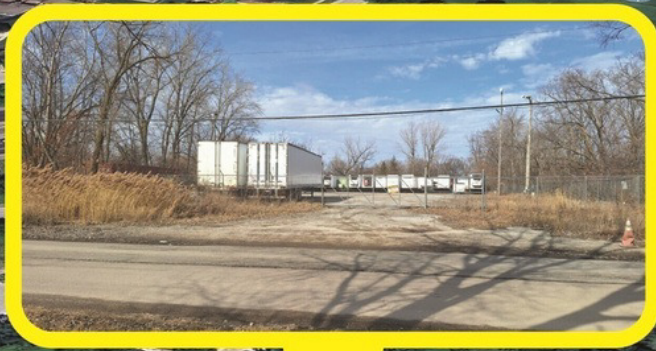


**LEASE**  
**Tractor/Trailer Storage**

**4810 W 173RD STREET**  
Country Club Hills, IL 60478

**PRESENTED BY:**

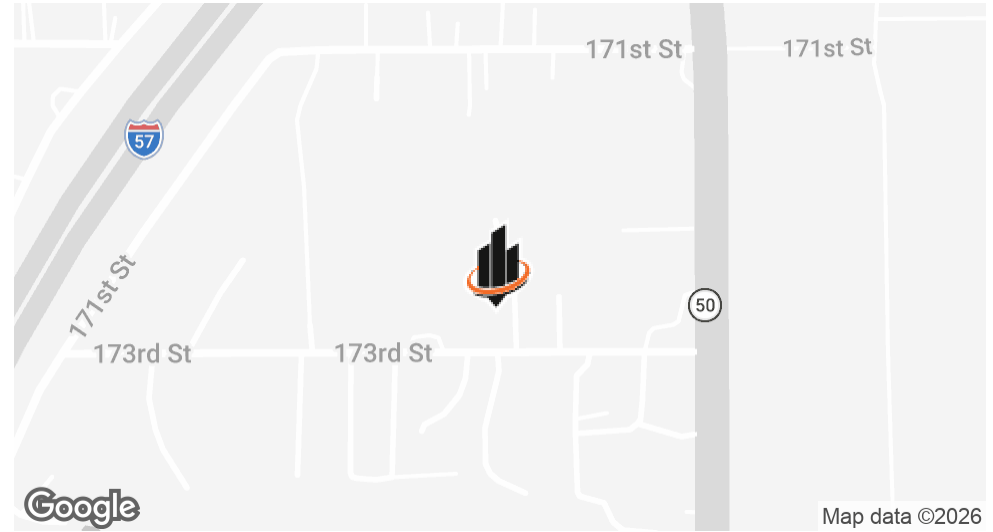
**NICHOLAS MANGANAIS**  
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**173rd St**



## PROPERTY SUMMARY



## OFFERING SUMMARY

|                      |                           |
|----------------------|---------------------------|
| <b>LEASE RATE:</b>   | \$48,000.00 per year (MG) |
| <b>AVAILABLE SF:</b> | 0.92 Acres                |
| <b>LOT SIZE:</b>     | 1.84 Acres                |

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present half of the 1.84-acre lot for lease at 4810 W. 173rd in Country Club Hills, IL, in Cook County. The property is presently being used by the Owner as a Tractor/Trailer storage yard. The site is 200 x 400 (0.92 AC) and has a mixed ground asphalt/stone-based surface. 12 - 4 gang electric pedestals exist for connecting Tractor pre-heaters and multiple pole lights on the perimeter of the yard for night lighting.

There is potential here that in the fall of this year, the 1.84 would be available for full leasing.

