

CAROLYN'S SHOPPING CENTER

16421 SOUTH HALSTED STREET, HARVEY, IL 60426

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Introducing a retail investment opportunity at 16421-16431 South Halsted St., Harvey, IL. This 7,800 SF retail center, built in 1980, is 69% occupied, with two suites, 2,400 SF, available for lease. Strategically situated on the bustling Halsted St, just north of the I-80/294 expressway, this property enjoys exceptional visibility and a remarkable 19,200 traffic count. With prominent signage and a location just minutes away from the new Wind Creek Chicago Southland Hotel & Casino, this property is perfectly positioned to capitalize on the area's growth potential.

PROPERTY HIGHLIGHTS

- Retail center located on high traffic Halsted St, north of the I-80/294 expressway
- Remarkable 19,200 traffic count and exceptional visibility
- Located 5 minutes north of the new Wind Creek Chicago Southland Hotel & Casino, bringing jobs and tourism to the area.

OFFERING SUMMARY

Sale Price:	\$349,000
Center GLA:	7,800 SF
Price PSF:	\$45
Occupancy:	69%
Year Built:	1980
PIN:	29-21-303-045-0000
Real Estate Taxes (pay 2024):	\$68,853.80

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,408	27,449	80,302
Total Population	4,308	74,255	216,230
Average HH Income	\$85,995	\$79,667	\$82,458
Average House Value	\$112,516	\$168,511	\$184,961

MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

GWEN LAMPERT

Vice President & Commercial Broker
630.560.2906
GWEN@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

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.

