

RETAIL OUTLOT OPPORTUNITY

20555 S. LAGRANGE RD., FRANKFORT, IL 60435

OUTLOT FOR SALE



PROPERTY HIGHLIGHTS

- 0.80-Acre Outlot Available on LaGrange Road in front of Alsip Home & Nursery and adjacent to Dunkin Donuts in Frankfort (Will County), IL
- Strong traffic counts on LaGrange Rd. (US 45): 33,500 vpd (2019 IDOT)
- Other surrounding retailers: Culvers, Buffalo Wild Wings, Lumes Pancake House, Prudential
- Spotlight at development's entrance
- Outlot is drive-thru capable - see conceptual plan for 3,600 SF restaurant building on following page.
- Site can also accommodate a 7,800 SF retail building, concept plan available.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,580	7,861	17,537
Total Population	4,427	22,662	49,610
Average HH Income	\$125,543	\$124,498	\$123,392

SALE PRICE

\$895,000

SITE ZONED B-2, PERMITTED USES INCLUDE:

- Bakery
- Catering Service
- Convenience Store
- Equipment Rental
- Health Clinic/Office
- Indoor Business Sales & Service
- Indoor Retail Goods Sales
- Office & Professional Service
- Personal Service
- Restaurant, Full Service Restaurant
- Restaurant, Carry Out W/Special Use Permit

MARTHA WINTER

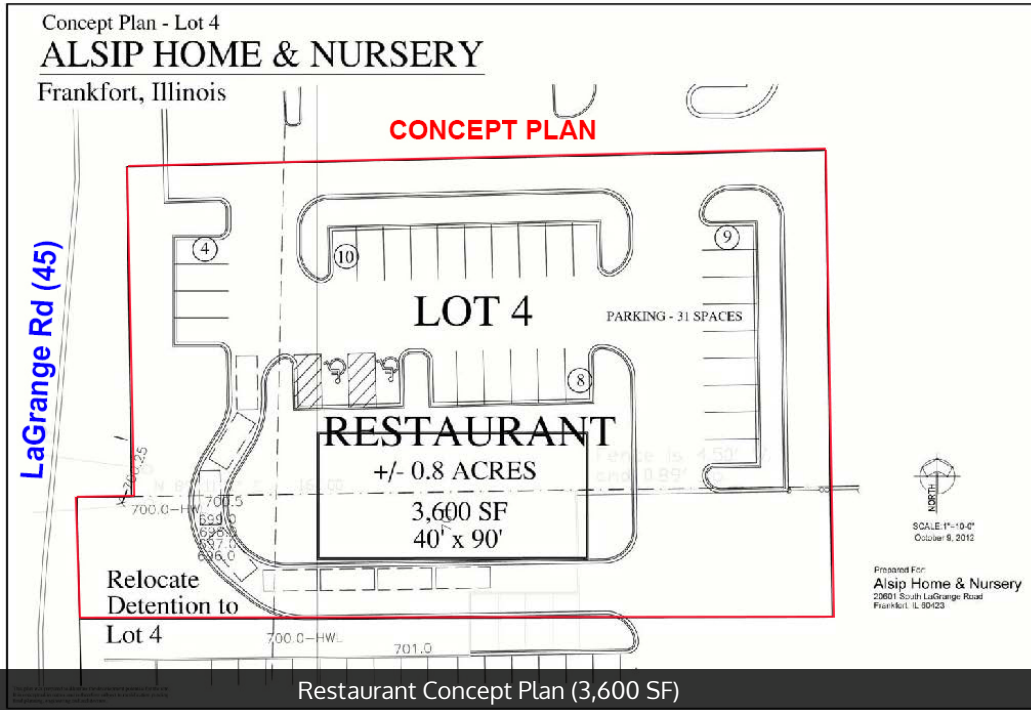
Senior Vice President & Designated Managing Broker
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LM
Lagestee-Mulder
Commercial Real Estate

