

LEASE

Orland Hills Plaza

8833 WEST 159TH STREET

Orland Hills, IL 60487

PRESENTED BY:

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SCHRANK & ASSOCIATES, INC.

Professional Property Management Services

8831

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$27.00 SF/yr (NNN)
BUILDING SIZE:	12,500 SF
AVAILABLE SF:	1,000-2,000 SF
YEAR BUILT:	1991
ZONING:	B2
TRAFFIC COUNT:	35,000

PROPERTY OVERVIEW

SVN proudly presents this excellent leasing opportunity in Orland Hills, IL. One space, a former property management office, the other a vanilla box, both available for immediate occupancy. The property sits nicely on bustling 159th St and has great visibility and access.

Join neighboring businesses All State, Domino's, and Good Year and take advantage of the high foot traffic. Spaces like these rarely come available, inquire today!

LOCATION OVERVIEW

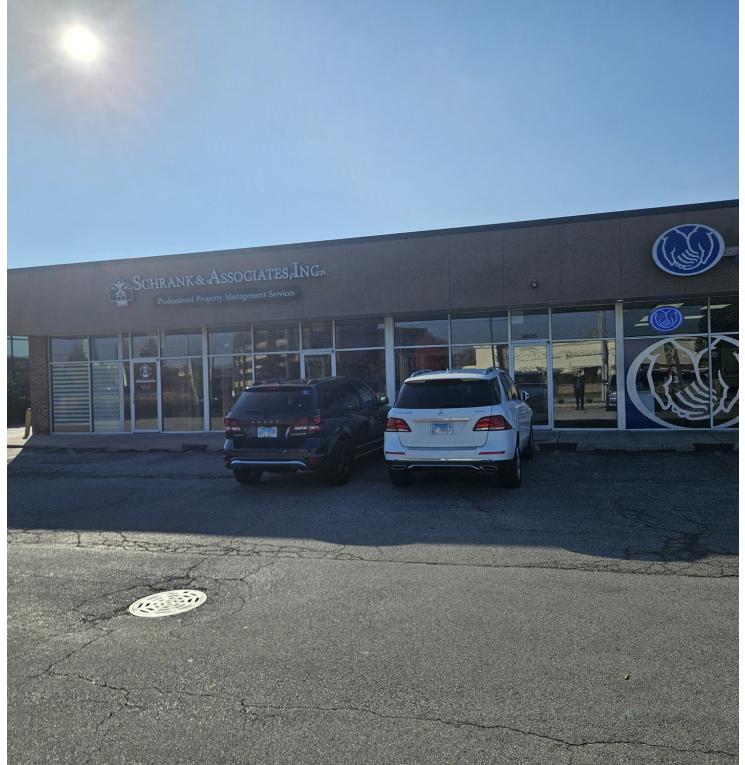
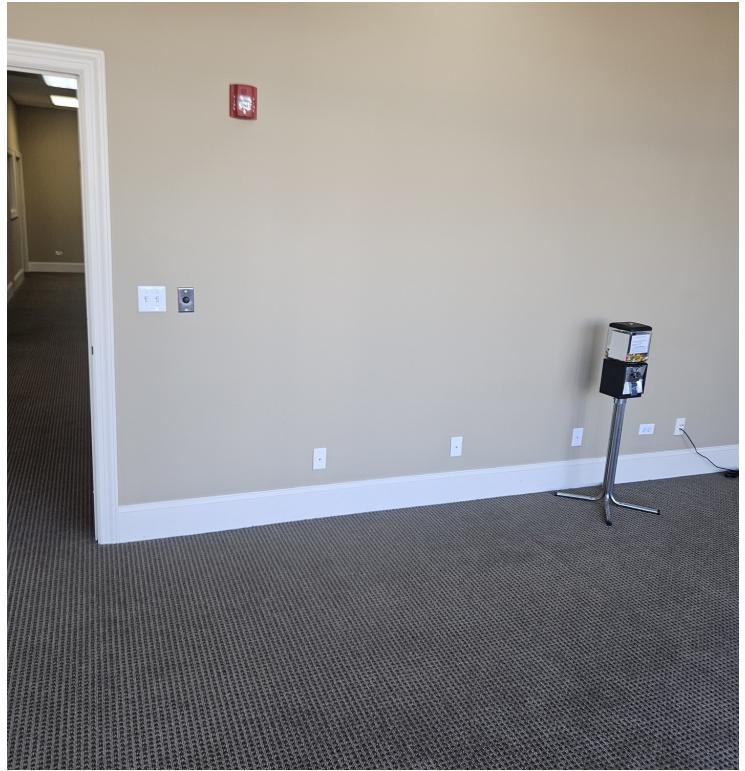
From the 159th & La Grange intersection, head east a few blocks, the property is on the south side of the street.