CAROLYN'S SHOPPING CENTER

16421 SOUTH HALSTED STREET, HARVEY, IL 60426

RETAIL PROPERTY FOR SALE



MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

GWEN LAMPERT

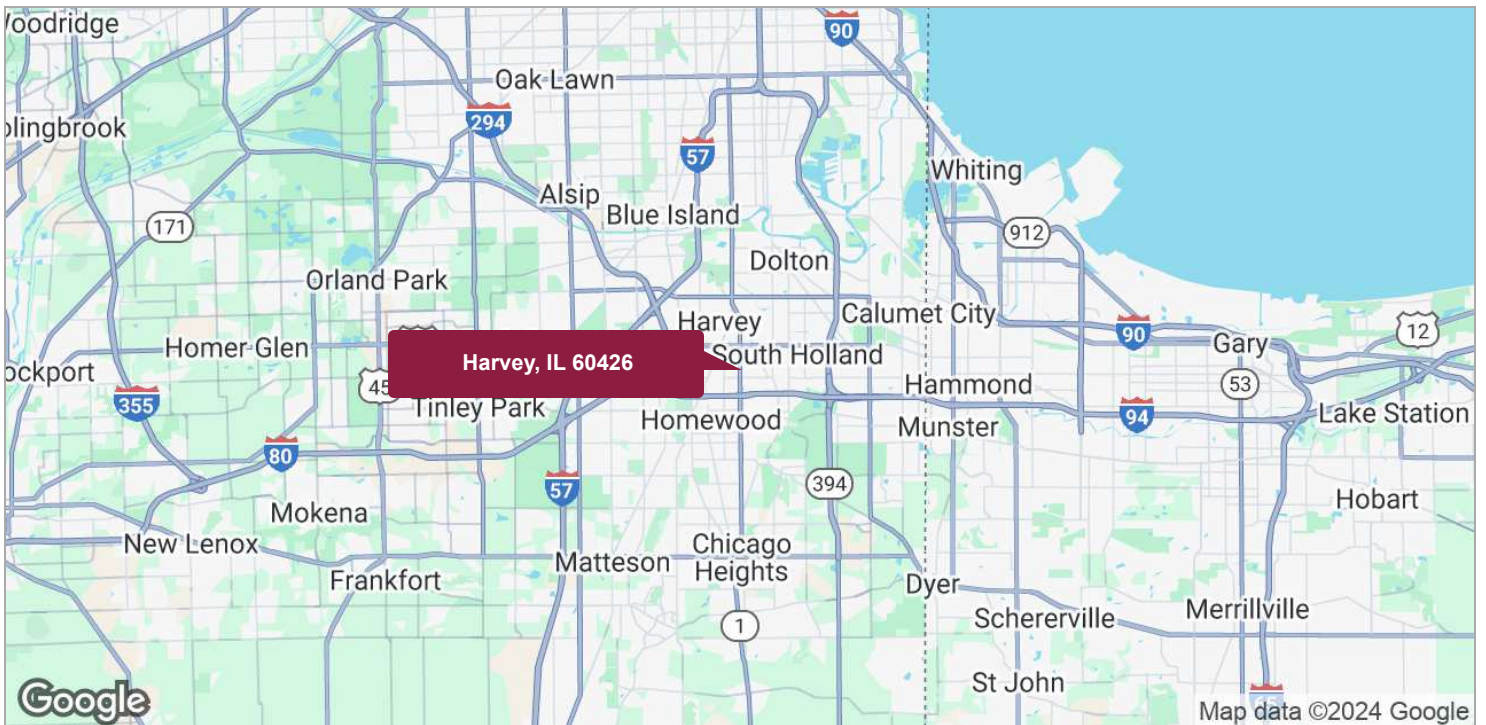
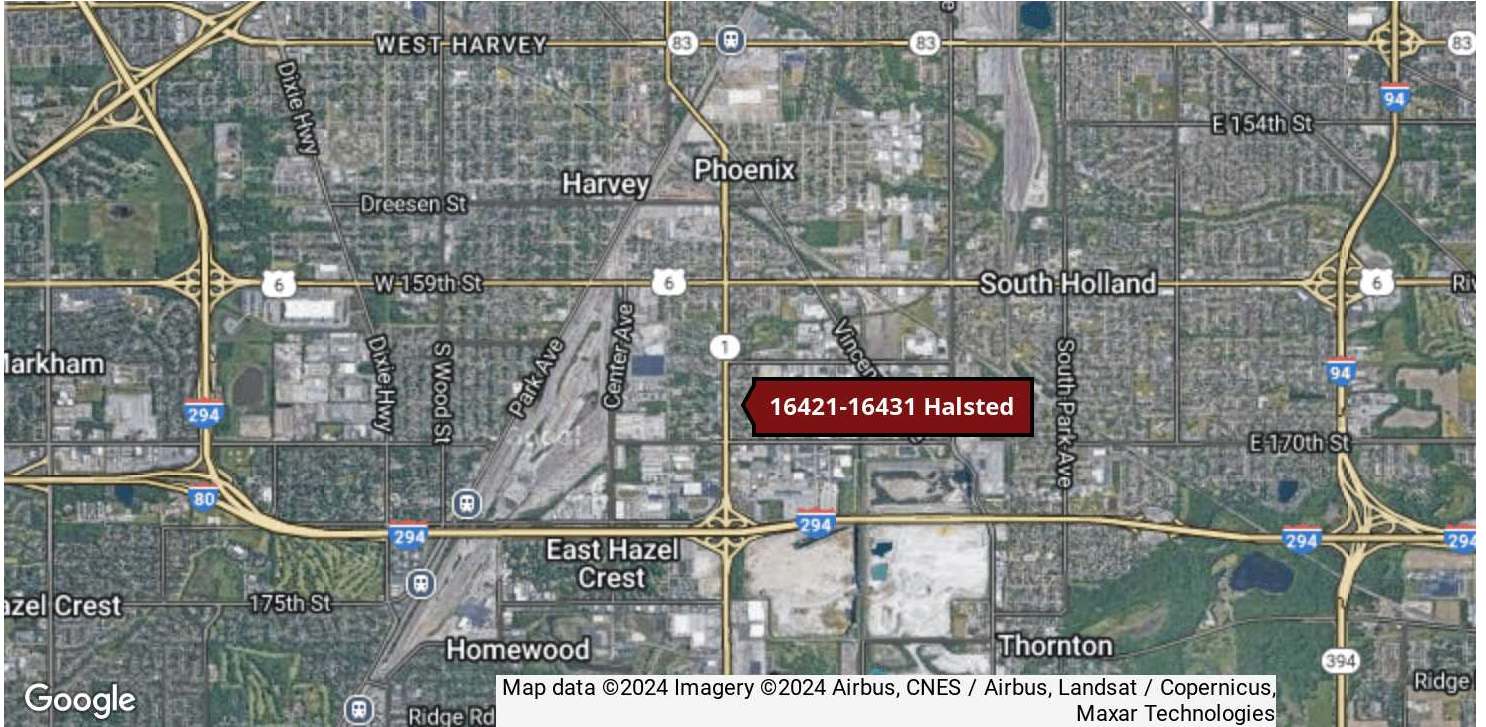
Vice President & Commercial Broker
630.560.2906
GWEN@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

CAROLYN'S SHOPPING CENTER

16421 SOUTH HALSTED STREET, HARVEY, IL 60426

RETAIL PROPERTY FOR SALE



MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

GWEN LAMPERT

Vice President & Commercial Broker
630.560.2906
GWEN@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM