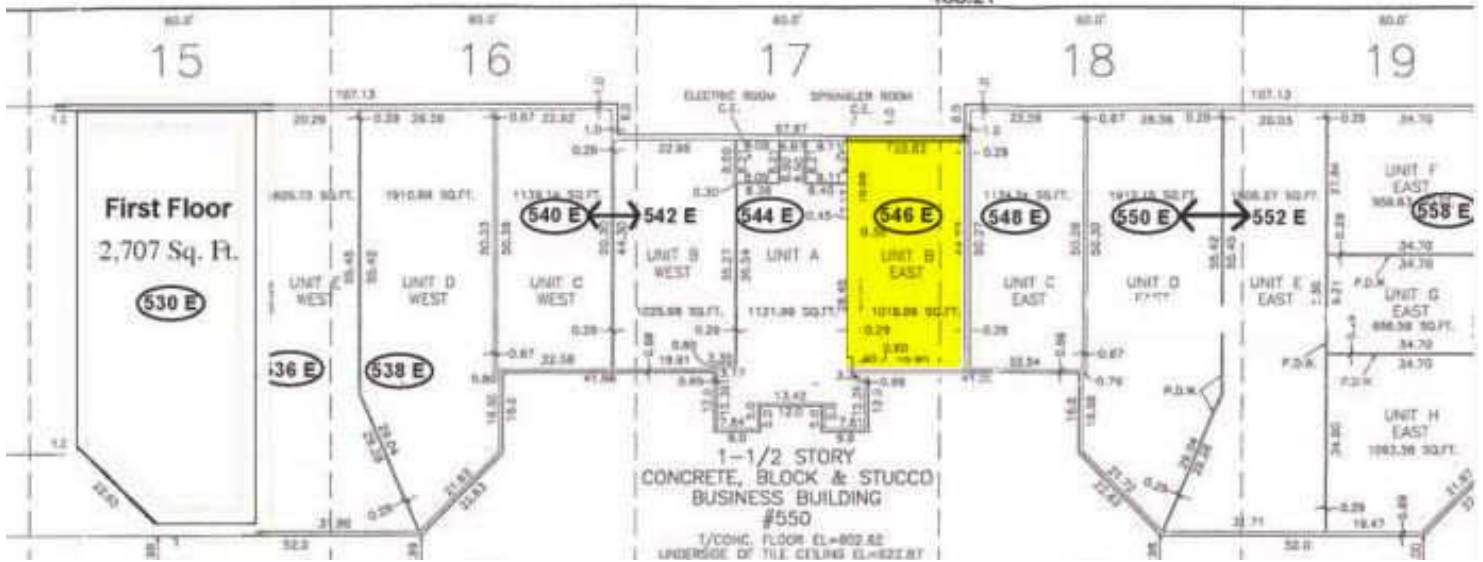
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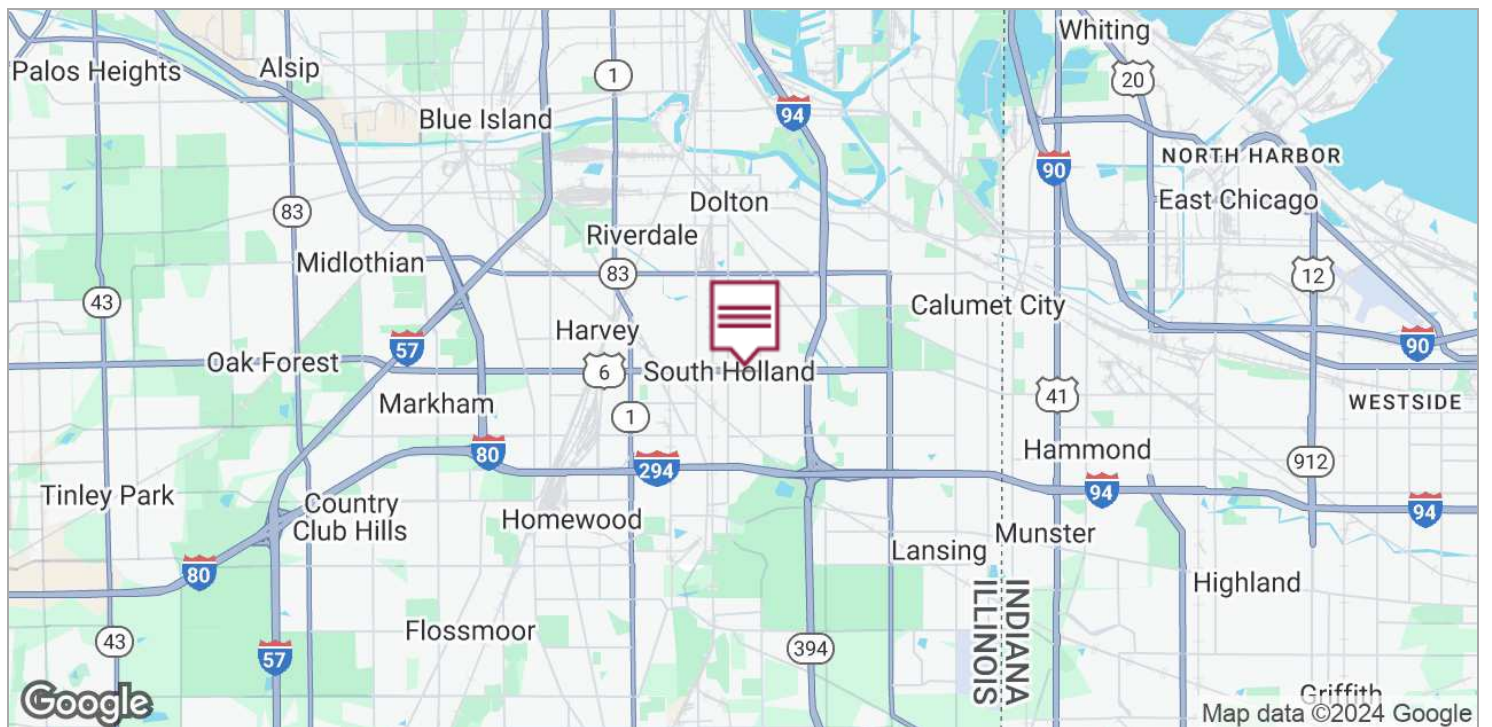
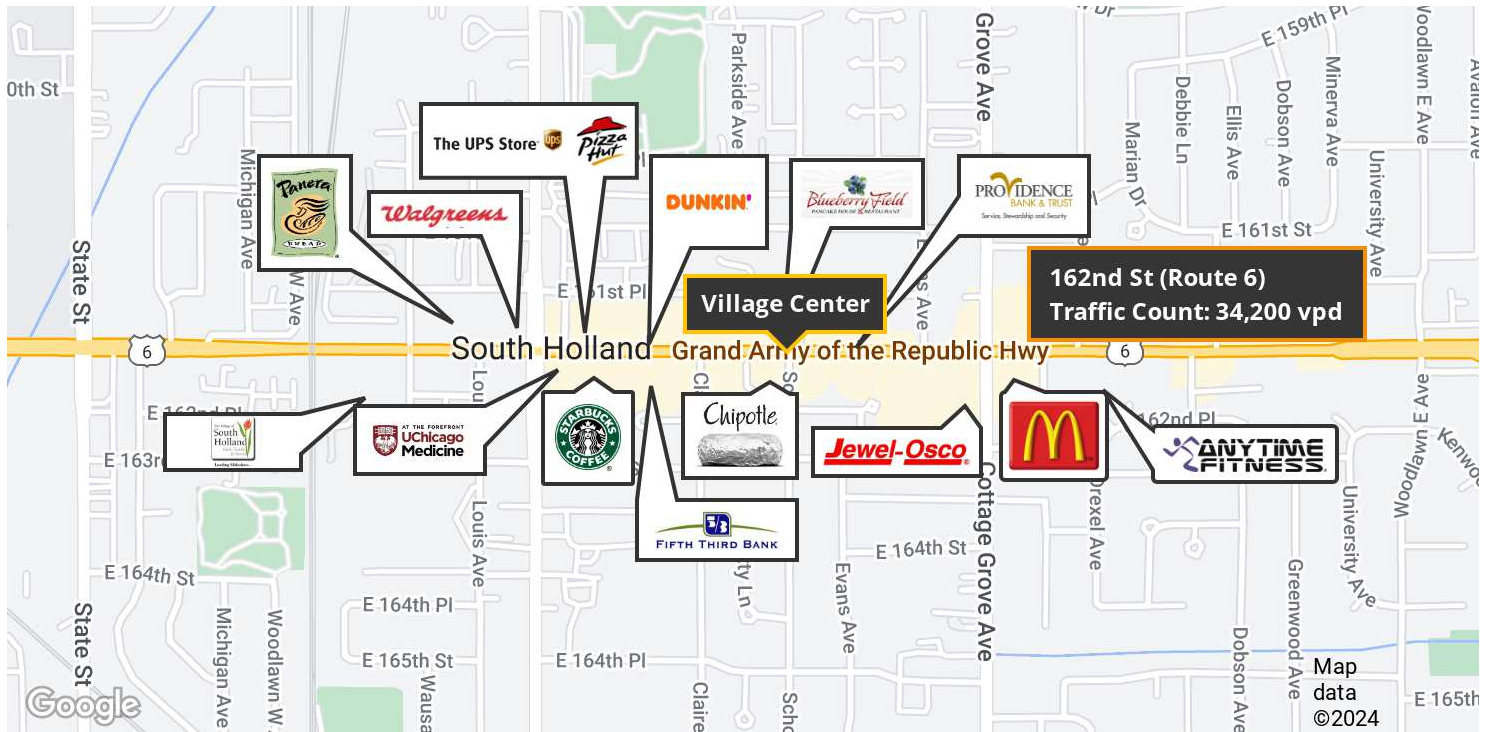
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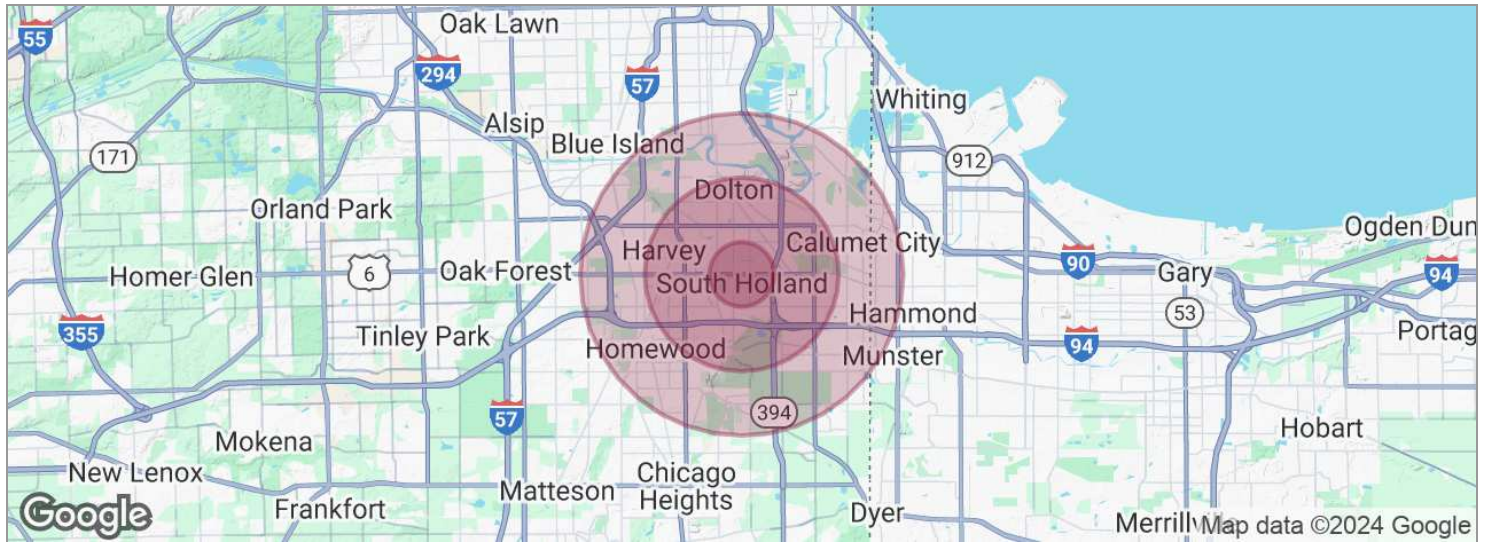
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RETAIL/OFFICE CONDO FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,479	94,958	249,341
Median age	41.2	38.3	37.0
Median age (male)	37.1	35.2	34.2
Median age (Female)	43.7	41.1	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,185	40,139	104,670
# of persons per HH	2.8	2.4	2.4
Average HH income	\$66,275	\$54,662	\$54,937
Average house value	\$138,602	\$115,317	\$112,567

* Demographic data derived from 2020 ACS - US Census

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