

# 17499 DIXIE HWY

17499 DIXIE HWY, EAST HAZEL CREST, IL 60429



**TROY COMMERCIAL**  
REAL ESTATE LTD.



## PROPERTY DESCRIPTION

17499 Dixie Hwy: Retail strip center offering versatile spaces perfect for your business needs. Prime location near the Calumet Metra Station, with excellent visibility and high traffic exposure—22,000 vehicles per day (VPD). Don't miss this opportunity!

## PROPERTY HIGHLIGHTS

- Prime Location: Situated on 17499 Dixie Hwy, near the Calumet Metra Station.
- High Traffic Exposure: 22,000 vehicles per day (VPD) ensure excellent visibility.
- Versatile Spaces: Flexible layouts suitable for a variety of business types.
- Convenient Access: Easy to reach for commuters and local shoppers.
- Retail Strip Center: Established hub for businesses, perfect for growing your presence.

## OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/month (NNN)
Number of Units:	5
Available SF:	1,626 - 3,180 SF
Lot Size:	1.46 Acres
Building Size:	7,797 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	188	670	3,032
Total Population	450	1,622	7,586
Average HH Income	\$81,819	\$79,874	\$79,503

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STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | stephen@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

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New Drive Through Available



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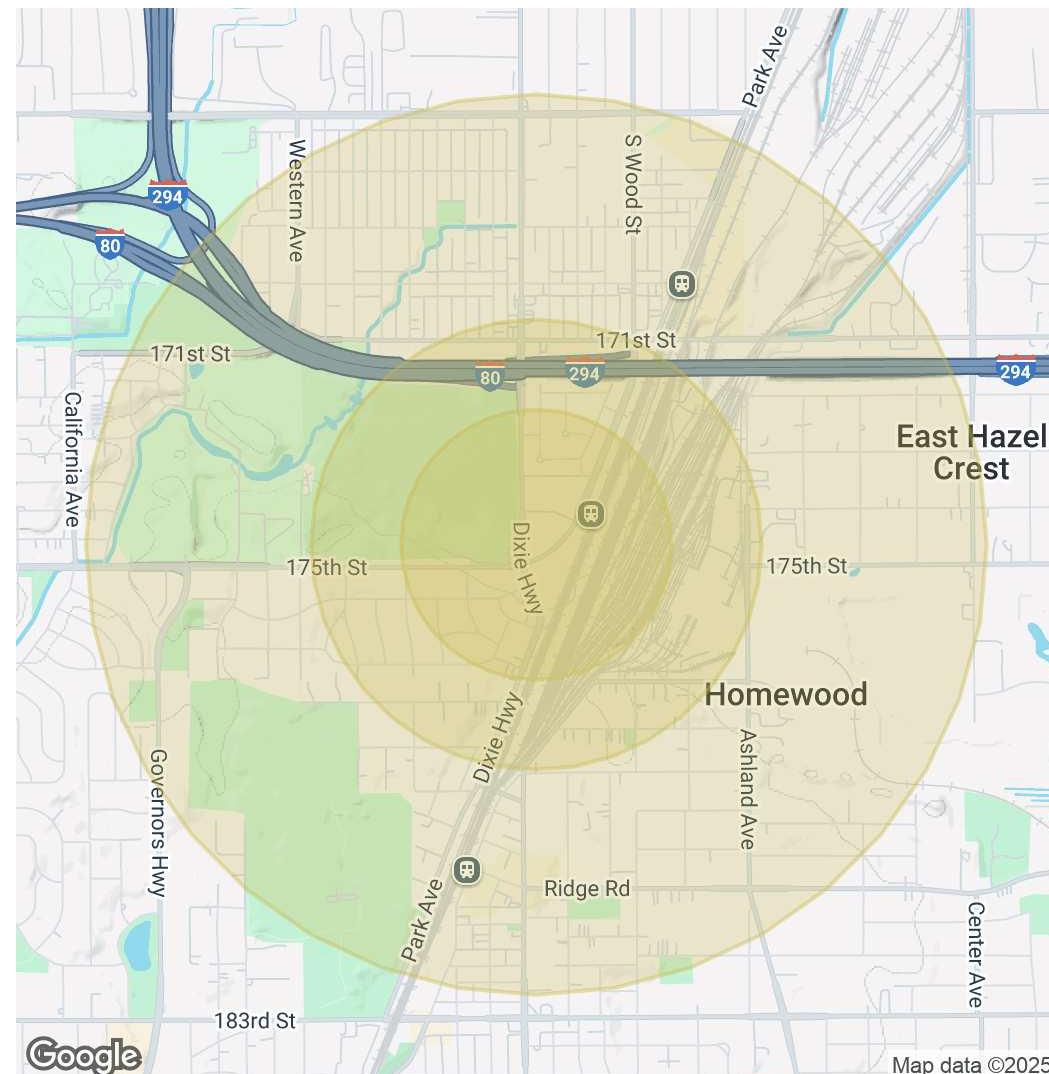
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	450	1,622	7,586
Average Age	41	40	40
Average Age (Male)	39	38	39
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	188	670	3,032
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,819	\$79,874	\$79,503
Average House Value	\$167,276	\$168,739	\$181,739

Demographics data derived from AlphaMap



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