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ADDITIONAL PHOTOS



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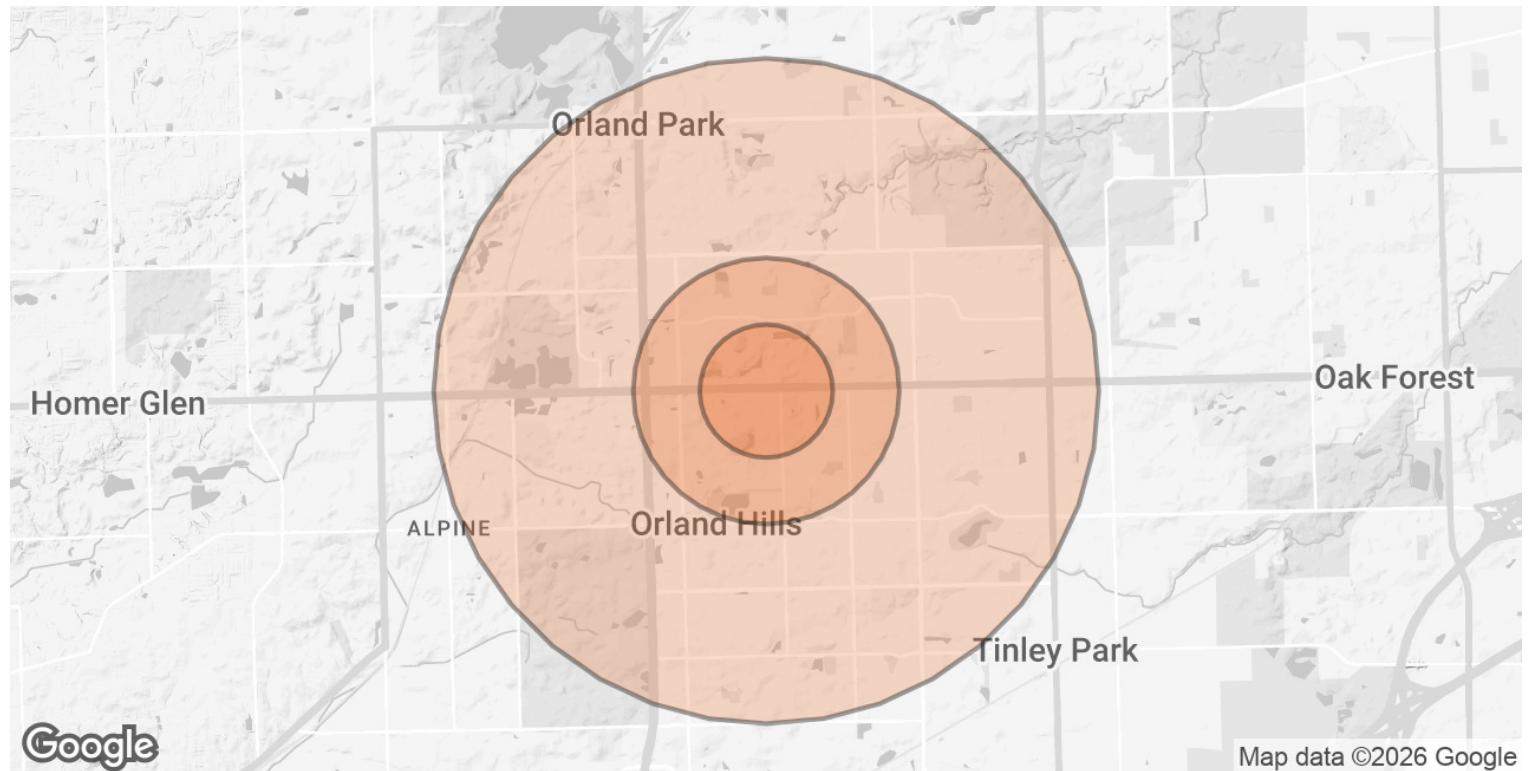


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2.5 MILES
TOTAL POPULATION	3,088	13,468	62,620
AVERAGE AGE	42	44	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	43	45	45
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2.5 MILES
TOTAL HOUSEHOLDS	1,291	5,384	24,390
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$96,037	\$102,799	\$123,786
AVERAGE HOUSE VALUE	\$298,717	\$310,180	\$333,885

Demographics data derived from AlphaMap

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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