

9604 West 161st Street, Orland Park, IL 60467

9604 W 161st St



OFFERING SUMMARY

Available SF:	1,500 - 7,500 SF
Lease Rate:	\$48.00 SF/yr (Gross)
Lot Size:	1.2 Acres
Year Built:	2006
Building Size:	13,164
Zoning:	BIZ

PROPERTY OVERVIEW

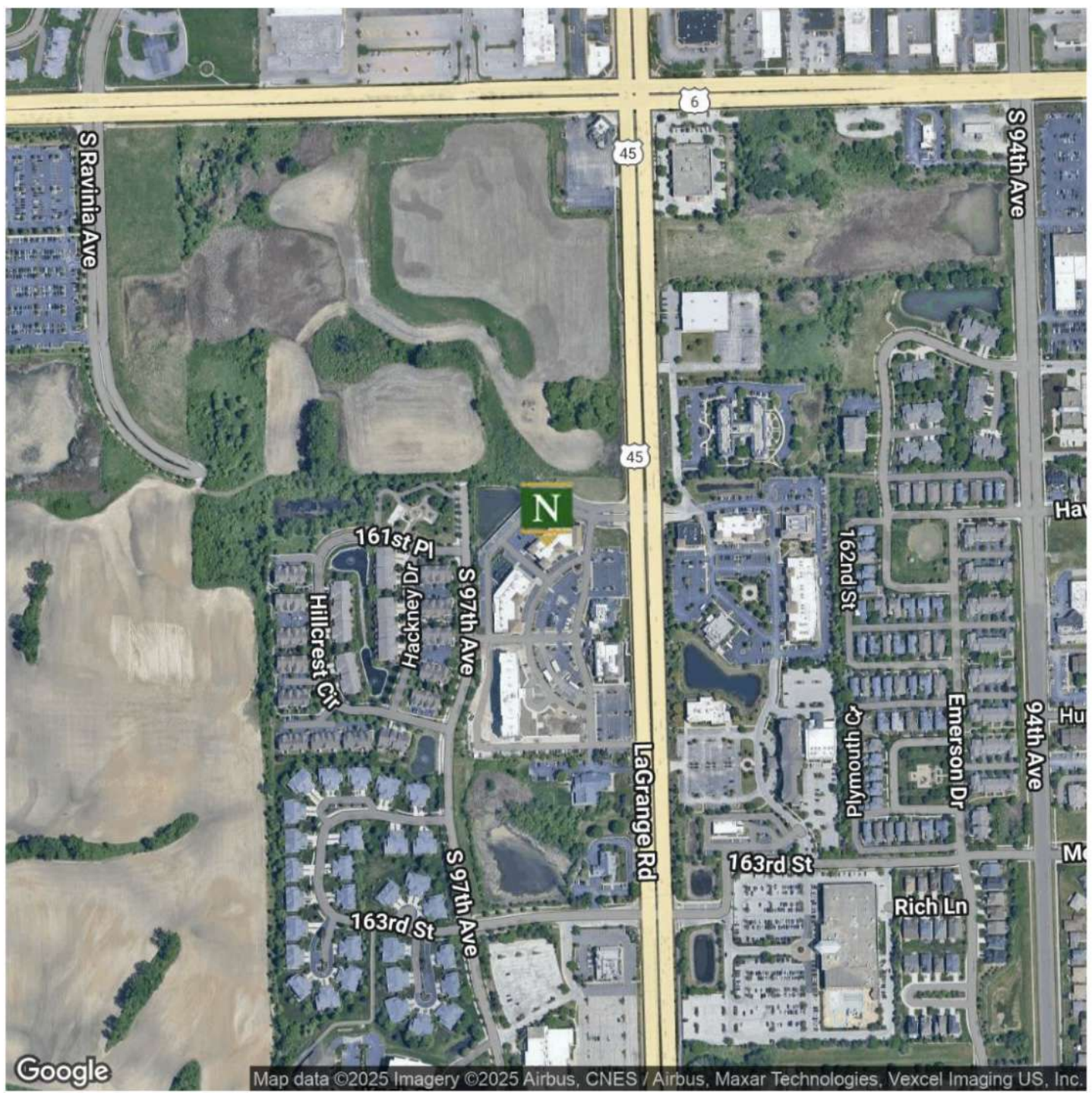
1,500-7,500sf retail space that occupies a prominent 1.20-acre site on Lagrange Rd. Constructed from durable masonry, the building has undergone recent exterior renovations, enhancing its aesthetic appeal. The property features ample parking and boasts significant visibility along Lagrange Rd., making it an attractive option. The surrounding area is home to several major national retailers, including Lifetime Fitness, Marcus Theatres, Hampton Inn Hotel, Best Buy, Ulta Beauty, Petco, Dollar Tree, Bob's Discount Furniture, Pep Pep Boys, Belle Tire, and many others. This site presents an exceptional opportunity for diverse retail.

PROPERTY HIGHLIGHTS

- 1,500-7,500sf Available
- Many National Retailers in The Immediate Area
- 13.5 Ceiling Height
- Highly Visible Site
- Heavy Traffic Counts

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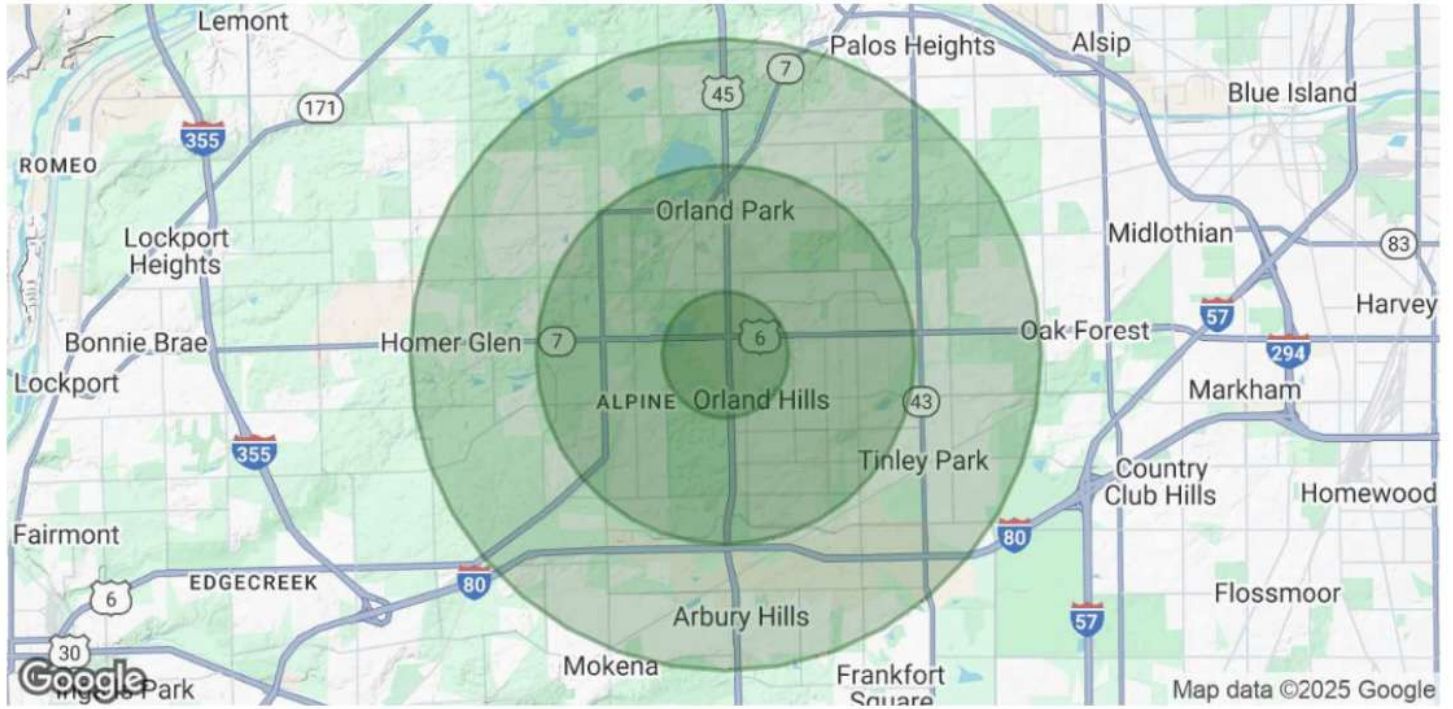


Google

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,752	75,384	169,936
Average Age	44	44	44
Average Age (Male)	42	43	43
Average Age (Female)	45	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,663	28,999	65,145
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$112,968	\$131,117	\$135,288
Average House Value	\$317,701	\$365,515	\$374,629
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	10.2%	9.6%	9.3%
RACE	1 MILE	3 MILES	5 MILES