



## For Lease/Sale

1000-1058 East 162nd Street  
South Holland, IL 60473

### Small Shop Retail For Lease

907 & 1,215 SF Retail space available! The asset is strategically located at a signalized intersection on 162nd St (RT6), a historic and major retail thoroughfare seeing more than 35,600 VPD. The asset is only 20 miles from Downtown Chicago, South Holland is easily accessible from all major interstates. Pacesetter Plaza is well positioned in a heavily populated and middle-class area, with an average HHI of over \$77,000 and a population of over 222,624 residents and over 900 businesses within a 3-mile radius. There is a large student population from nearby South Suburban College and Thornwood HS as well. This trade area generates over \$1 Billion in retail sales in past years. The surrounding area is comprised of national retailers including Aldi, Jewel-Osco, O'Reilly Auto Parts, Family Dollar, Allstate, Subway, and several other national QSRs. Pacesetter Plaza is easily accessible from I94 with a clover leaf on/off ramp heading North and South.

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#### Contact us:

**Brad Belden**

Senior Vice President

847 698 8232

Brad.Belden@colliers.com

**Colliers**

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	33,654 SF
Available SF:	907 - 1,215 SF
Lot Size:	98,881 SF
Number of Units:	16
Year Built:	1956
Renovated:	2018
Zoning:	GB
Market:	South Holland
Traffic Count:	36,900 VPD

## PROPERTY OVERVIEW

Major retail corridor in South Holland only 20 minutes from Downtown Chicago. Pacesetter Plaza boasts a population of almost 94,000 within 3 miles and has over 900 businesses with 20,000+ employees. The trade area generated over \$1.1 Billion in retail sales in 2019. There is also a large student population drawing almost 20,000 students from South Suburban College and Thornwood HS.

## PROPERTY HIGHLIGHTS

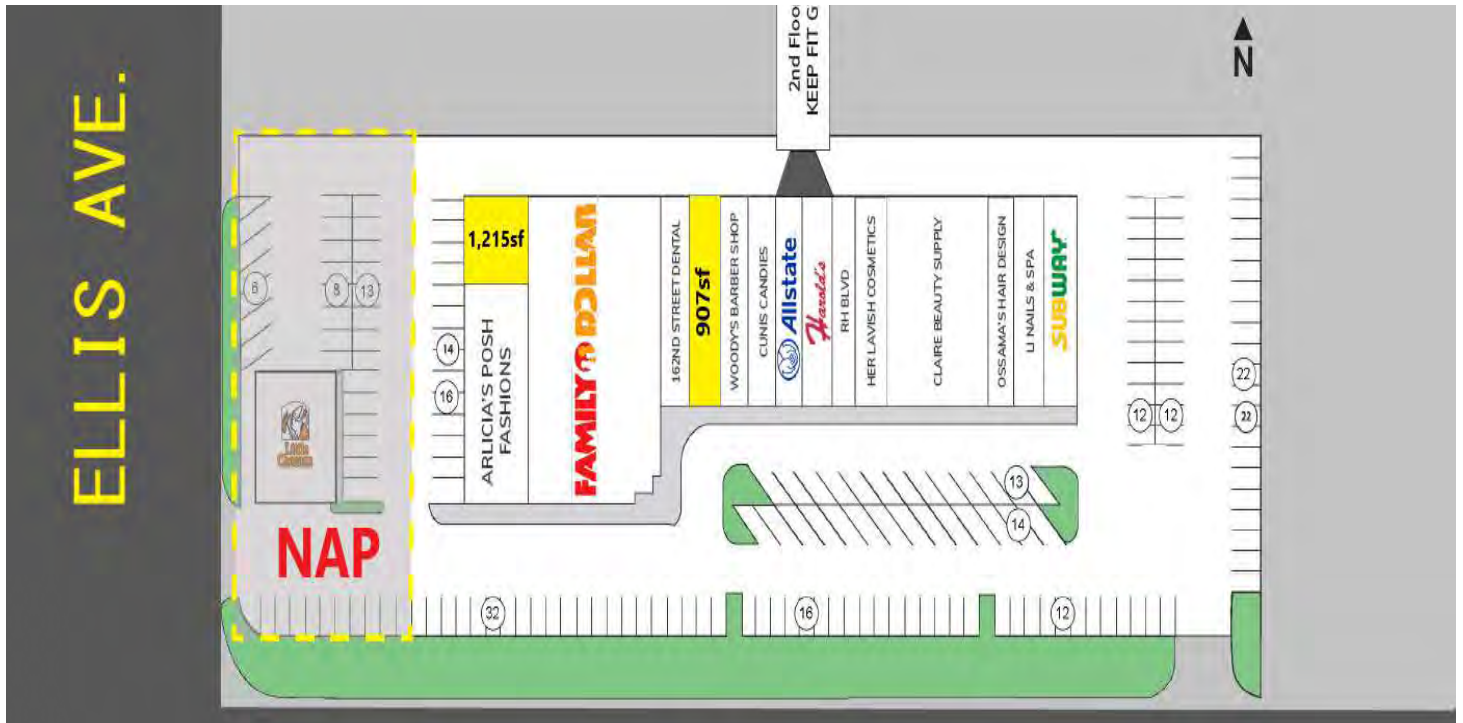
- Adjacent to ALDI
- Located within TIF district
- Strong mix of National and Local tenants including freestanding Little Caesars with drive-thru
- Heavily traveled 162nd Street has over 37,000 VPD
- Highly visible site with 575 feet of frontage
- Multiple pylon signs on 162nd Street
- Less than a 1/4 mile from I55 (143,000 VPD)

