

Office Building For Lease

1835 DIXIE HIGHWAY

Flossmoor, IL 60422



SIZE:

1,500 SF

ADDRESS:

1835 Dixie Highway Flossmoor, IL 60422

SUMMARY:

Suite 104 consists of five private offices, a conference room, break room, and waiting area. Plenty of parking available as well!

**MORKEN
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

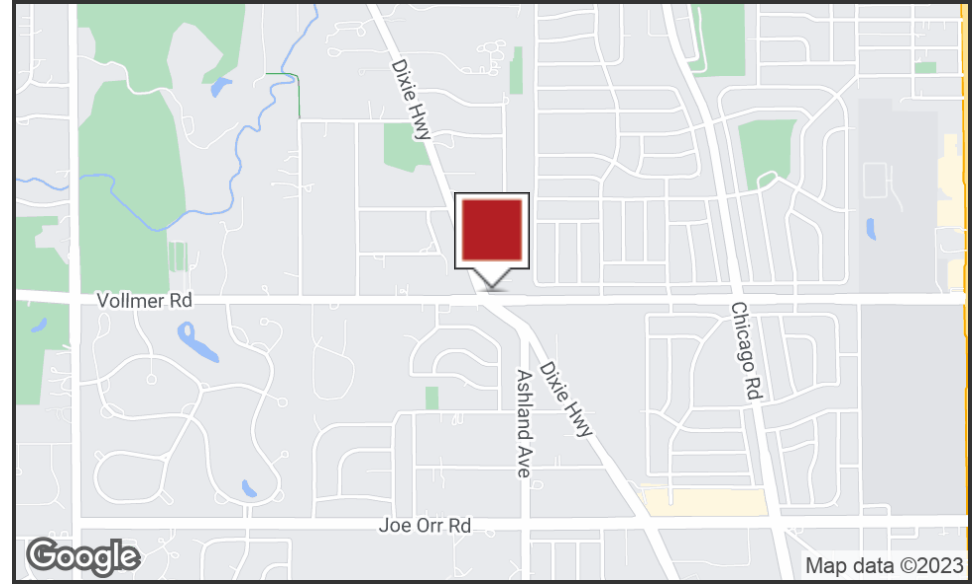
630.567.7800 | morkenassociates.com

BRIAN MORKEN

630.817.7815

brianmorken@morkenassociates.com

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Building Size:	13,148 SF
Available SF:	Suite 104: 1,500 SF

PROPERTY OVERVIEW

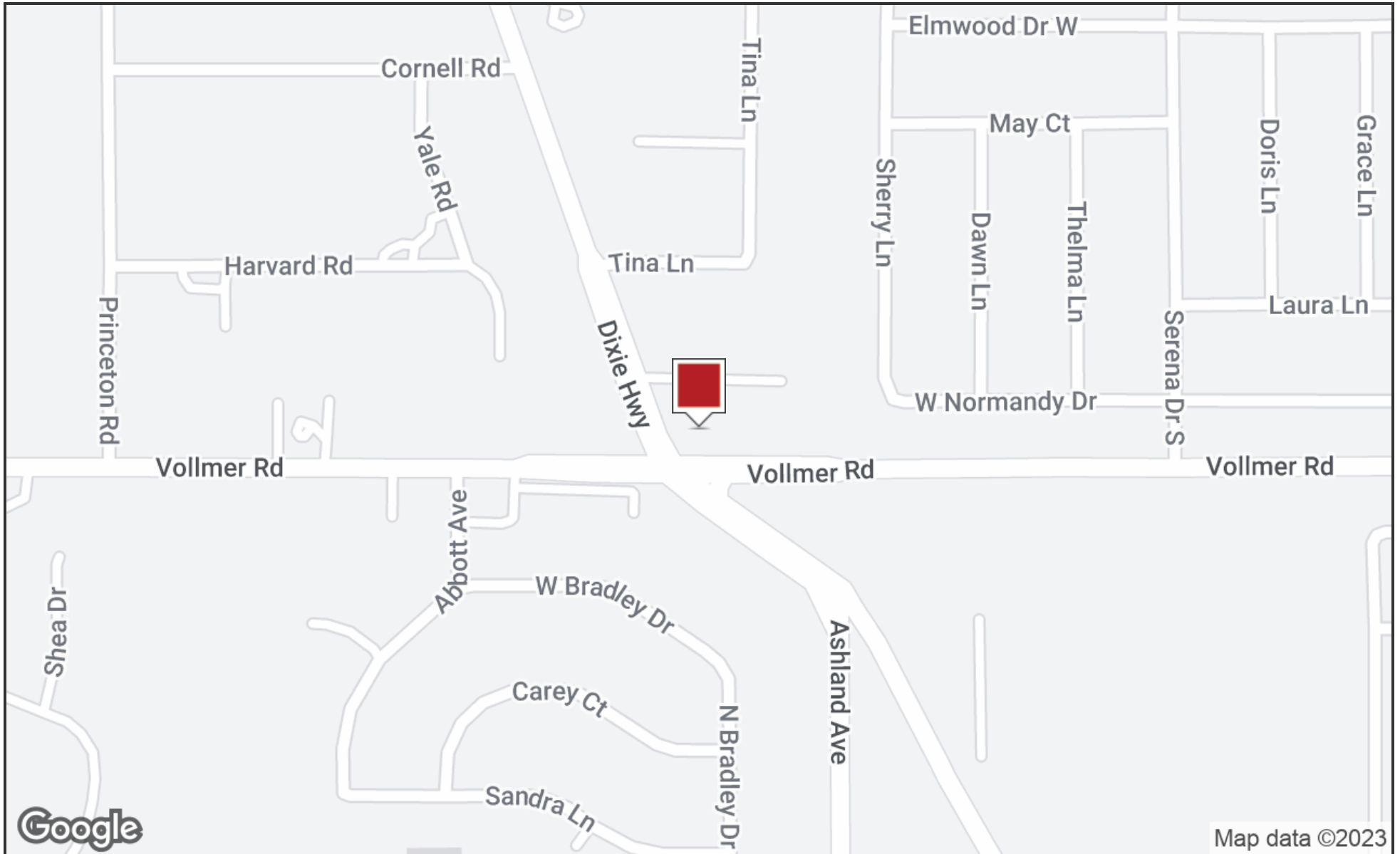
Suite 104 is move in ready! The building is in great shape and situated on popular corner just minutes from Rt. 294 & Rt. 80.

