

7706 W 159th Street

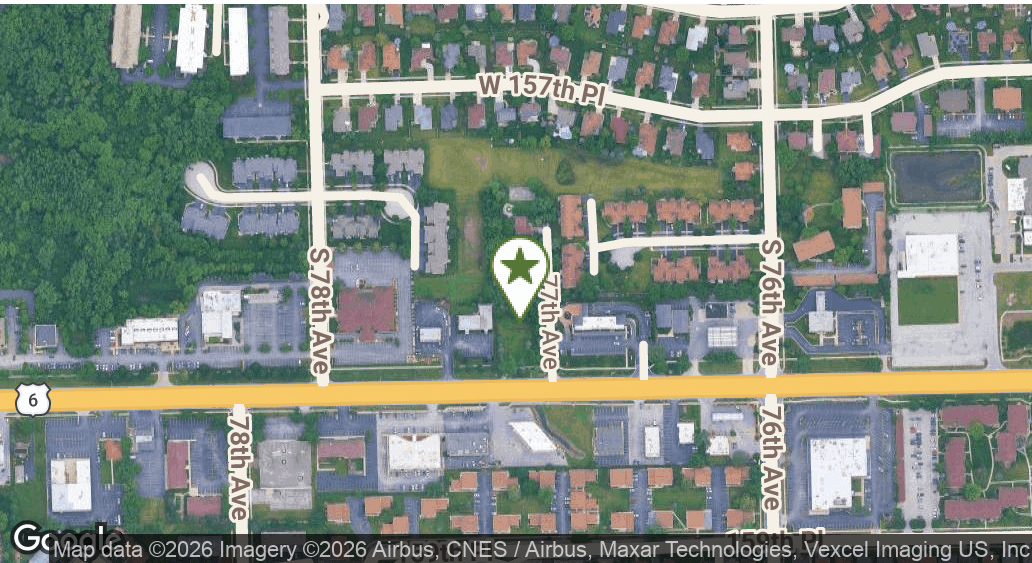
Orland Park, IL 60462

LAND FOR SALE



john
greene
REAL ESTATE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	0.65 Acres
Zoning:	E-1, Village of Orland Park
Traffic Count:	32,900 (W 159th St.)
Taxes:	\$11,599
County:	Cook

PROPERTY OVERVIEW

Highly visible 0.65± acre commercial development opportunity along the heavily traveled 159th Street corridor in Orland Park. The property offers prominent frontage and exposure to approximately 32,900 vehicles per day within an established concentration of retail, office, medical and service-oriented businesses.

The property is presently zoned E-1 Estate Residential; however, the Village of Orland Park has indicated BIZ General Business as the most suitable zoning for future commercial redevelopment. BIZ zoning accommodates a broad range of commercial uses including retail, professional and medical office, financial services, personal services and restaurant uses.

All utilities are available at the site, and the Village has indicated that future redevelopment should maintain cross-access with the neighboring commercial properties, providing access from 77th Avenue in addition to the property's 159th Street frontage.

With strong traffic exposure, flexible future commercial zoning, utility availability and ease of access, the property presents an attractive opportunity for an owner-user or developer seeking a highly visible Orland Park location.

PROPERTY HIGHLIGHTS

- 0.65± acre commercial development opportunity
- All utilities available at the site
- Prominent frontage along 159th Street w/ approximately 32,900 vehicles per day
- Access from 159th & 77th Avenue
- BIZ General Business zoning anticipated with redevelopment
- Suitable for retail, medical office, professional office, personal service and restaurant uses
- Surrounded by established retail, office, medical and service uses
- Average household income of approximately \$143,000 within one mile
- Convenient access to LaGrange Road, Harlem Avenue and I-80

