

# 3720 RIDGE RD, LANSING, IL 60438



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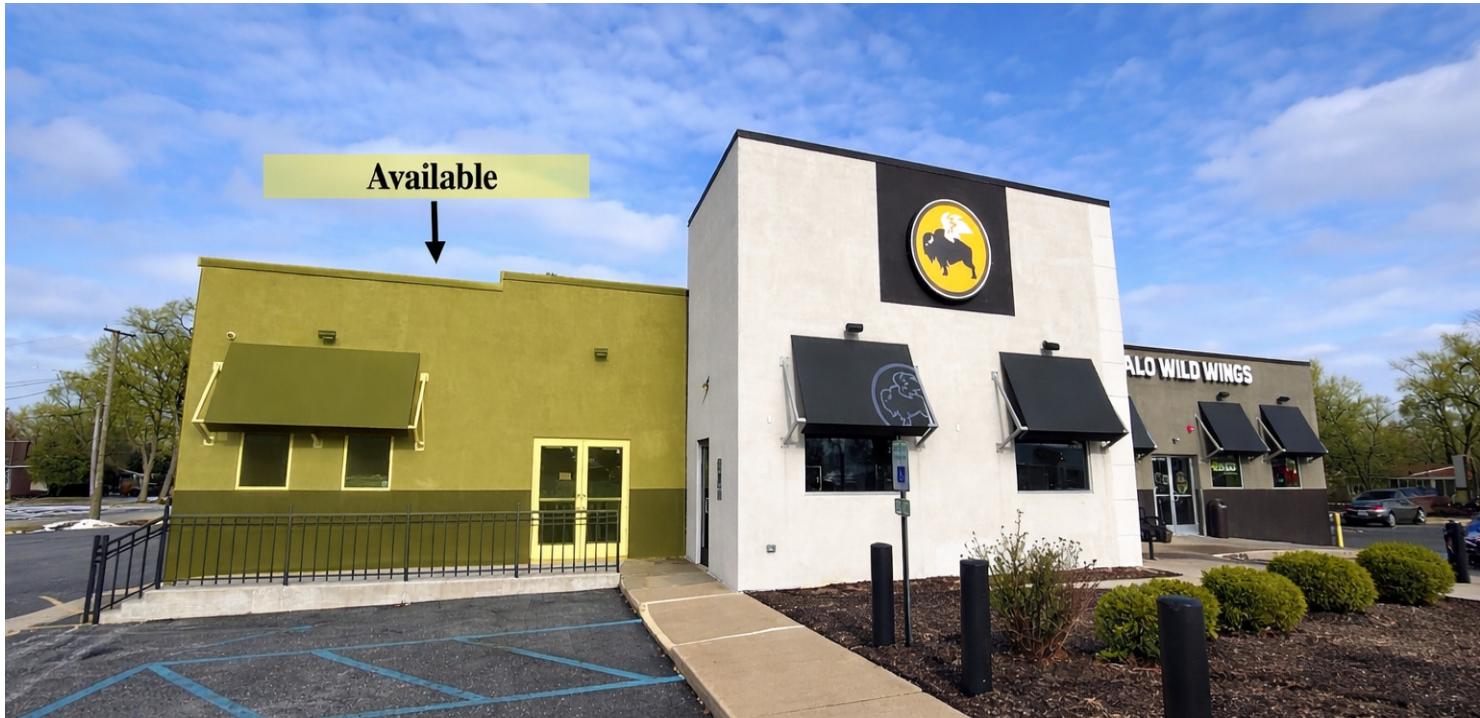
  
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Available SF:</b>	1,637 SF
<b>Lease Rate:</b>	\$18.00 SF/yr (NNN)
<b>Lot Size:</b>	0.92 Acres
<b>Year Built:</b>	1973
<b>Building Size:</b>	8386 SF
<b>Renovated:</b>	2009
<b>Zoning:</b>	B4

