



SALE / LEASE

Retail Land Parcel Facing
the Hilton Garden Inn
LaGrange

18335 S. LAGRANGE ROAD

Tinley Park, IL 60487

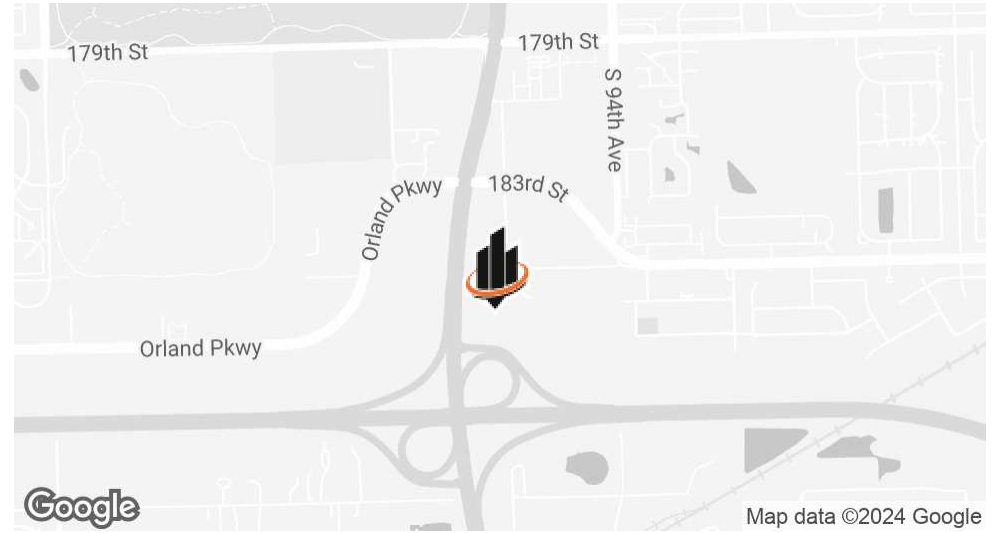
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,075,000
LEASE RATE:	Negotiable
LOT SIZE:	1.81 Acres

PROPERTY DESCRIPTION

Unlock the potential of this exceptional 1.81-acre parcel located directly in front of the Hilton Garden Inn, along a bustling north-south thoroughfare. Situated just north of Route 80, this property benefits from high visibility and heavy traffic, making it an ideal location for commercial development or investment.

PROPERTY HIGHLIGHTS

- **High Traffic Location:** Strategically positioned on LaGrange Rd, ensuring maximum exposure for your business.
- **Proximity to Major Routes:** Easy access to Route 80 enhances connectivity and convenience for customers.
- **Versatile Zoning Opportunities:** Suitable for a variety of commercial uses, perfect for retail, hospitality, or office space.

