



PROPERTY PROFILE

Available	Approx. 18,000 SF building on 1.9 AC lot
Area Retailers	CVS Health, Silver Cross Hospital, Lou Malnati's, Great Escape, American Sale
Traffic Count	15,300 VPD (171st Street)

DEMOGRAPHICS

	3 mile	5 mile
Population	72,939	174,966
Average HHI	\$137,442	\$140,227
Households	28,210	67,181
Employment	35,427	64,480

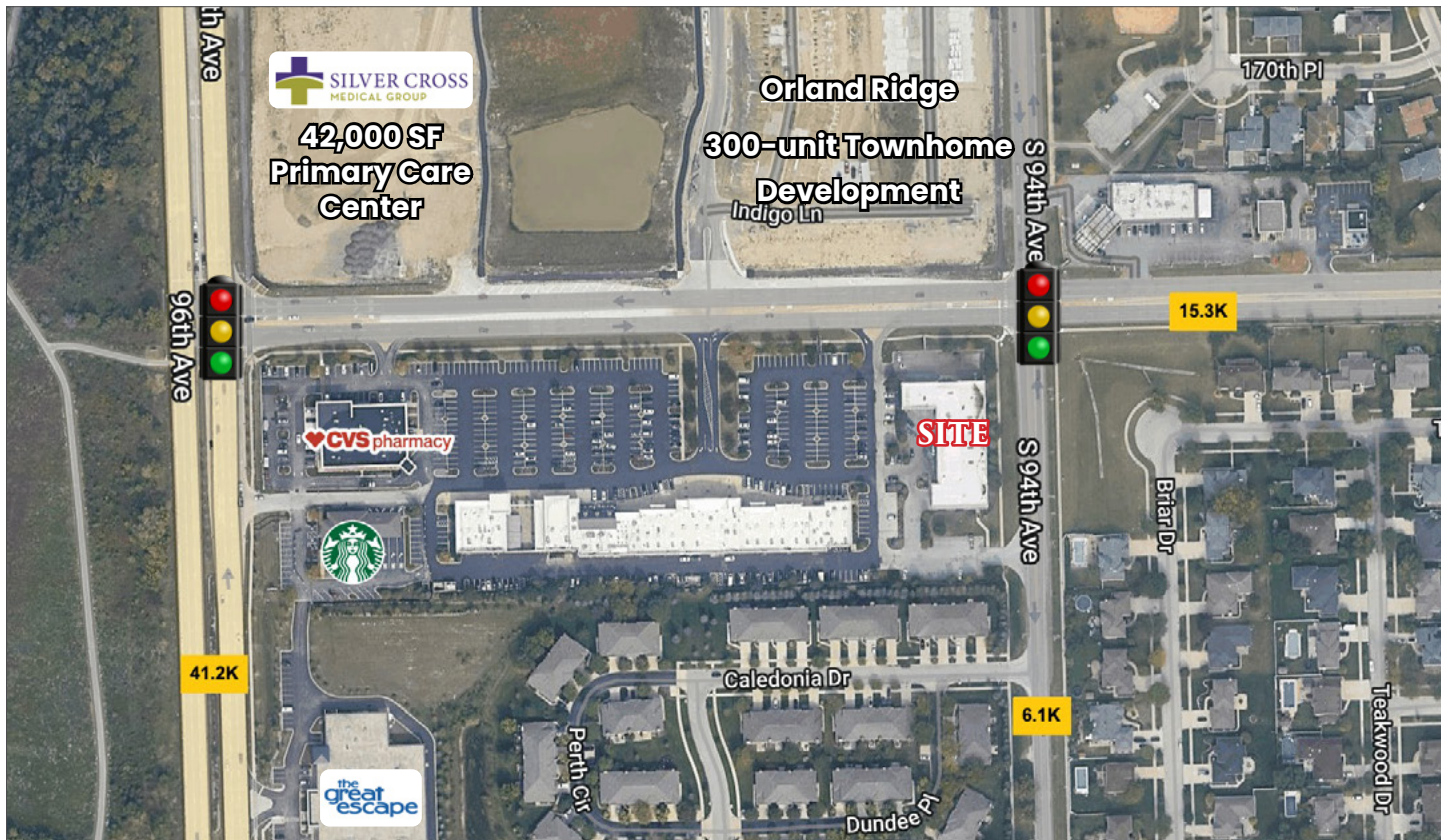
PROPERTY HIGHLIGHTS

- Existing car wash building situated at the stoplight intersection of 171st Street and 94th Avenue