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**SECTION 1**  
Property  
Information

# PROPERTY PHOTOS



Power Pedestal- 1 of 12 located around perimeter of site



Front entry gate system



One of yard lighting poles



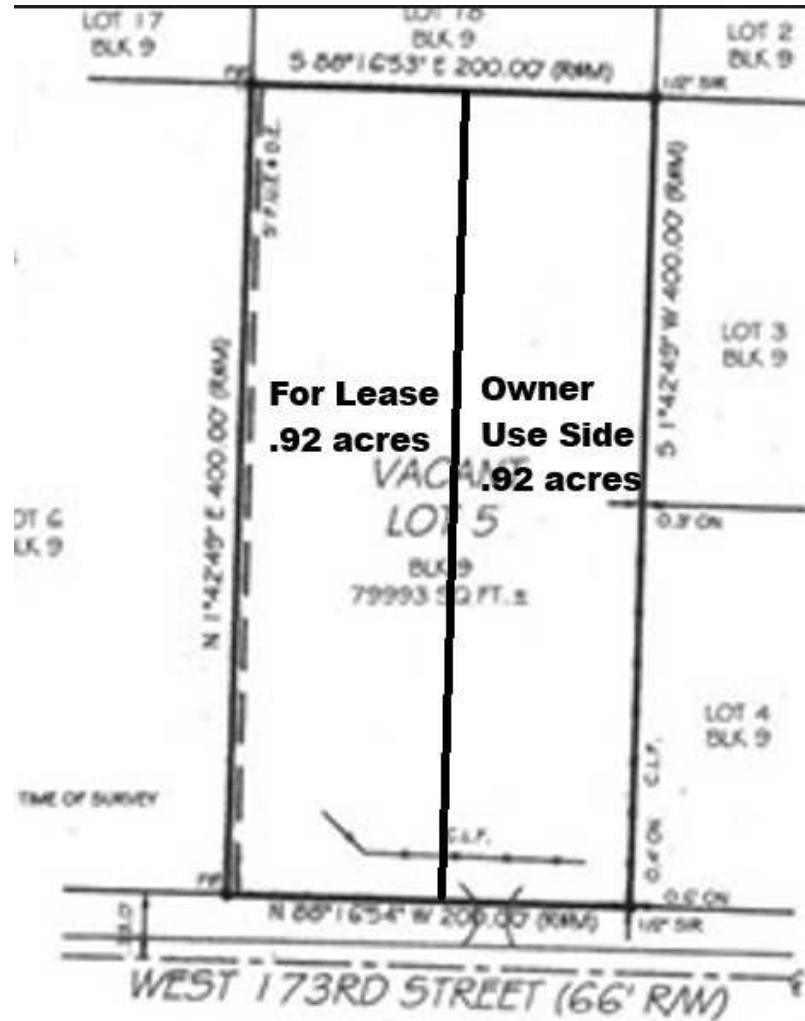
Survey of Lot 200x400

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# LEASE AREA PLAN



Leasing 1/2 the Site -Side to be lease to be negotiated

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## COMPLETE HIGHLIGHTS



