

7201 West College Drive, Palos Heights, IL 60463

# Southwick Commons Palos Heights



## OFFERING SUMMARY

Available SF:	1,400 - 2,800 SF
Lease Rate:	Negotiable
Lot Size:	2.51 Acres
Building Size:	23,000
Renovated:	2020
Zoning:	B
Market:	Chicago MSA
Submarket:	Southwest Suburbs
Traffic Count:	47,000 VPD

## PROPERTY OVERVIEW

The +/-2,607sf end unit has great visibility and is the face of the center. It was formerly occupied by 7-Eleven. It is in vanilla box condition and has 2 ADA baths. Also available is a +/-2800 sf inline space. The space can be demised in half to accommodate a smaller need of approximately +/-1,400sf.

## LOCATION OVERVIEW

The shopping center is located at the southwest corner of Rte 83 & Harlem Ave. in Palos Heights, IL. The Harlem Ave corridor running through Palos Heights offers a scenic view with that hometown charm. The area is densely populated. There is high daytime traffic. Harlem Ave is a major arterial street. The average daily vehicles per day exceed 48,000 at this intersection.

for more information

**Neil Haleem**

708.873.5540

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Retail Property For Lease February 21, 2026

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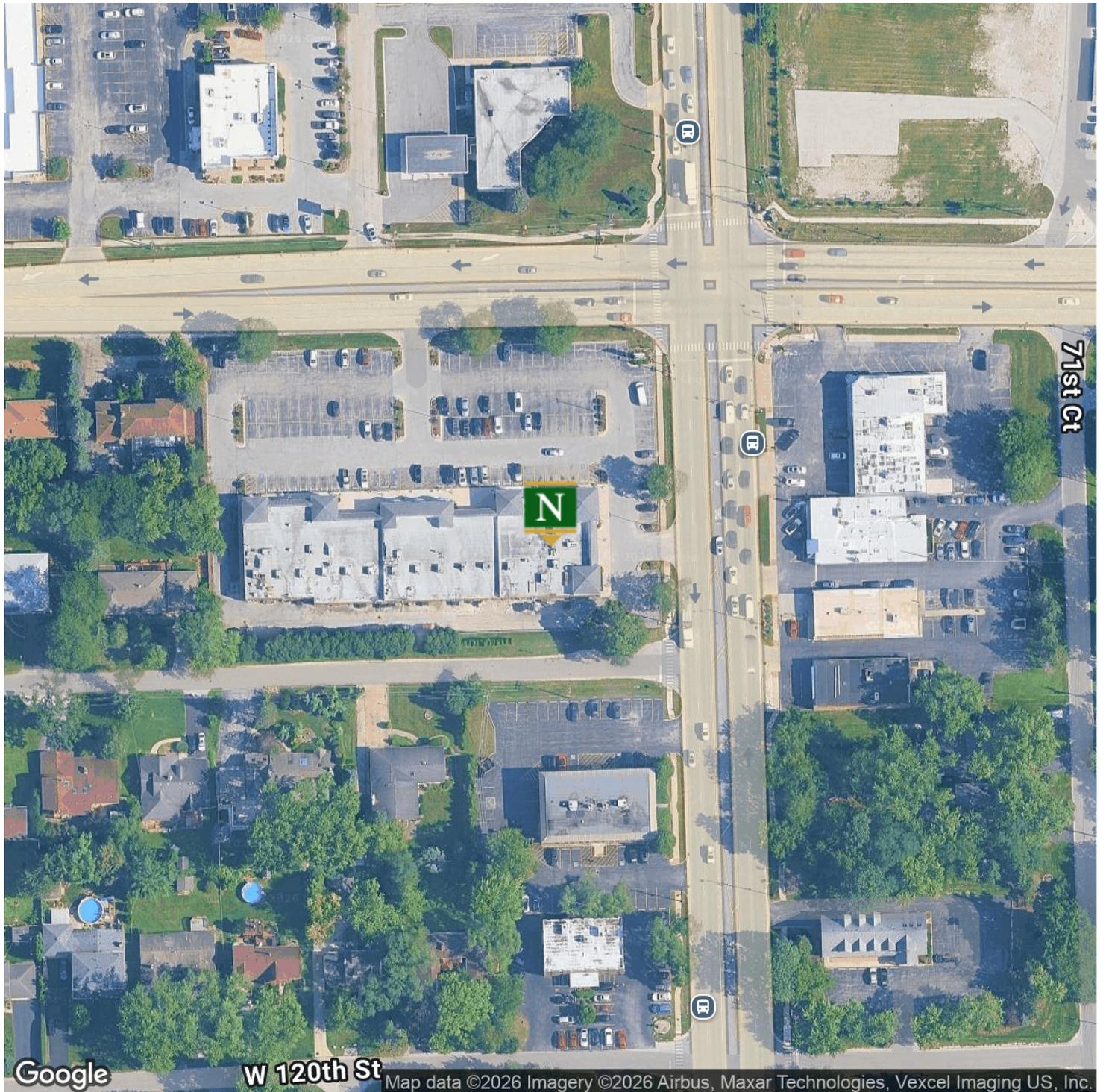
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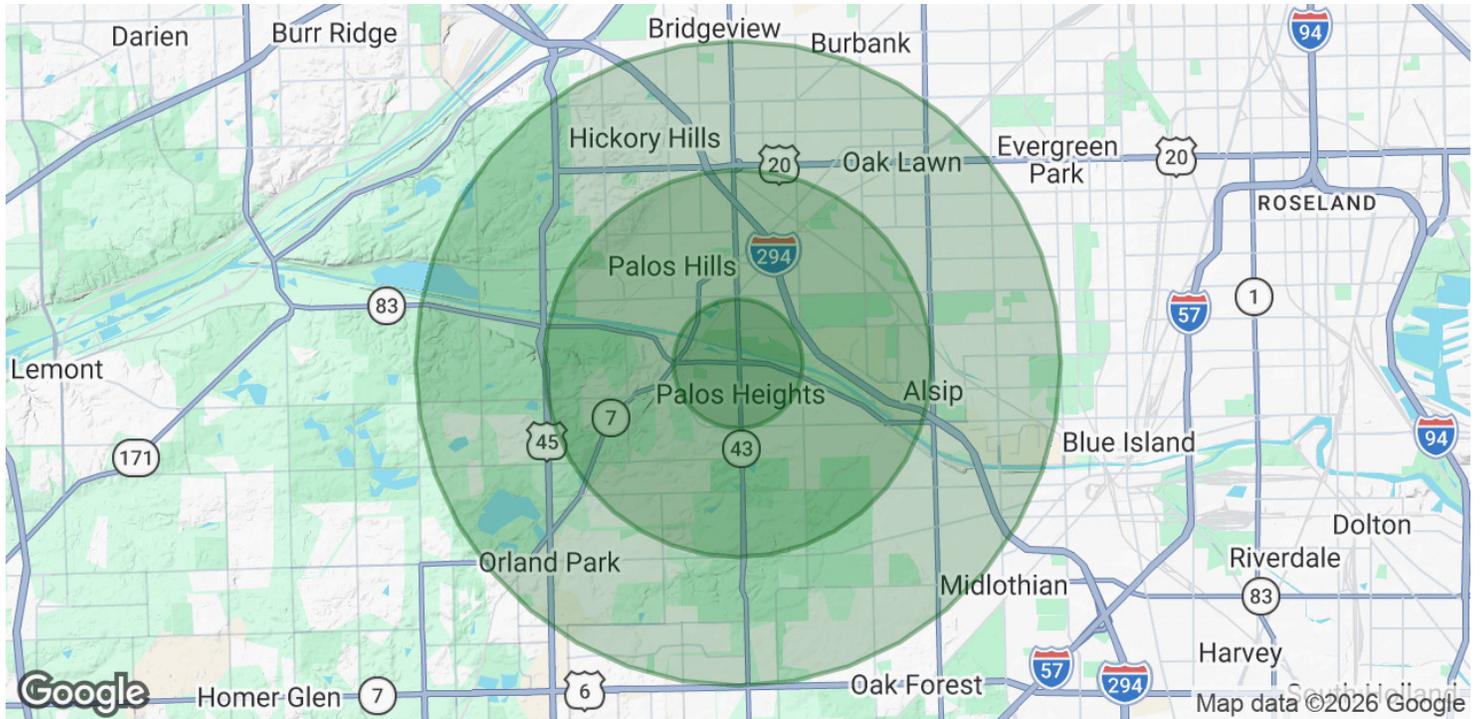
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,852	81,201	244,689
Average Age	45	43	42
Average Age (Male)	44	42	41
Average Age (Female)	46	45	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,941	32,518	94,849
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$120,715	\$103,956	\$107,292
Average House Value	\$326,746	\$302,656	\$297,715
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	10.9%	13.8%	18.9%
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>

