

# SALE / LEASE

## 19214 S LAGRANGE

19214-19226 S LAGRANGE RD MOKENA, IL 60448

<b>SALE PRICE</b>	\$2,699,000
<b>LEASE RATE</b>	\$27.00 SF/yr



**COLDWELL BANKER  
COMMERCIAL**  
REAL  
ESTATE GROUP

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**Nick Ferro**  
815 405 3679  
**Keith Conroy**  
815 347 2756

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## PROPERTY DESCRIPTION

7,613 sf retail/office building for sale. Frontage on US Rte 45/S LAGRANGE RD with over 30,000 VPD! Beautifully built building with high end buildout.

## PROPERTY HIGHLIGHTS

- US Rte 45 Frontage
- Sprinkled
- High End Buildout
- End User/Investment Property

## OFFERING SUMMARY

Sale Price:	\$2,699,000
Lease Rate:	\$27.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,859 SF
Lot Size:	1.51 Acres
Building Size:	7,613 SF
NOI:	\$189,202.00
Cap Rate:	7.01%
Zoning:	C-3, Commercial District
APN:	19-09-09-203-012-0000

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,748	9,187	22,365
Total Population	5,089	25,161	61,122
Average HH Income	\$111,859	\$114,657	\$120,872

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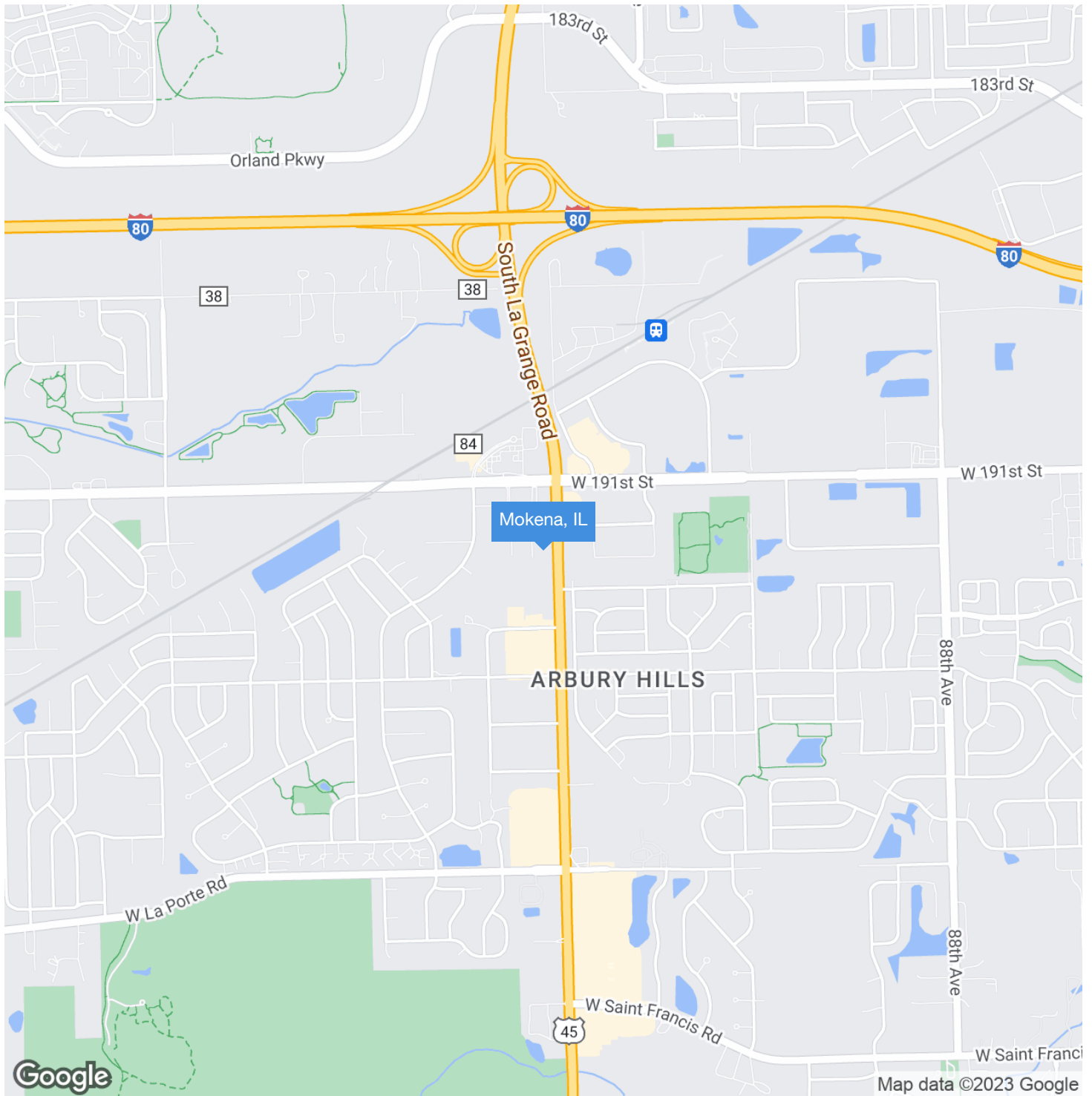