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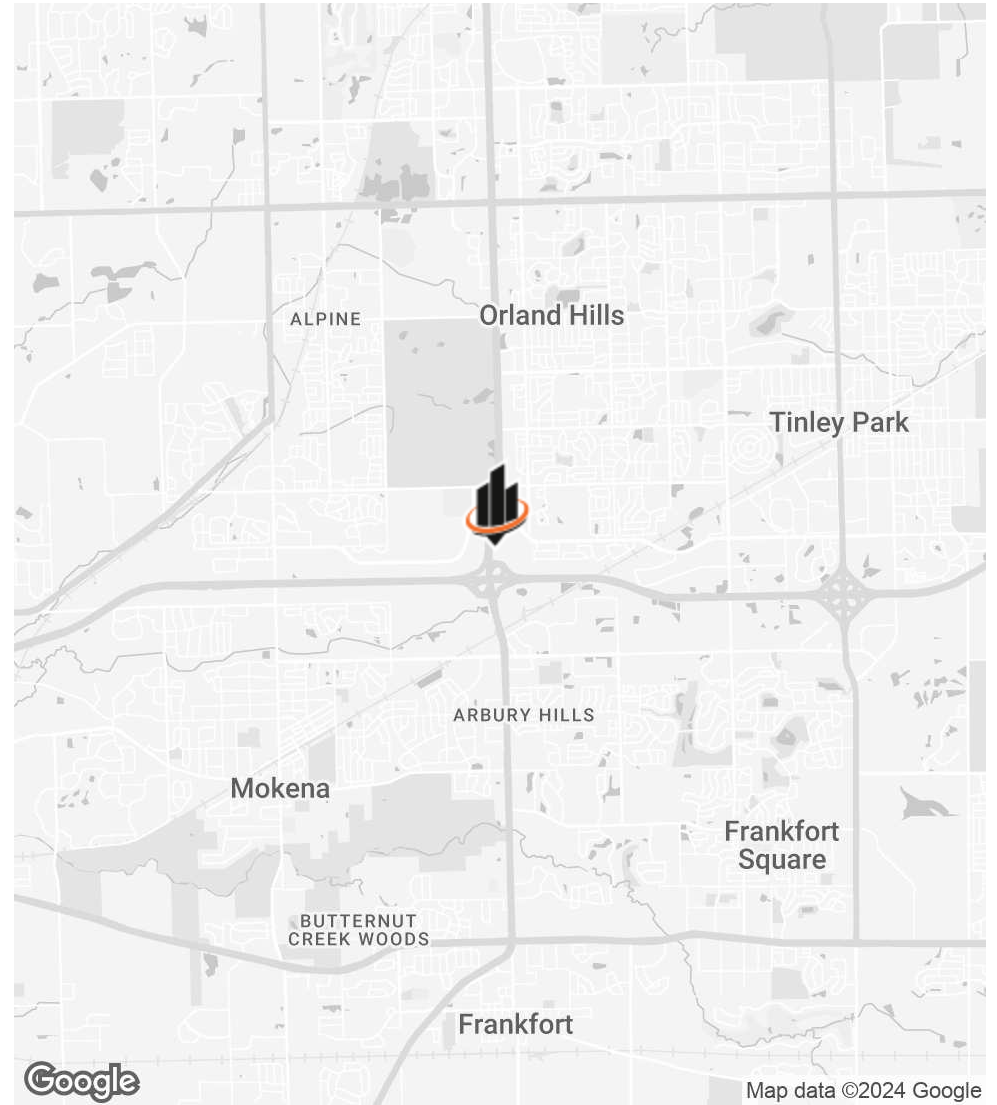
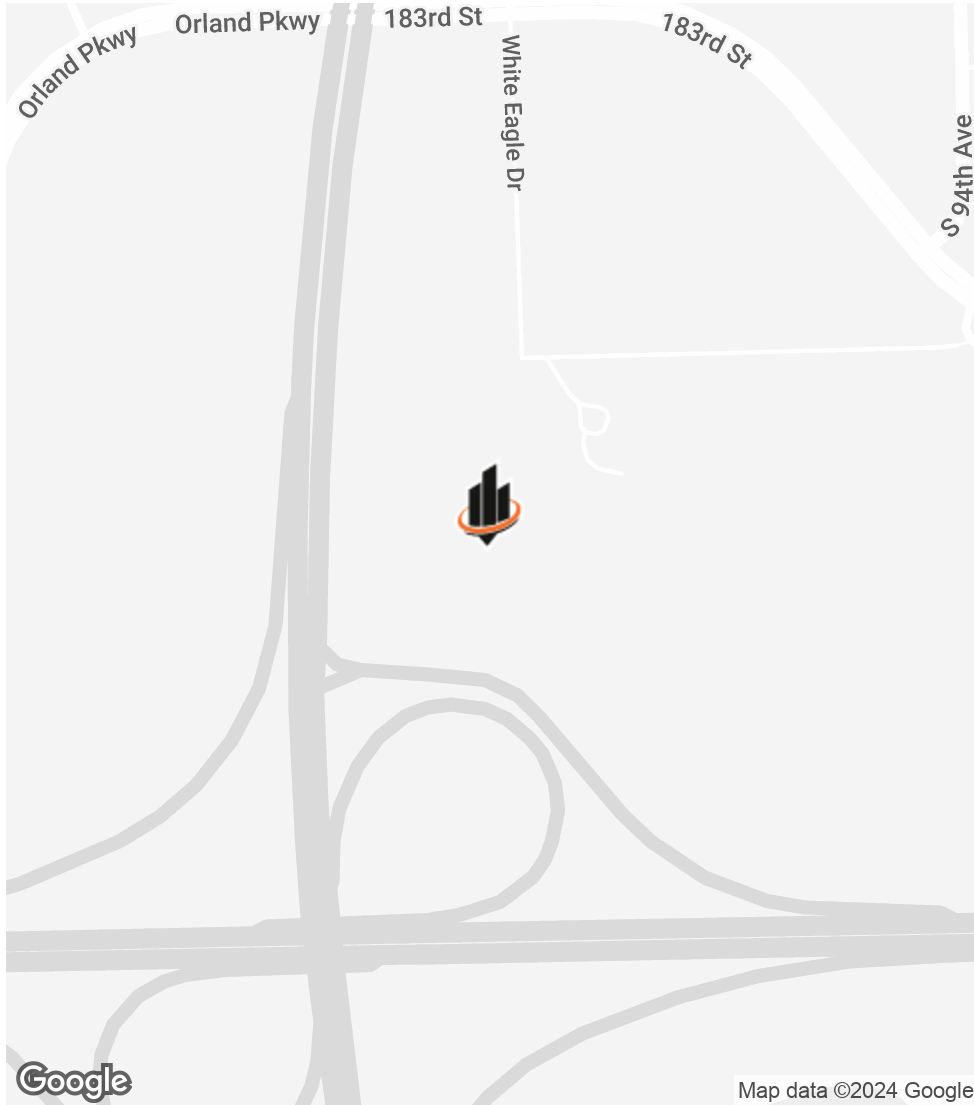
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ADDITIONAL PHOTOS