## Brad Belden

Senior Vice President  
847.698.8232  
Brad.Belden@colliers.com



SITE PLAN/RETAIL MAP



**Brad Belden**  
 Senior Vice President  
 847.698.8232  
 Brad.Belden@colliers.com  
[Twitter](#) [LinkedIn](#)



REGIONAL



**Brad Belden**  
Senior Vice President  
847.698.8232  
Brad.Belden@colliers.com



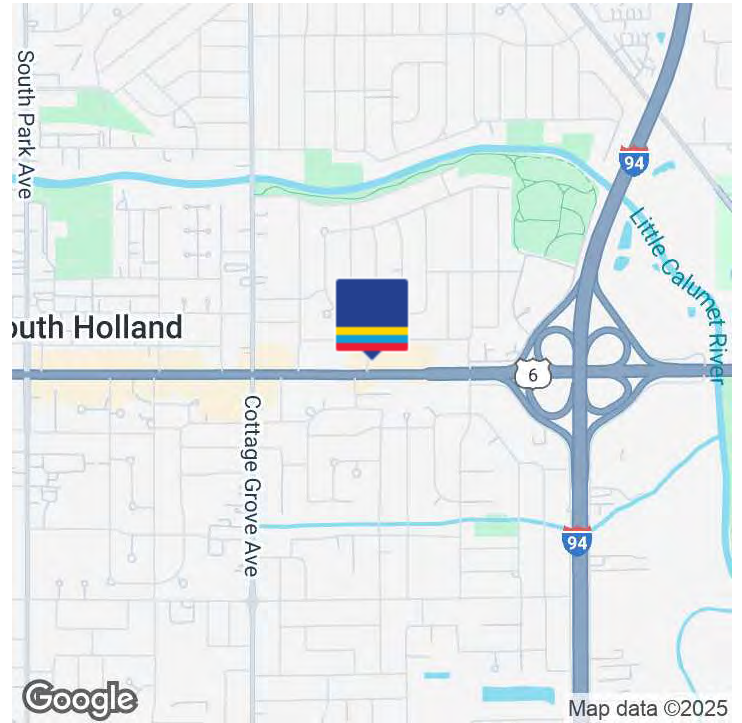
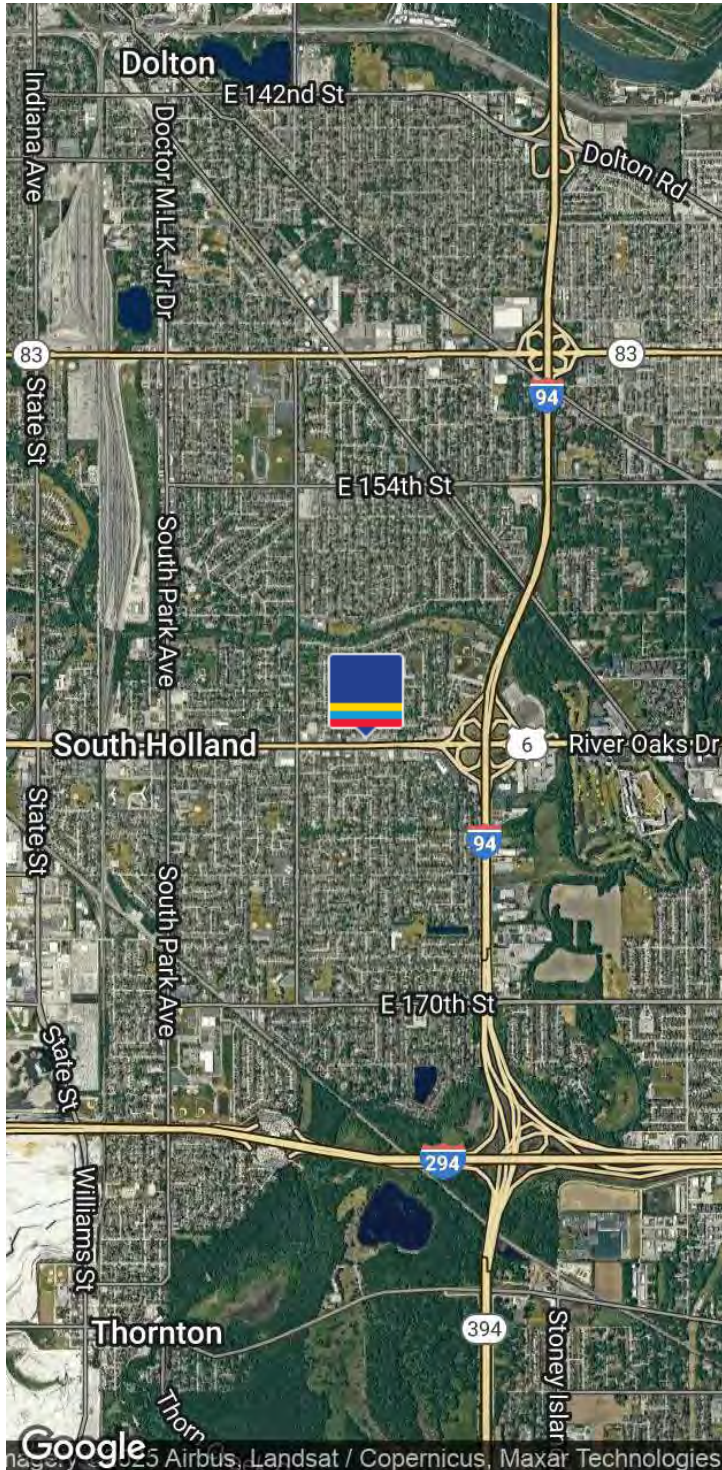
ADDITIONAL PHOTOS



**Brad Belden**  
Senior Vice President  
847.698.8232  
Brad.Belden@colliers.com  
[Twitter](#) [LinkedIn](#)



LOCATION MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	13,267	86,042	222,624
Median age	42	42	40
Median age (Male)	40	39	38
Median age (Female)	44	43	41
Total households	4,784	33,316	84,841
Total persons per HH	2.8	2.6	2.6
Average HH income	\$85,613	\$77,210	\$73,730
Average house value	\$186,368	\$174,257	\$175,750

LOCATION OVERVIEW

South Holland is a suburb of Chicago with a population of 21,677. South Holland is in Cook County. Living in South Holland offers residents a rural feel and most residents own their homes. In South Holland, there are a lot of parks. Many young professionals live in South Holland and residents tend to be liberal.

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