Trailer Storage presently on Site



Electrci power service meter for office trailer setup

## PROPERTY HIGHLIGHTS

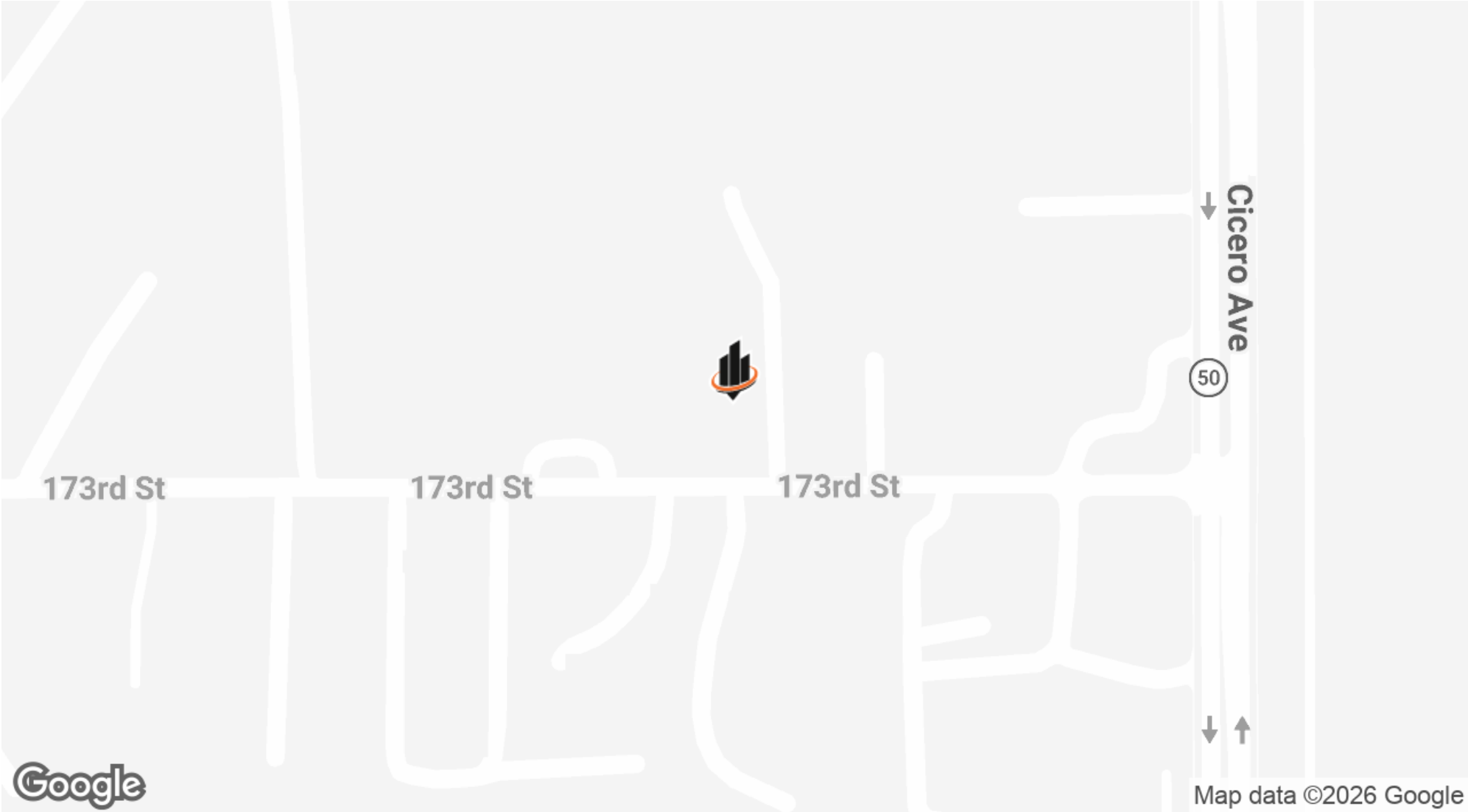
- Ground Asphalt/Stone based lot
- Night Lighting installed
- 12 -4 gang outlet electric power pedestals on site
- Easy access to I-80, I 57, I-294
- Potential for container Storage
- Property is Zoning- M
- Owner using the lot for their storage yard for Tracts and Tailers

