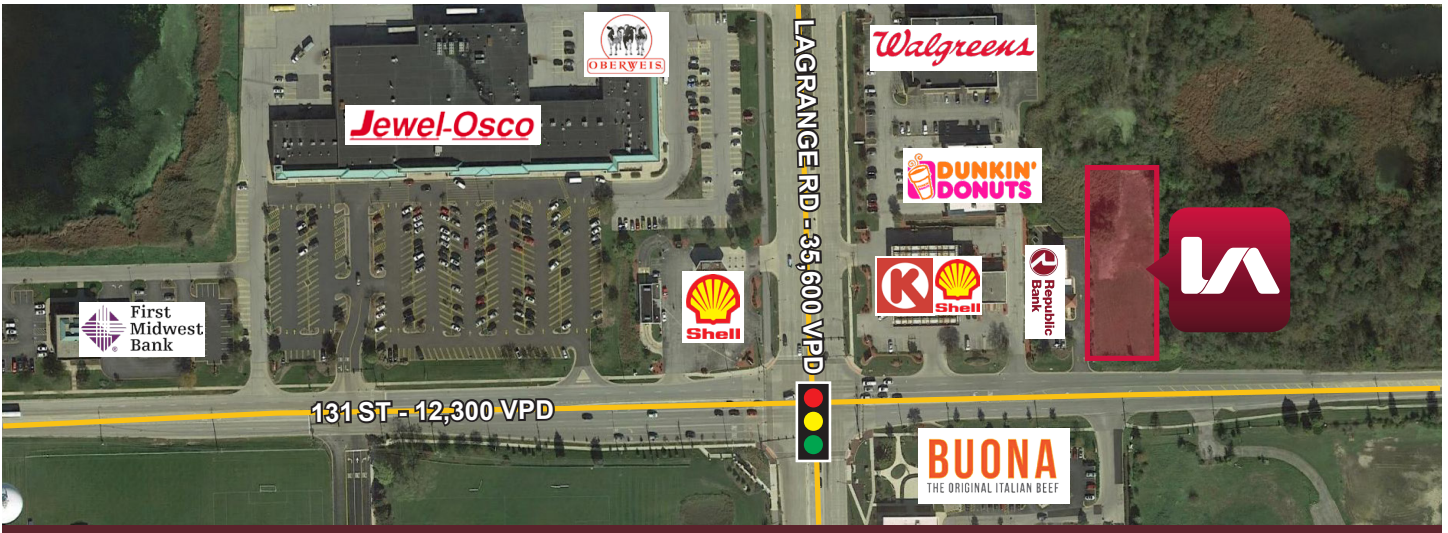


COMMERCIAL LOT FOR SALE

9520 WEST 131ST STREET

PALOS PARK, IL 60464



BUILDING SPECIFICATIONS:

SITE SIZE: 30,875 SF (100' x 308.75')

ZONING: B-2

COUNTY: Cook

IMPROVEMENTS: Sewer / water to site

SALES PRICE: \$550,000

- COMMENTS:**
- › NEQ signalized intersection
 - › Will build-to-suit
 - › Adjacent to Dunkin Donuts & Verizon
 - › Directly across from Buona Beef
 - › Neighboring retailers include Jewel-Osco, Walgreens, Aldi, Chase, Oberweis
 - › Affluent Pocket
 - › Walking distance to Carl Sandburg High School (3,000 students, 350 employees)

TRAFFIC COUNTS:

- 131st Street: 12,300 VPD
- LaGrange Road (96th Ave): 35,600 VPD



	1 MILE	3 MILES	5 MILES
Estimated Population	4,154	48,065	149,604
Number of Households	1,865	19,642	59,872
Household Income (AVG)	\$114,951	\$117,783	\$104,162
Daytime Population	3,503	42,456	115,510

Carole Caveney
Vice President
ccaveney@lee-associates.com
D 733.355.5082

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