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

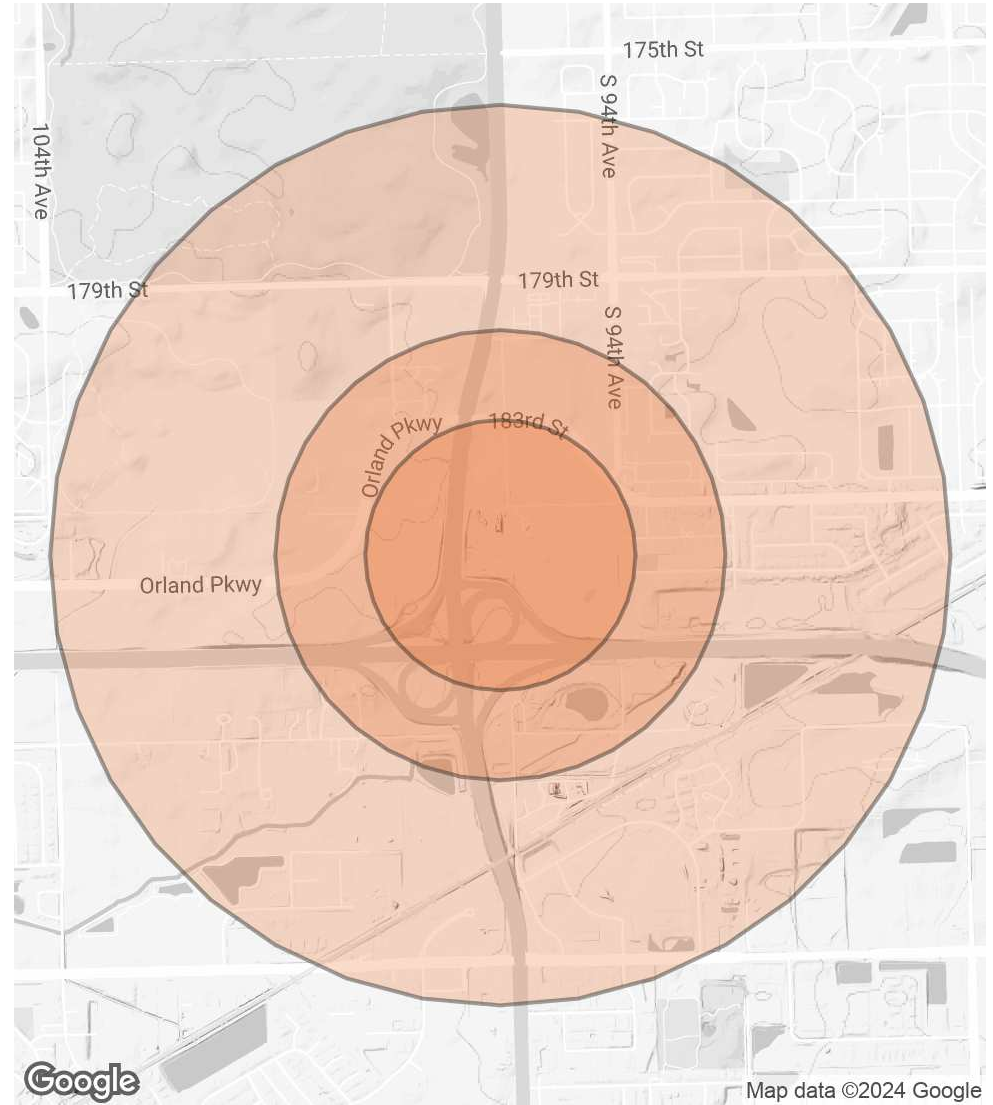
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	21	437	3,366
AVERAGE AGE	40	43	45
AVERAGE AGE (MALE)	39	42	43
AVERAGE AGE (FEMALE)	40	45	46

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	7	170	1,313
# OF PERSONS PER HH	3	2.6	2.6
AVERAGE HH INCOME	\$191,032	\$174,252	\$170,778
AVERAGE HOUSE VALUE	\$410,684	\$397,031	\$379,007

Demographics data derived from AlphaMap



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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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