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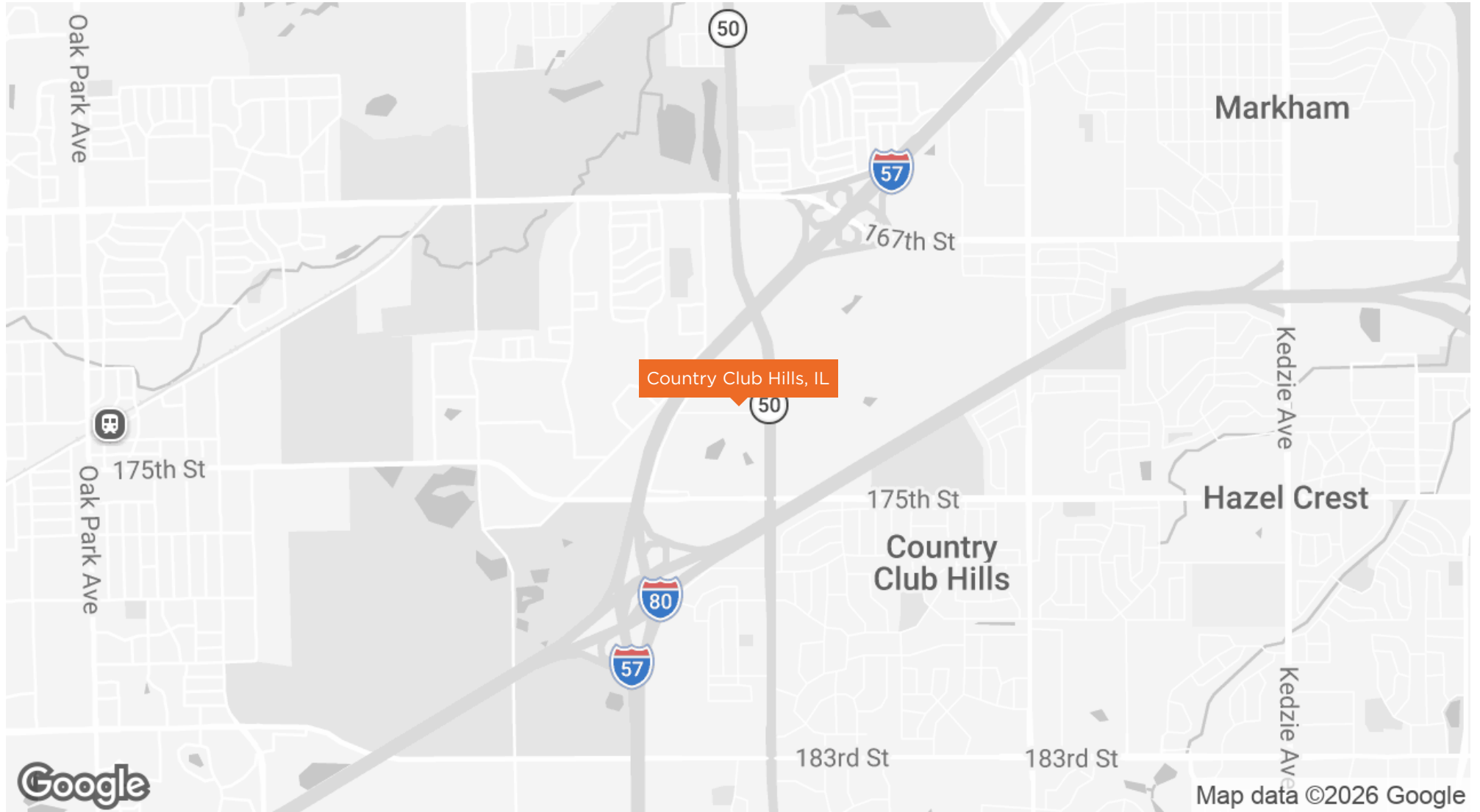
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**LOCATION MAP**



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## REGIONAL MAP



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A large crowd of diverse people, including men, women, and children of various ethnicities, are arranged to form a path that leads to a large number '5'. The people are wearing colorful clothing. The background is white.