### PROPERTY HIGHLIGHTS

- 1,637 SF retail space directly connected to Buffalo Wild Wings, benefiting from strong co-tenancy and shared foot traffic
- Prime Ridge Road frontage with excellent visibility and signage directly along the corridor
- Ample on-site parking for customers and employees
- Ideal for retail, service, or food users seeking exposure alongside a national credit tenant
- Property is available for SUBLICENSE\*



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## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Now available for SUBLEASE is a 1,637 SF retail space located directly adjacent to and connected to Buffalo Wild Wings at 3720 Ridge Road in Lansing, Illinois. This highly visible space benefits from shared foot traffic generated by a strong national credit tenant and sits along the heavily traveled Ridge Road corridor. The property offers ample on-site parking and prominent signage directly on Ridge Road, providing excellent exposure for retail, service, or food-related users. The layout allows for efficient use of space and strong frontage, making it ideal for operators seeking visibility, accessibility, and co-tenancy with an established destination user.

### LOCATION DESCRIPTION

Lansing is a village in Cook County, Illinois, United States. Lansing is a south suburb of Chicago. The population was 29,076 at the 2020 census.

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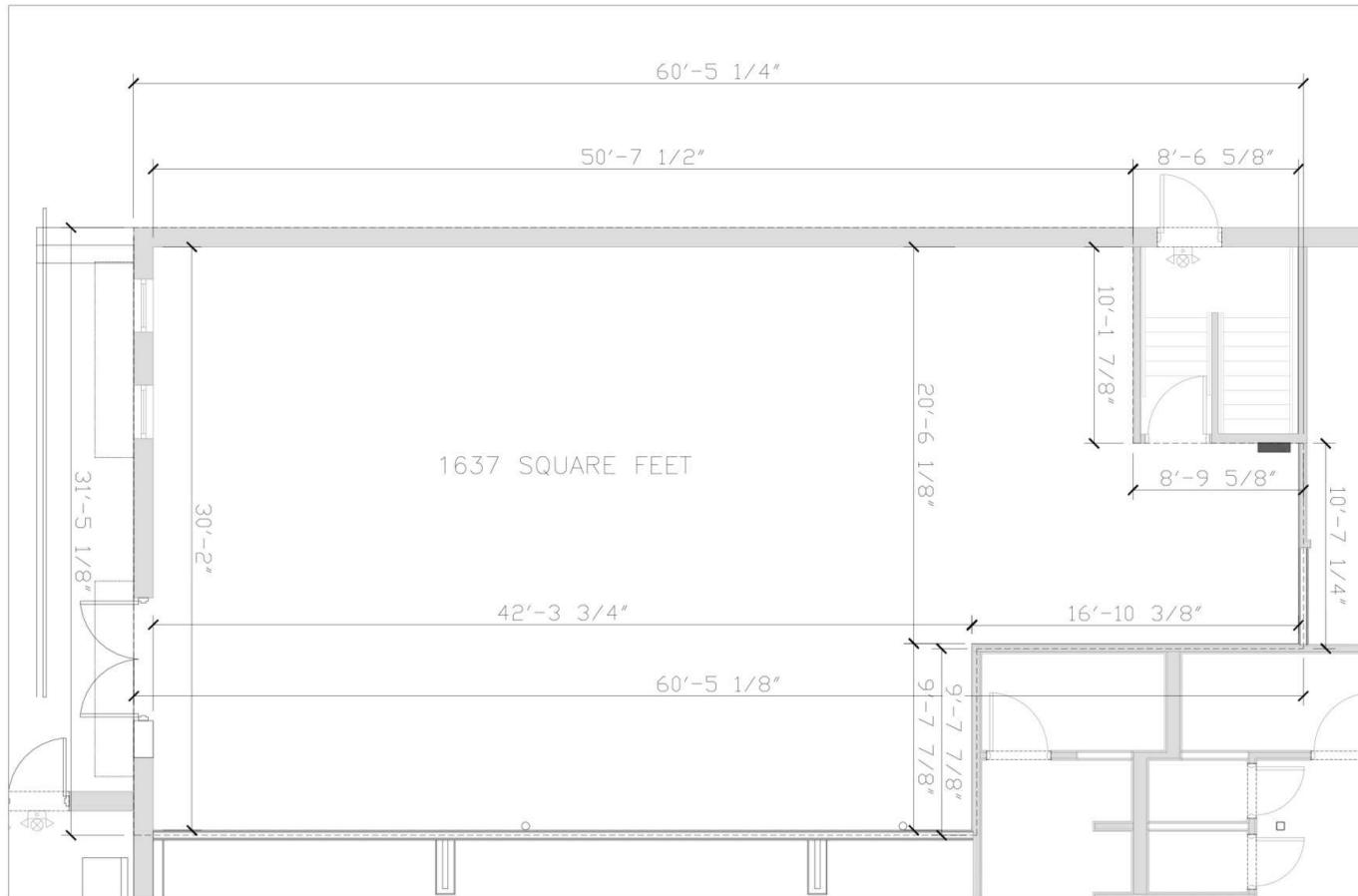
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## FLOOR PLANS



