

373 SAUK TRAIL

373 SAUK TRAIL , PARK FOREST, IL 60466

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the dynamic community of Park Forest, IL, ideally located near the prime location of 373 Sauk Trail. This bustling area is the perfect fit for Retail/Strip Center tenants, offering a variety of nearby points of interest. Discover the vibrant downtown district, featuring a mix of unique shops, local restaurants, and cultural attractions that create an inviting and dynamic atmosphere. Embrace the community's rich history and engaging community events, contributing to the area's lively atmosphere. With a strategic blend of residential neighborhoods and commercial areas, the location promises a steady flow of potential customers, making it an ideal setting for retail success.

PROPERTY HIGHLIGHTS

- Customer-convenient parking facilities
- Flexible layout for customizable retail space
- Versatile space suitable for diverse businesses
- Ideal opportunity to establish or expand retail presence

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	28,528 SF
Building Size:	25,528 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,341	26,453	57,646
Total Population	12,004	61,031	139,505
Average HH Income	\$58,827	\$62,300	\$73,551

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	28,528 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
373 Sauk Trail	Available	28,528 SF	NNN	Negotiable	-

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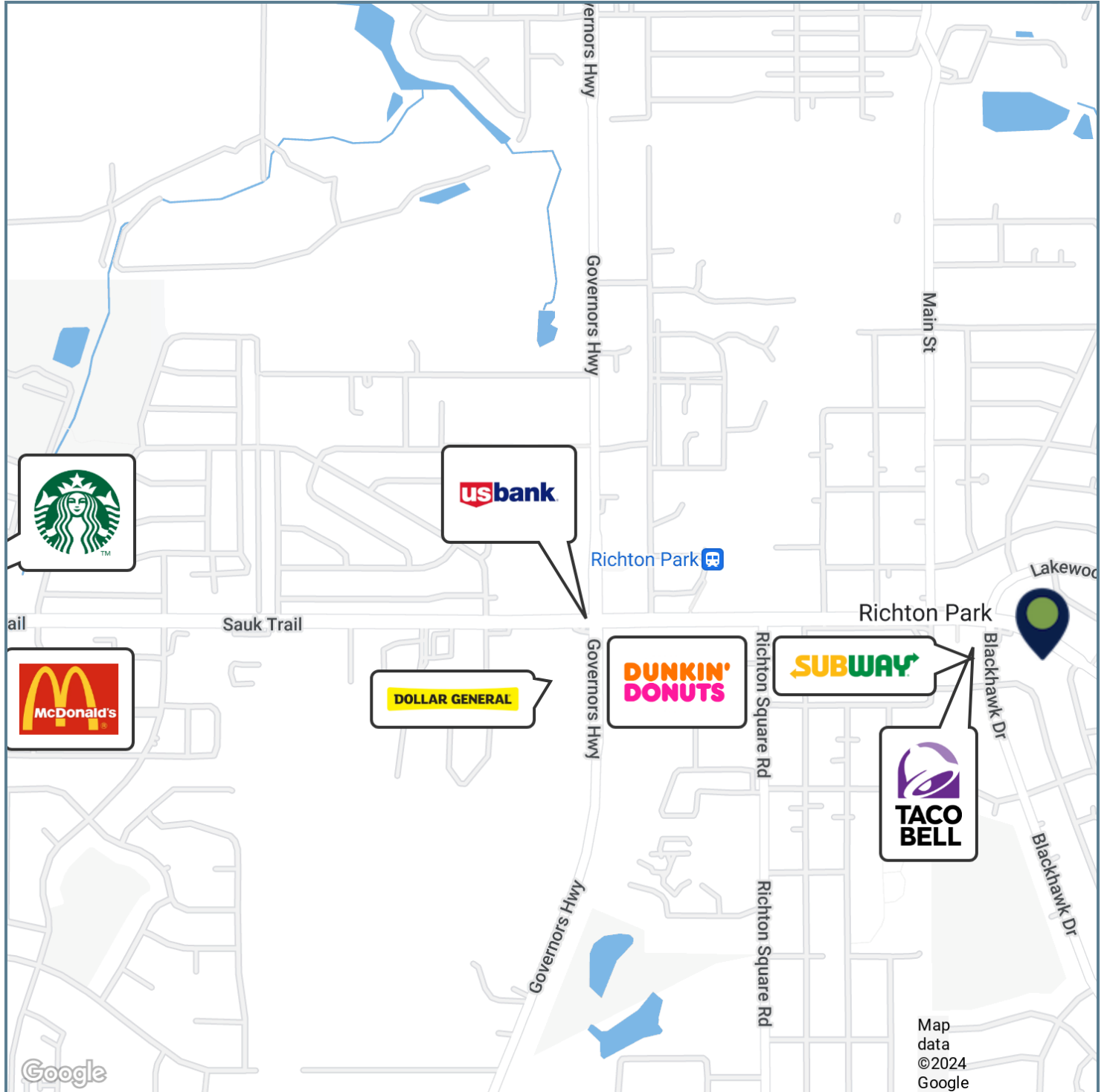
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RETAILER MAP