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Location Map



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Additional Photos



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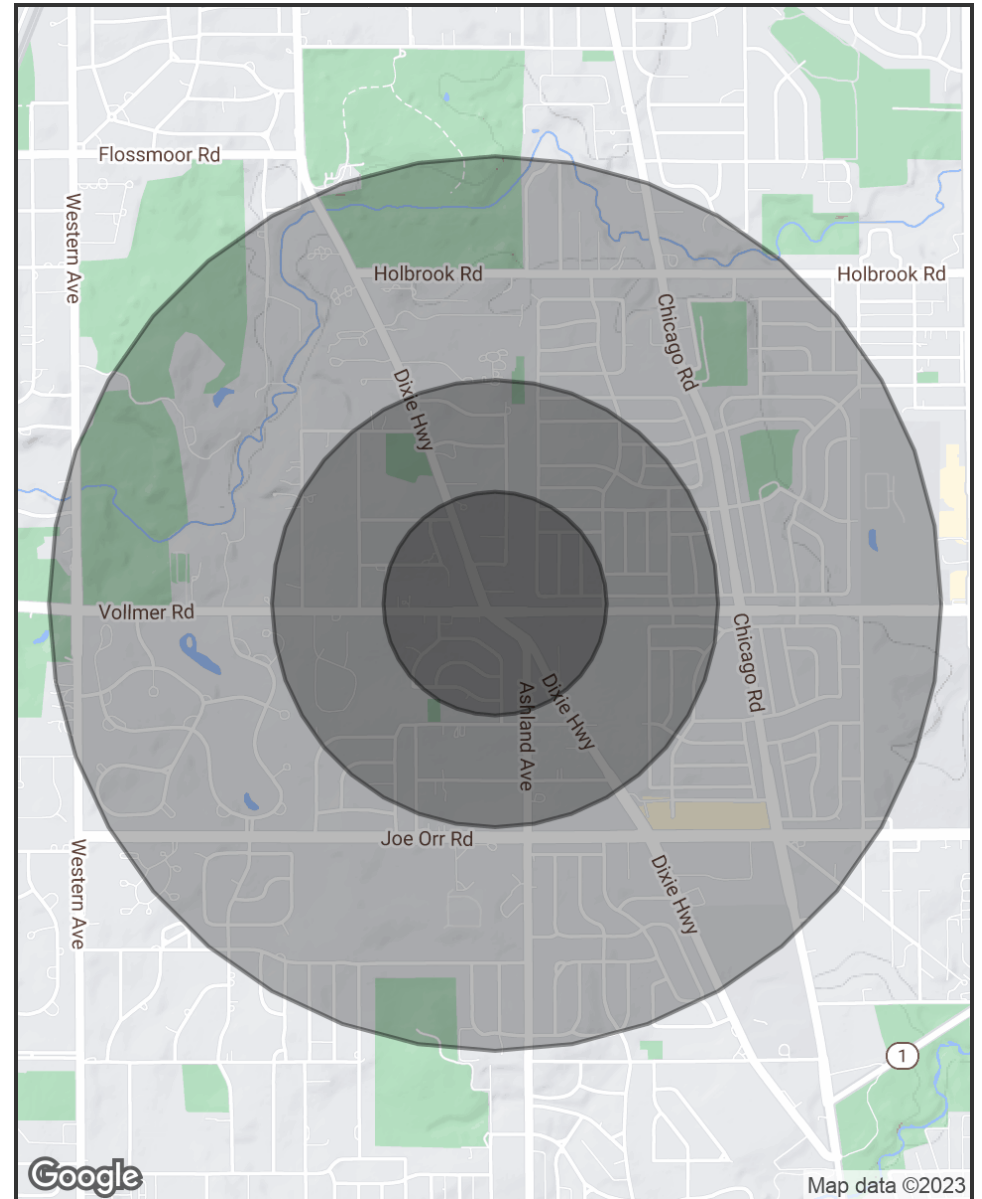
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	698	3,241	11,127
Average Age	41.5	41.6	41.5
Average Age (Male)	41.2	36.3	38.0
Average Age (Female)	41.8	41.8	42.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	247	1,106	3,941
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$101,860	\$96,039	\$94,586
Average House Value	\$156,818	\$150,403	\$147,146

* Demographic data derived from 2020 ACS - US Census



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