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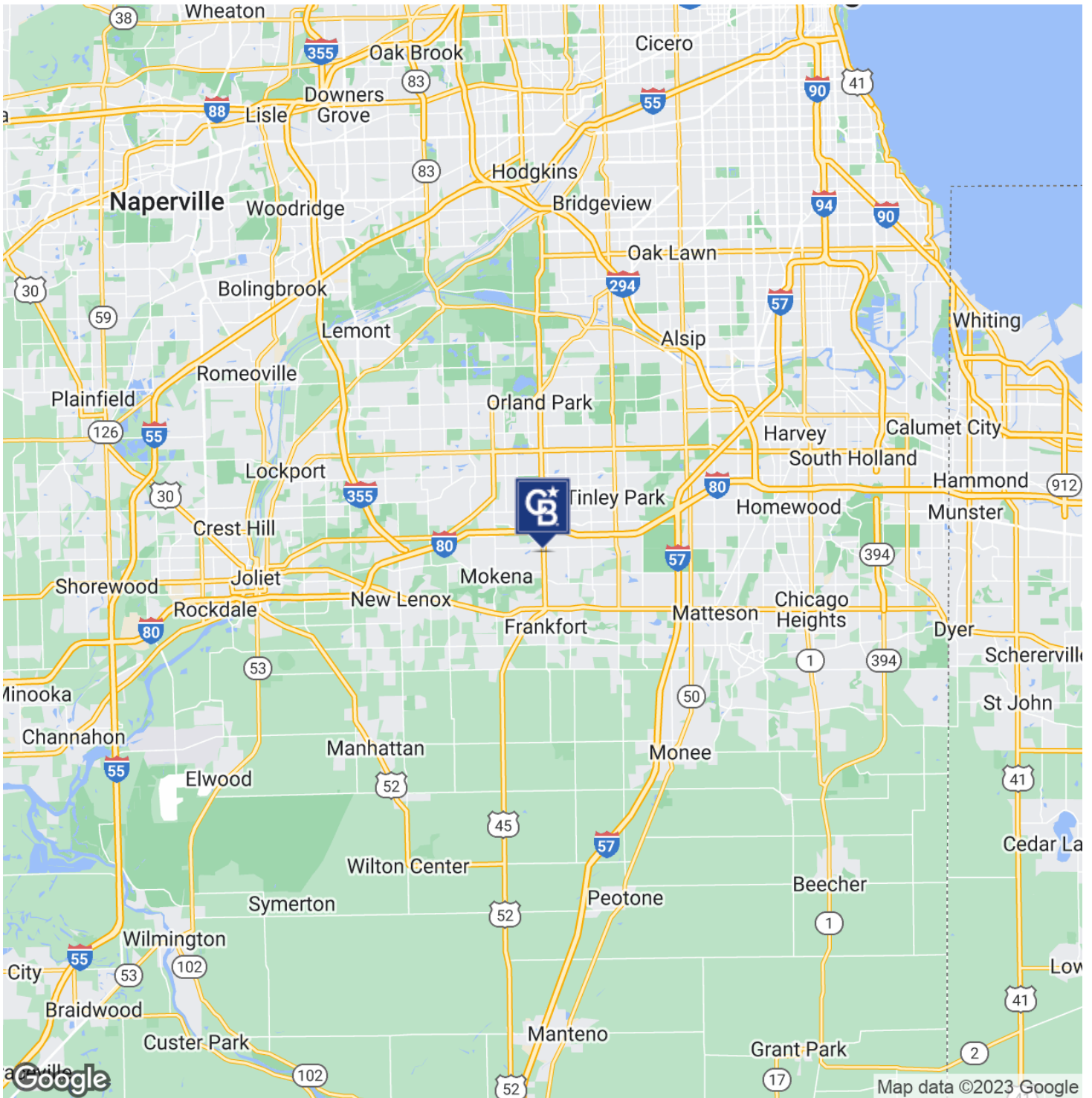
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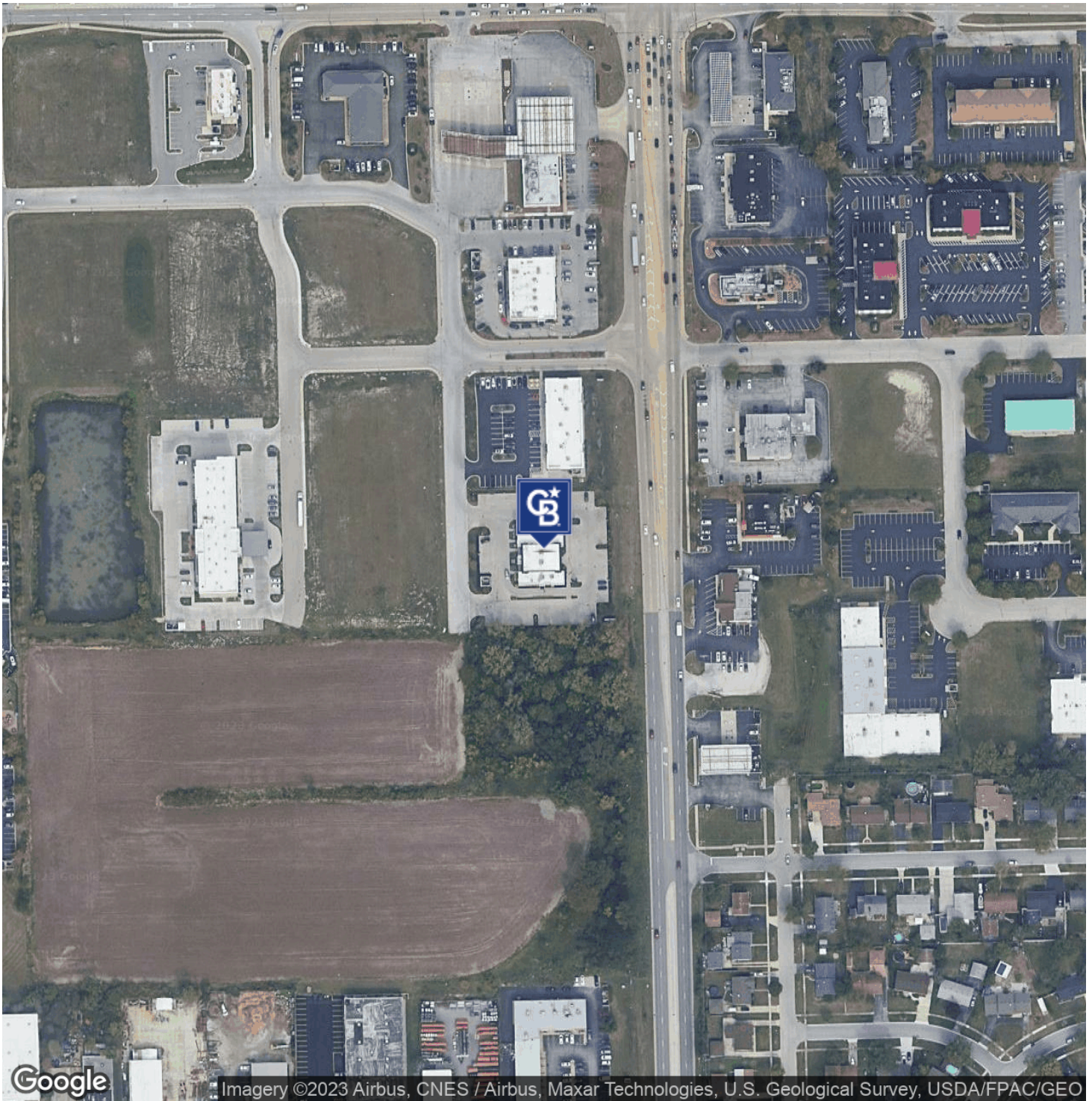