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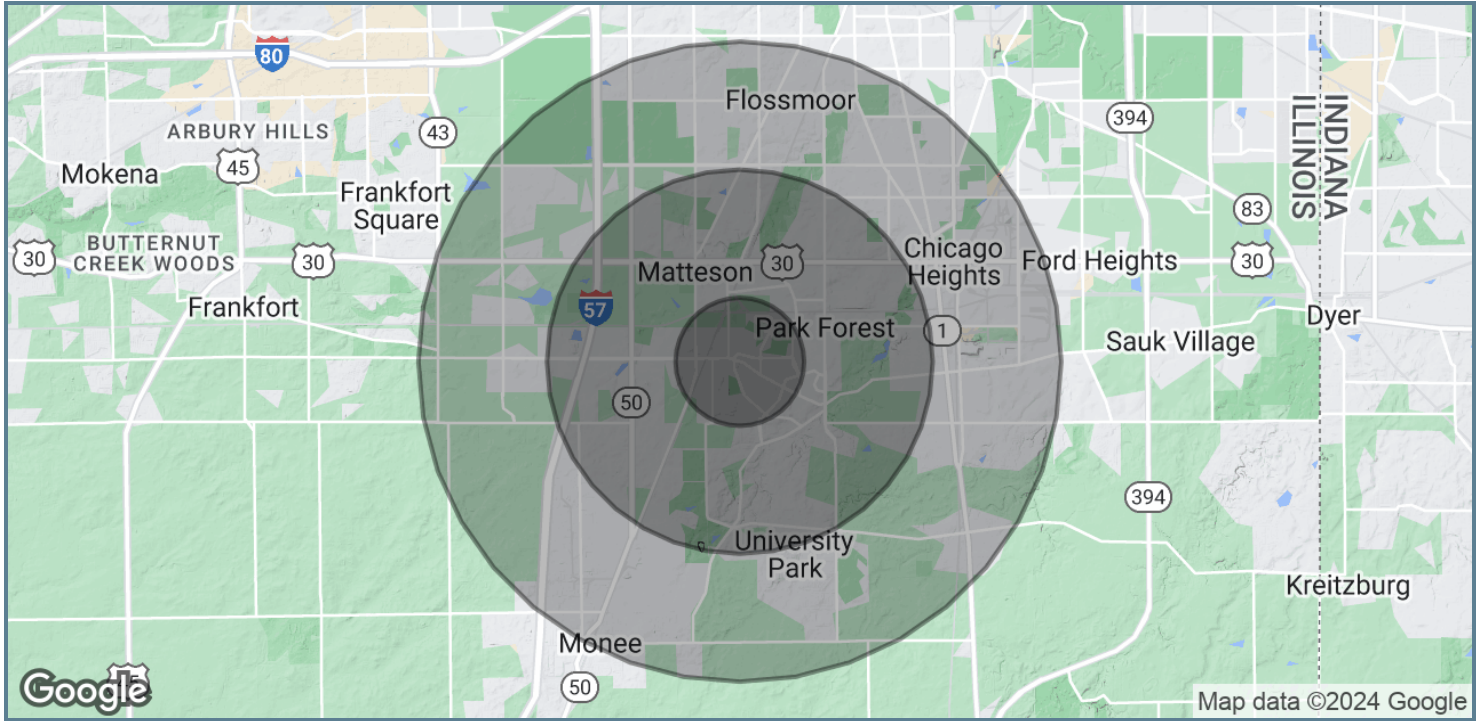
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,004	61,031	139,505
Average Age	39.7	39.4	39.8
Average Age (Male)	33.5	35.7	37.4
Average Age (Female)	47.3	42.9	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,341	26,453	57,646
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$58,827	\$62,300	\$73,551
Average House Value	\$126,280	\$125,769	\$143,095

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