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Concept Plan

ALSIP HOME & NURSERY

Frankfort, Illinois



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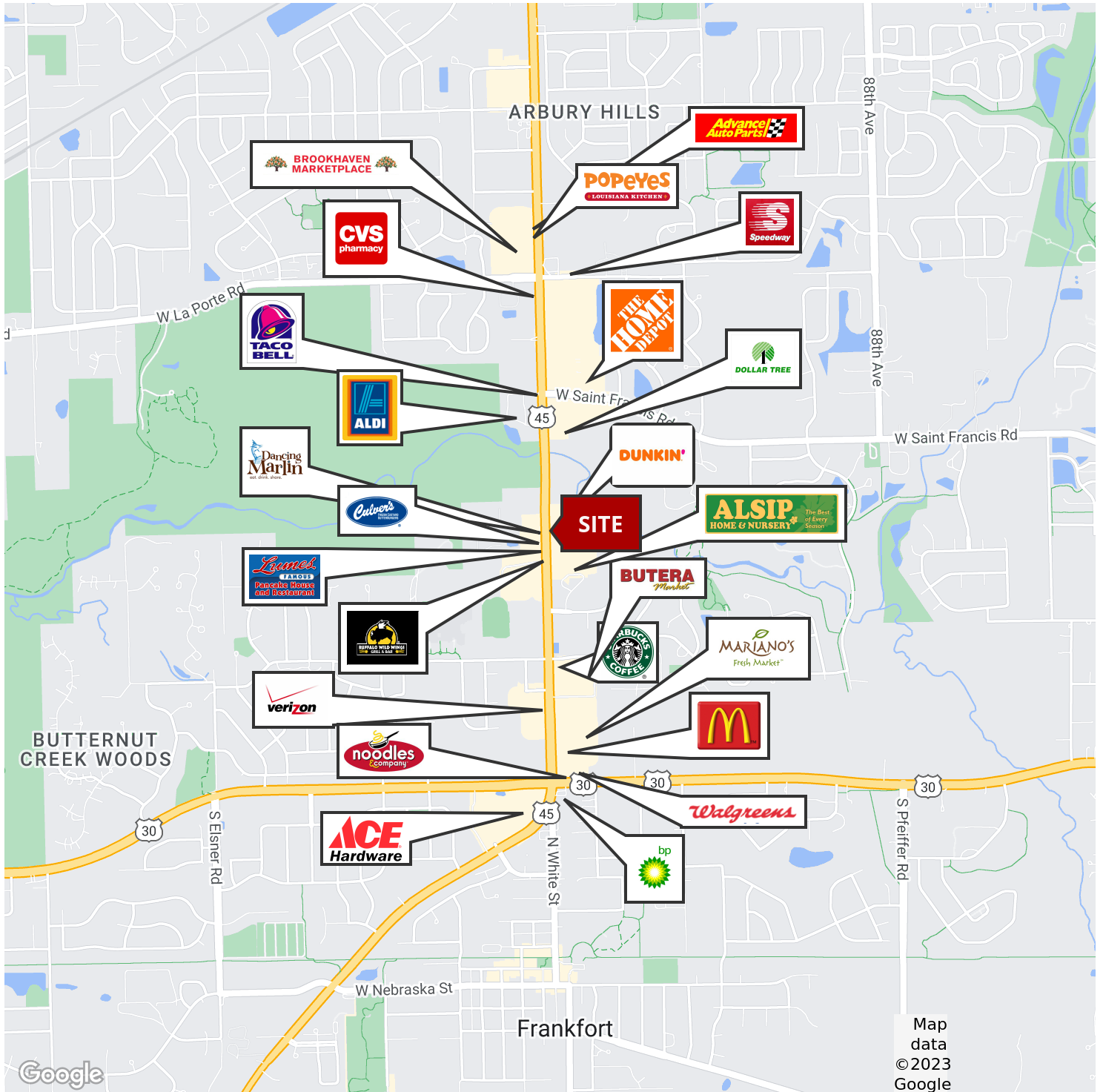
Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.

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