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The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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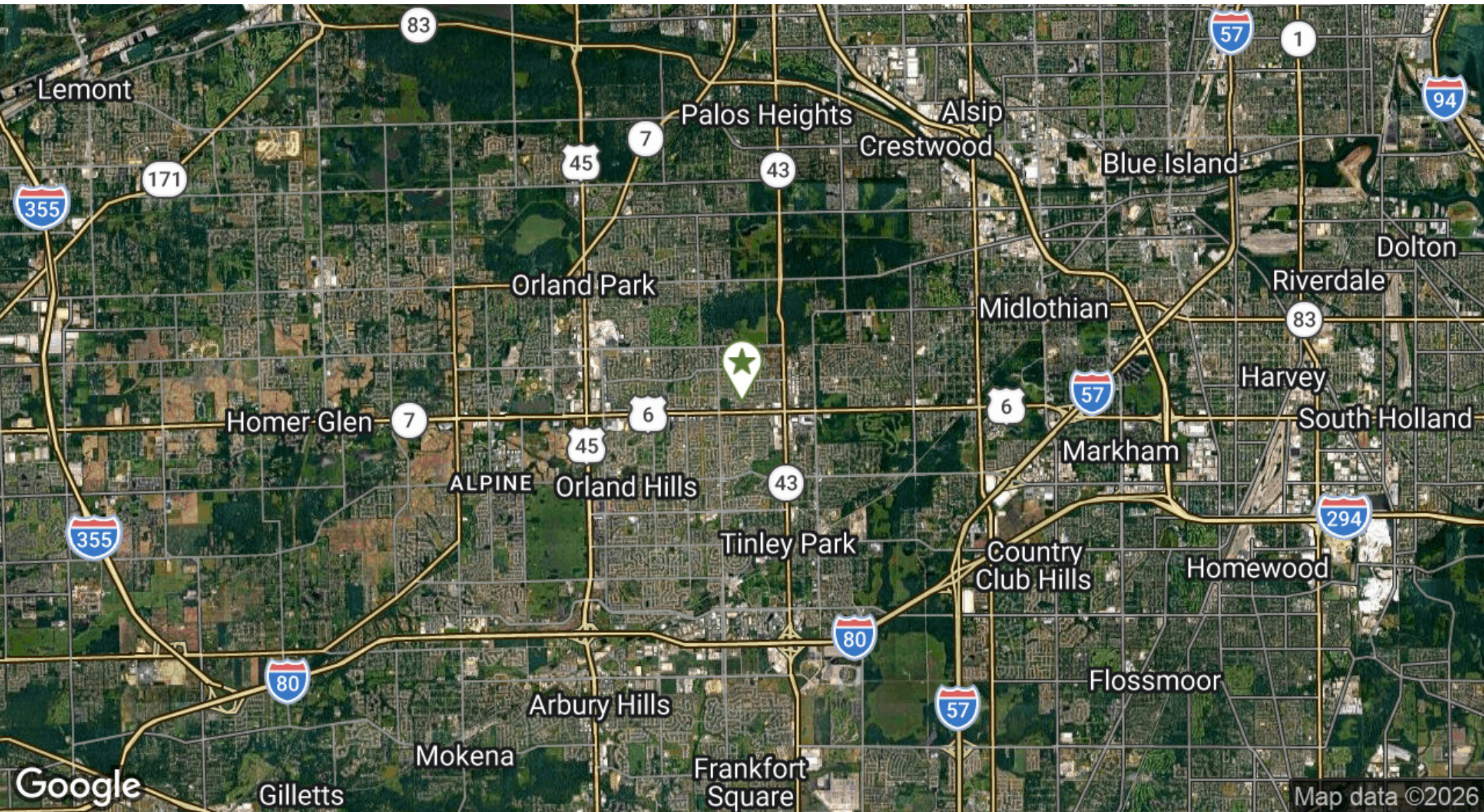
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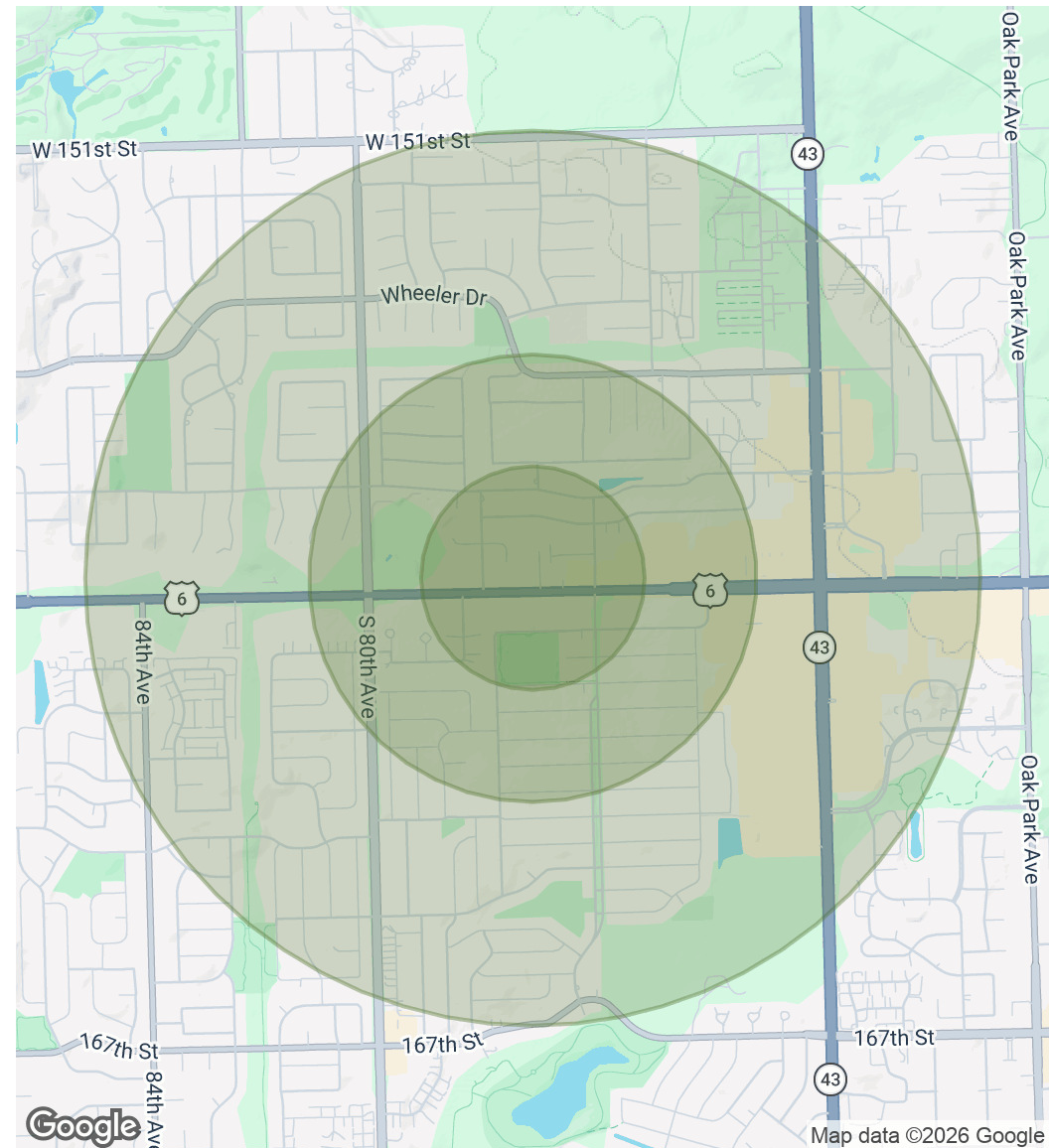
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	80	323	1,296
Average Age	50.5	50.0	49.8
Average Age (Male)	45.8	45.4	45.2
Average Age (Female)	55.3	54.8	54.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	30	124	499
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$148,454	\$143,649	\$142,777
Average House Value	\$393,386	\$373,344	\$371,744

2023 American Community Survey (ACS)



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