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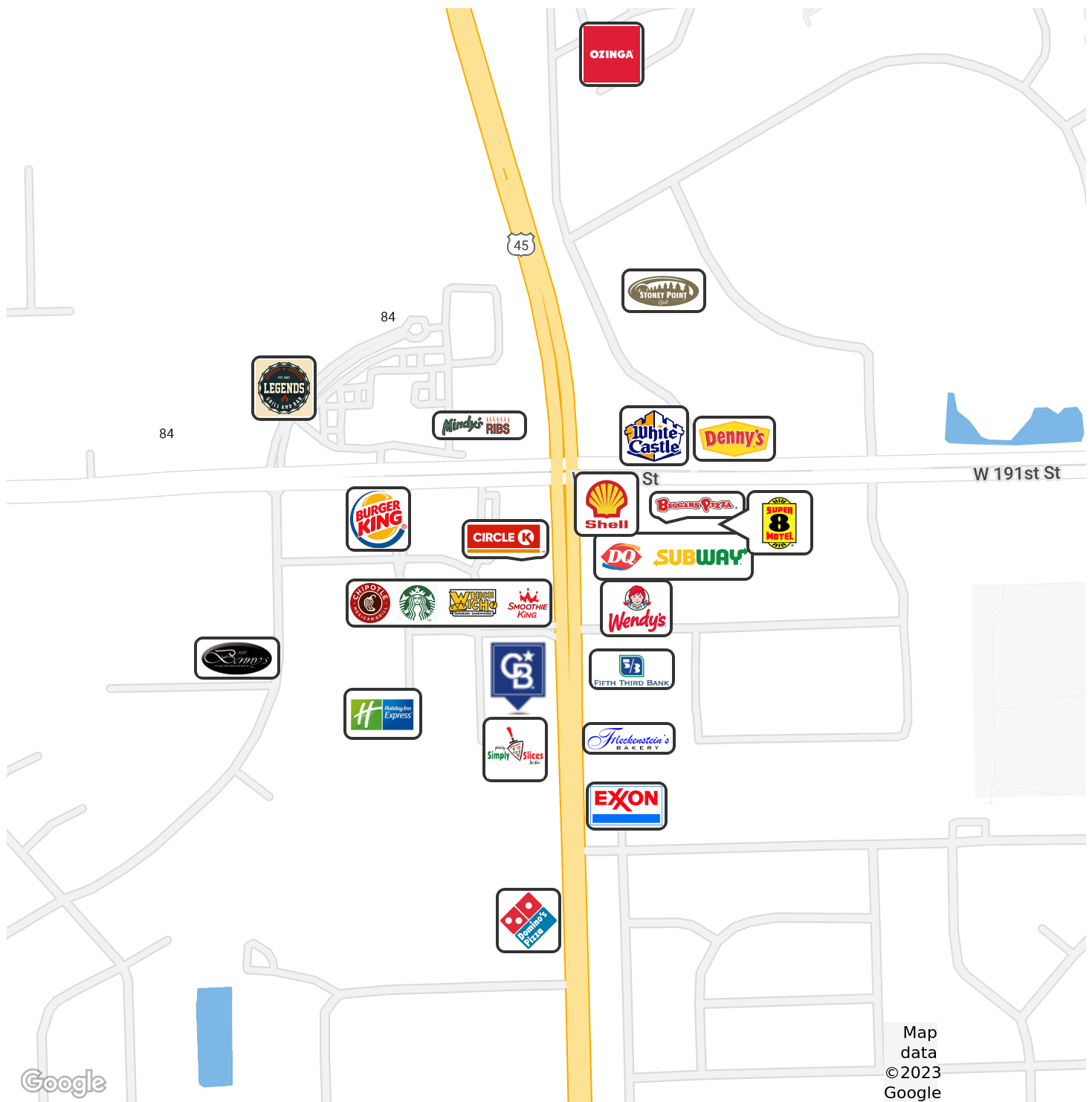
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE END
19226	Simply Slices	1,510 SF	19.83%	\$37,539	11/13/28
19222	AVAILABLE	2,859 SF	37.55%	\$77,193	-
19214	Charles Schwab	1,525 SF	20.03%	\$39,650	9/30/2030
19218	Vien Clinic	1,741 SF	22.87%	\$34,820	2/15/2026
<b>TOTALS</b>		<b>7,635 SF</b>	<b>100.28%</b>	<b>\$189,202</b>	