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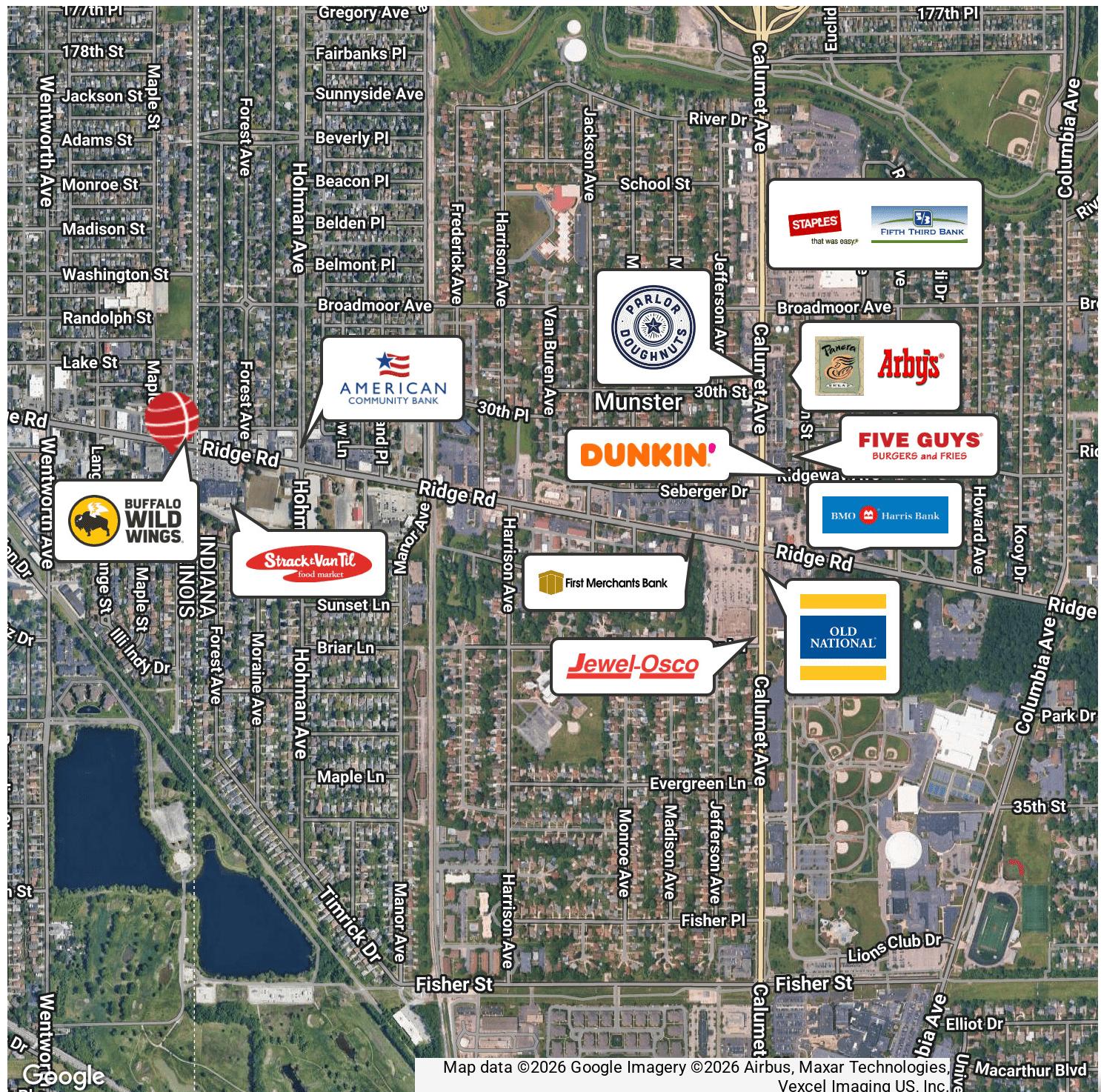
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## RETAILER MAP