**SECTION 2**  
**Demographics**

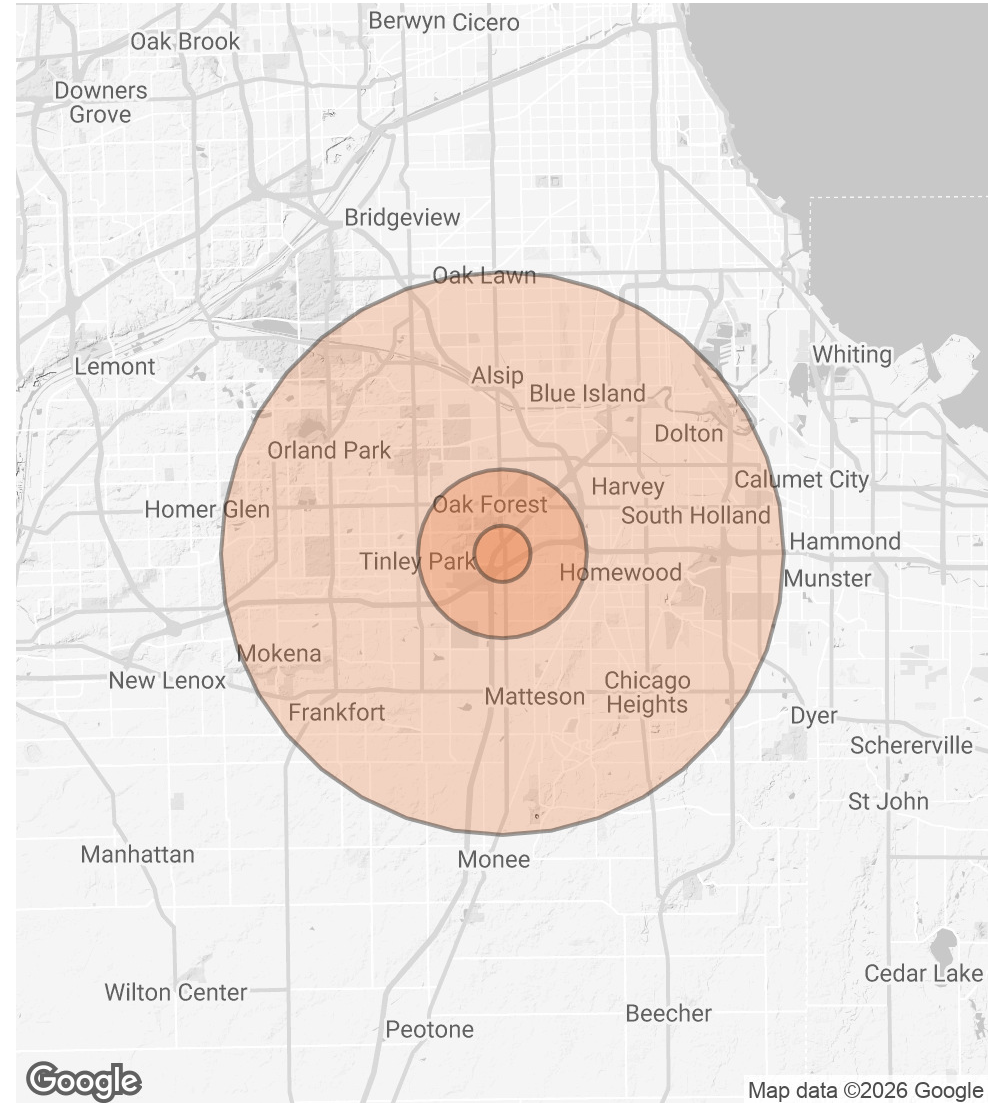
# DEMOGRAPHICS MAP & REPORT

## POPULATION

|                             | 1 MILE | 3 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| <b>TOTAL POPULATION</b>     | 6,017  | 71,990  | 803,937  |
| <b>AVERAGE AGE</b>          | 42     | 41      | 42       |
| <b>AVERAGE AGE (MALE)</b>   | 40     | 40      | 40       |
| <b>AVERAGE AGE (FEMALE)</b> | 43     | 43      | 43       |

## HOUSEHOLDS & INCOME

|                            | 1 MILE    | 3 MILES   | 10 MILES  |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 2,102     | 27,358    | 307,476   |
| <b># OF PERSONS PER HH</b> | 2.9       | 2.6       | 2.6       |
| <b>AVERAGE HH INCOME</b>   | \$105,837 | \$98,683  | \$100,727 |
| <b>AVERAGE HOUSE VALUE</b> | \$248,470 | \$231,712 | \$254,557 |



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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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