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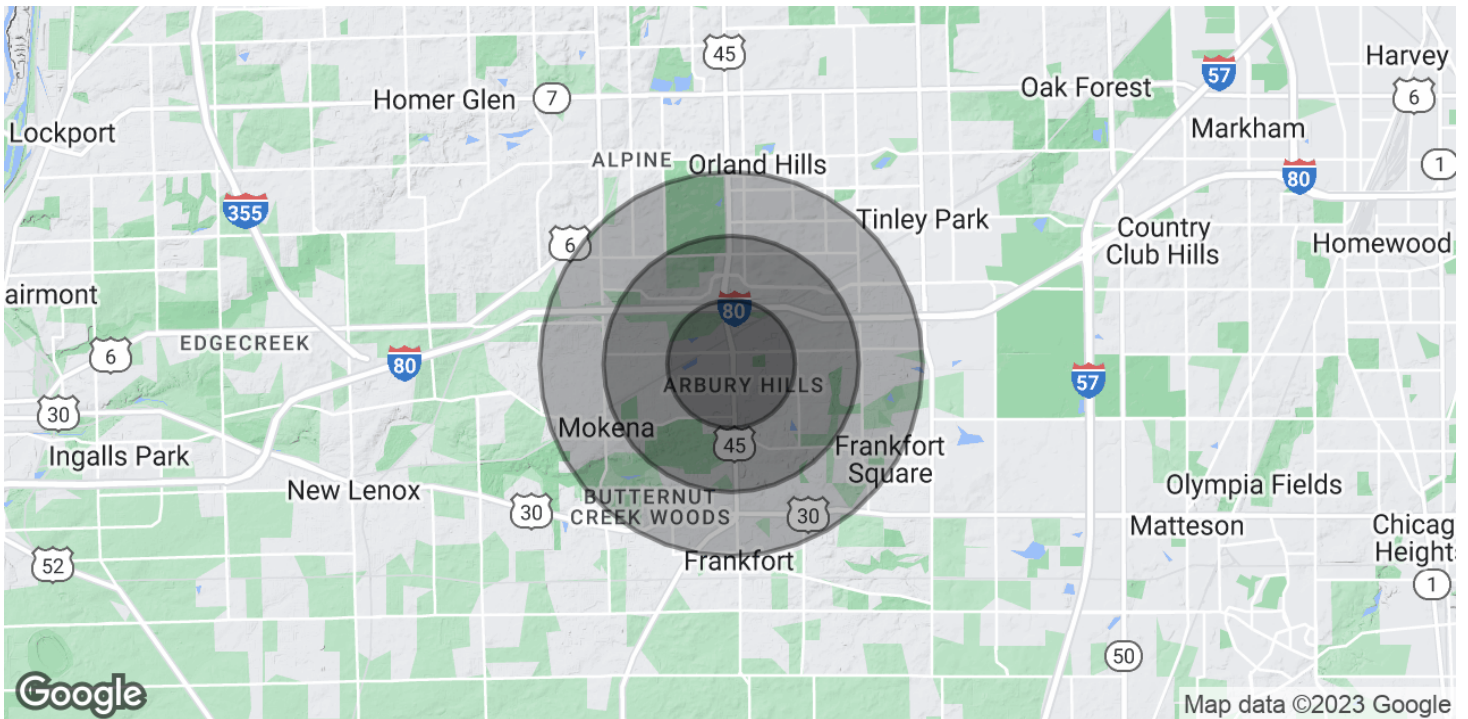
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,089	25,161	61,122
Average Age	40.5	44.2	44.5
Average Age (Male)	40.2	41.2	41.5
Average Age (Female)	41.4	45.6	46.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,748	9,187	22,365
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$111,859	\$114,657	\$120,872
Average House Value	\$282,811	\$295,379	\$296,275

\* Demographic data derived from 2020 ACS - US Census

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