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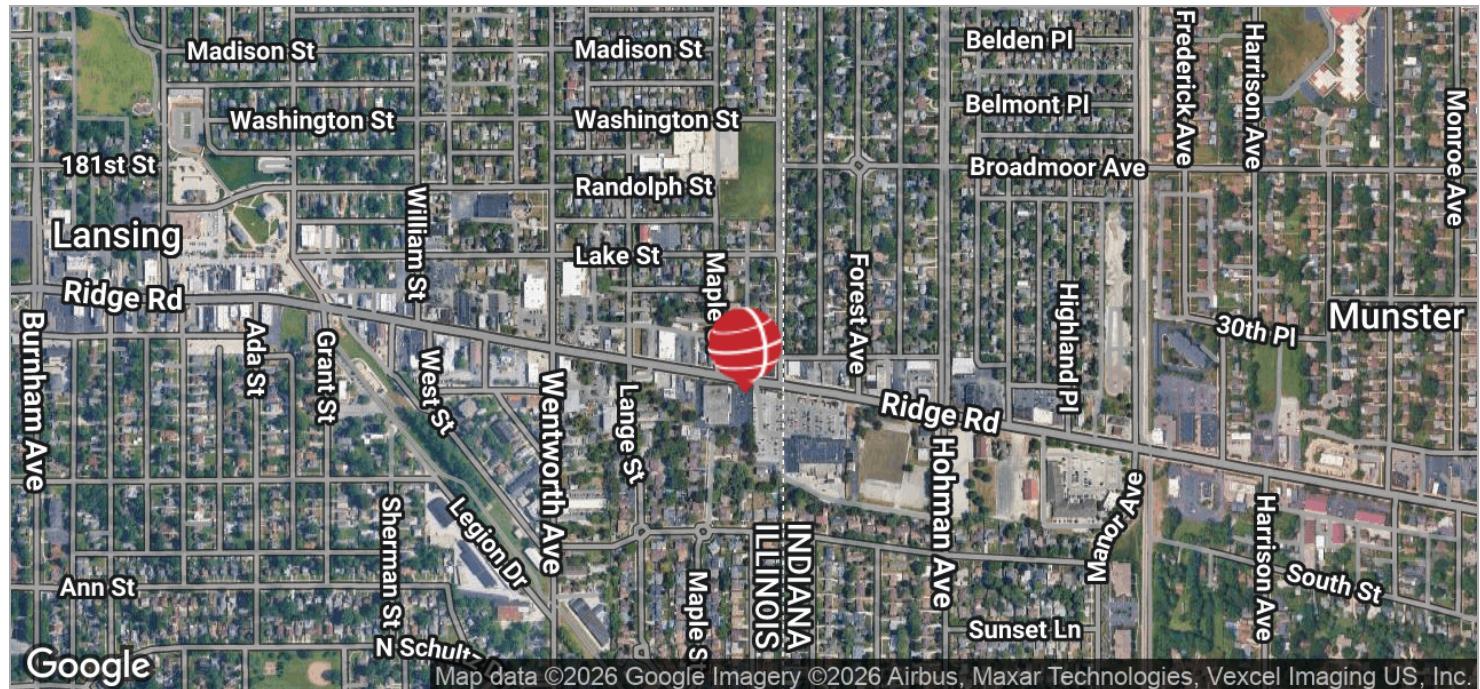
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