- Full-service car wash with a 105' long, fully automatic conveyor wash tunnel, three oil change bays with pit / basement, showroom / customer waiting area, and a 4-bay detail center
- Adjacent to CVS and Starbucks anchored Towne Center shopping center with cross-access through to LaGrange Rd
- Across the street from new 42,000 SF Silver Cross primary care center and 300-unit Orland Ridge townhome project

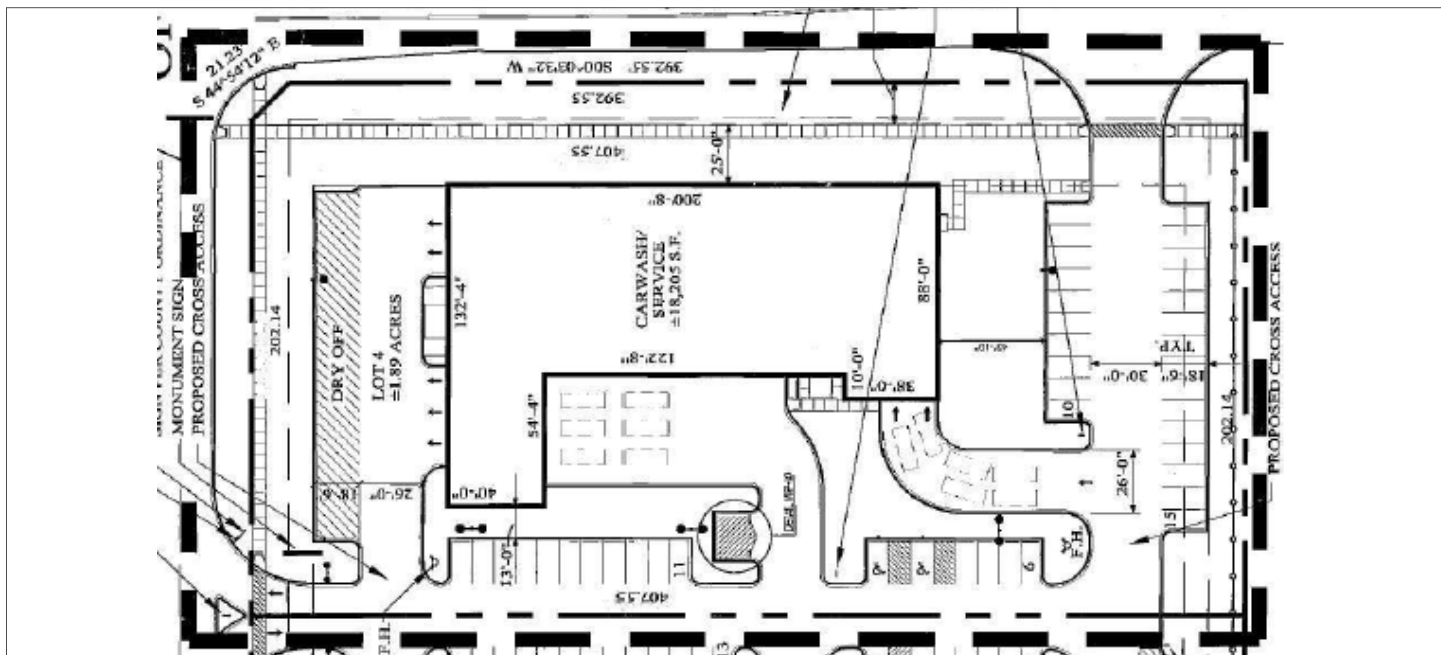
CONTACT

Michael Havdala
p 312.458.4318
michael@citadel-advisors.com

MARKET AERIAL



SITE PLAN



PHOTOS