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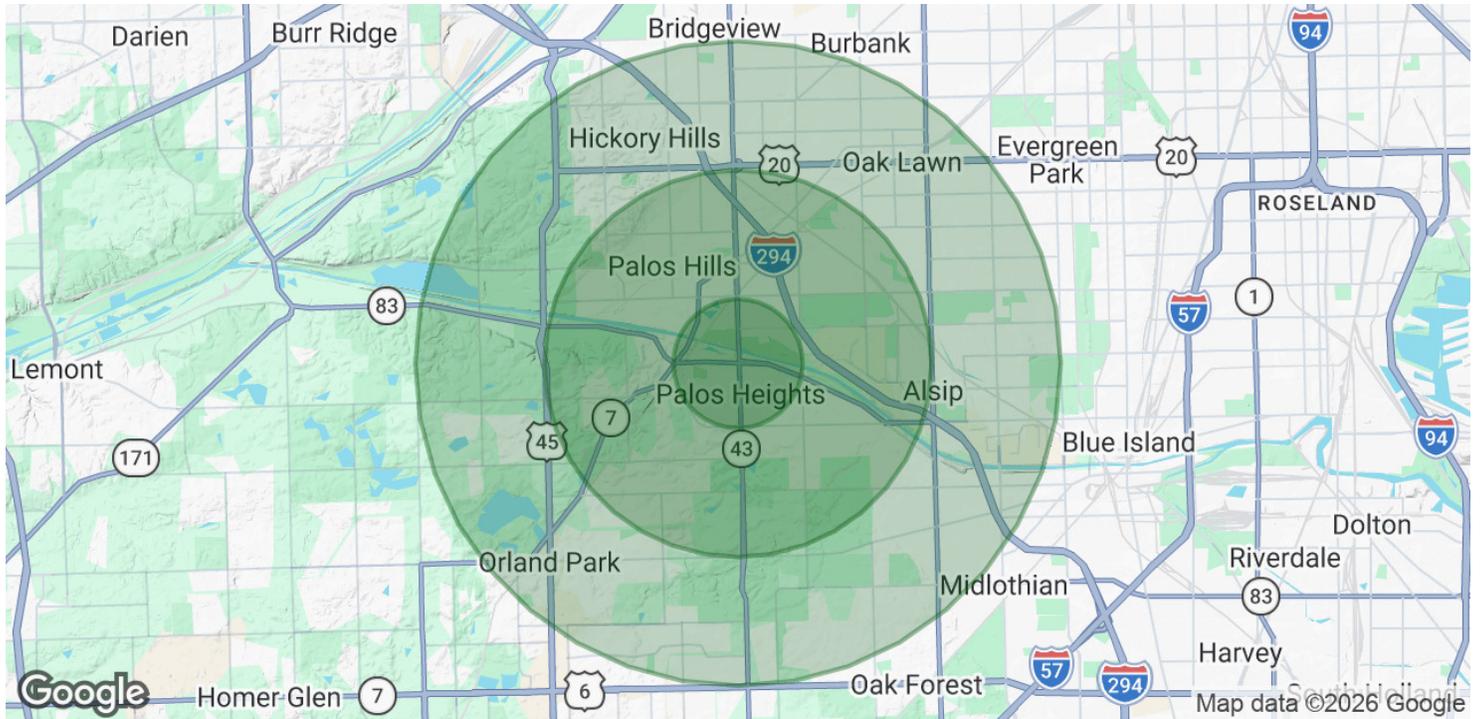
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Total Population - White	6,681	62,726	173,757
% White	85.1%	77.2%	71.0%
Total Population - Black	164	5,275	20,032
% Black	2.1%	6.5%	8.2%
Total Population - Asian	130	2,029	6,567
% Asian	1.7%	2.5%	2.7%
Total Population - Hawaiian	4	19	57
% Hawaiian	0.1%	0.0%	0.0%
Total Population - American Indian	14	238	1,443
% American Indian	0.2%	0.3%	0.6%
Total Population - Other	287	4,381	18,904
% Other	3.7%	5.4%	7.7%

Demographics data derived from AlphaMap

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