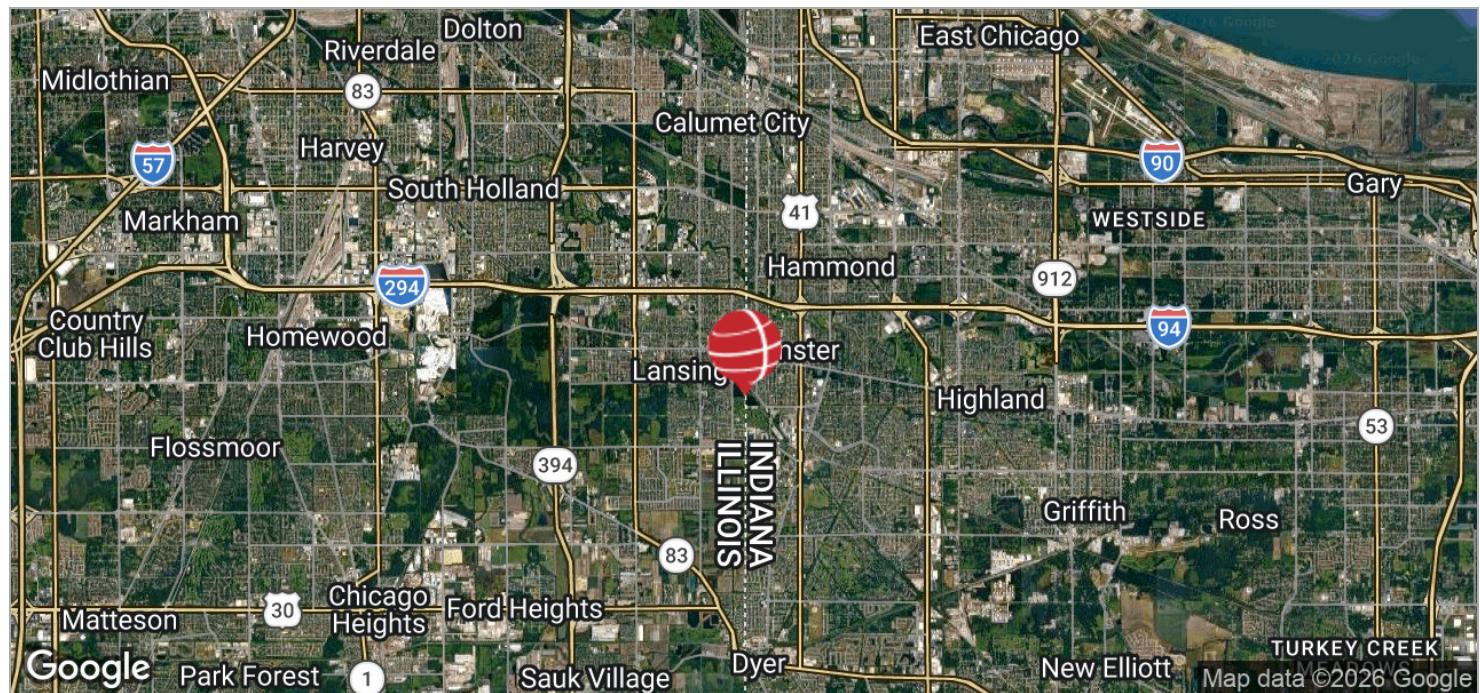
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## LOCATION MAPS



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



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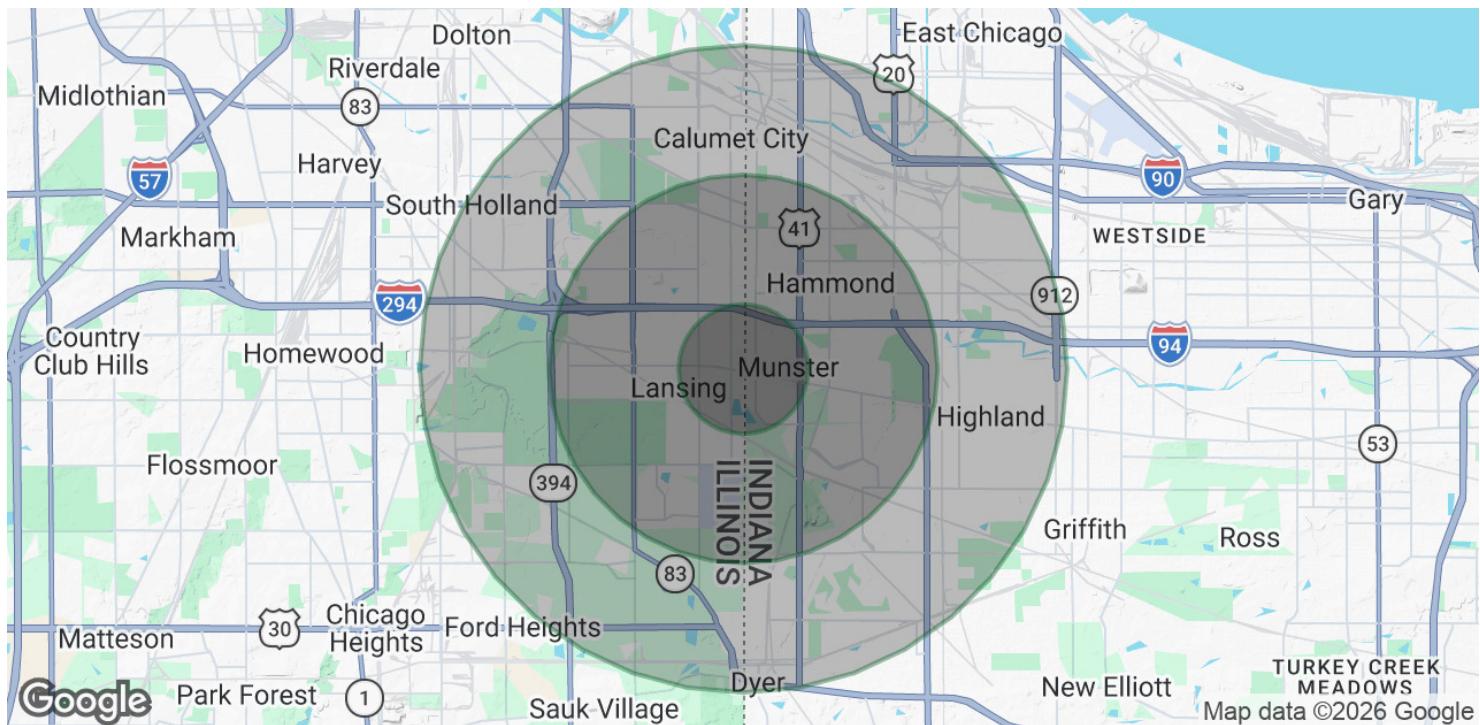
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,250	95,951	227,921
Average Age	42	41	41
Average Age (Male)	40	40	39
Average Age (Female)	43	42	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,050	37,182	88,904
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$94,215	\$92,137	\$84,853
Average House Value	\$232,369	\$235,556	\$217,723

Demographics data derived from AlphaMap

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