

17055 SOUTH PARK AVENUE

SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

LAND FOR SALE



PROPERTY HIGHLIGHTS

- Flexible zoning for various commercial uses
- Prominent South Park Avenue frontage
- Suitable for retail or office development
- Proximity to thriving residential communities - Avg HH Income of \$96,000 within 1 mile of the site
- Excellent visibility and accessibility for businesses seeking to take advantage of the daily commuter traffic on South Park Avenue and the proximity to Thornwood Highschool
- Convenient access to major transportation routes including I-80/I-294

LOCATION OVERVIEW

South Holland, known for its rich history and commitment to community growth, offers a business-friendly environment and its strategic location, just moments from interstates 80 & 294, ensures seamless access to a comprehensive commuter network, facilitating travel to Chicago and northwest Indiana—both within 30 miles.

SALE PRICE

\$249,900

OFFERING SUMMARY

Lot Size: 0.72 Acres

County: Cook

Zoning: Local Business
Permitted uses -
Please see page 3

Parcel No.: 29-27-200-013-0000

Real Estate Taxes: \$8,225.05

GWEN LAMPERT

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LEXI WELTON

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Village of South Holland – Zoning Table of Uses Permitted (P) and Conditional Uses (C) – Local Business Zoning

USES	NAICS Code	LB
Accommodations		
Hotel or Motel (except Casino Hotels)	721110	C
Administrative and Support Services		
General Business Office	561	P
Services to Businesses and Dwellings (excluding Landscape Services)	5617	C
Arts, Entertainment and Recreation		
Arts, Entertainment, and Recreation	71	P
Fitness and Recreational Sports Centers (over 750 SF)	71394	C
Museum	712110	C
Construction		
Contractor's Office	238	C
Finance and Insurance		
Bank	52211	P
Credit Union	522130	P
Insurance Agency	5242	P
Food Services and Drinking Places		
Bakery	311811	P
Meeting and Banquet Facilities	561920	C
Restaurant (including drive-thru establishments)	7225	P
Healthcare and Social Assistance		
Adult Day Care	624120	C
Child Day Care Services (Excluding home-based day care babysitting services in providers own home)	6244	C
Offices of Dentists	621210	P
Offices of Physicians	621111	P
Outpatient Medical Center and Clinic	6214	C
Information		
Movie Theaters	512131	C
Manufacturing		
Cut and Sew Apparel Contractors	31521	P
Other Services		
Barber Shop	812111	P
Beauty Shop	812112	P
Car Washes	811192	C
Consumer Electronics Repair	811211	P
Dry Cleaning Establishment*	812320	P
Funeral Homes	812210	C
Personal Care Services	81211	P
Philanthropic or Charitable Institution	813	C
Self-Service Laundry Services	812310	P
Shoe Repair Shop	811490	P

USES	NAICS Code	LB
Professional, Scientific, and Technical Service		
Accountant and Tax Consultant Offices	5412	P
Interior Design Services	54141	P
Photography Studio	54192	P
Professional Office	541	P
Real Estate Office	531210	P
Travel Agency	561510	P
Real Estate Rental, and Leasing		
General Rental Centers (Furniture/Appliance)	53231	C
Residential		
Unattached Single-Family Residence		P
Retail Trade		
Antique Shop	453310	P
Apparel Shop	4481	P
Art Supply Store	453	P
Automobile or Trailer Open Sales Area*	4411	P
Bicycle Sales and Repair Shop	45111	P
Book Store	451211	P
Commercial Greenhouse, less than 1,000 Sq	111998	P
Computer Sales and Repair	443142	P
Drugstore/Pharmacy	44611	P
Electric Appliance Shop	423620	P
Flower Shop	4531	P
Gasoline Stations with Convenience Stores	447110	C
Gift Shop	4532	P
Hardware Stores	44413	P
Jewelry Store	448310	P
Meat Market	44521	P
Miscellaneous Store Retailers	453998	P
Musical Instrument and Supply Stores	451140	P
News Syndicates	51911	P
Shoe Store	448210	P
Supermarkets / Other Grocery (except	44511	P
Transportation and Warehousing		
Postal Services	49111	P
Vehicles for Hire* - Livery Service, Taxi	4853	P
Wholesale Trade		
Miscellaneous and Accessory Uses		
Commercial Parking Lot	812930	P
Electric Vehicle Charging Station		C
Outdoor Eating Patio when Accessory to Commercial Establishment		C

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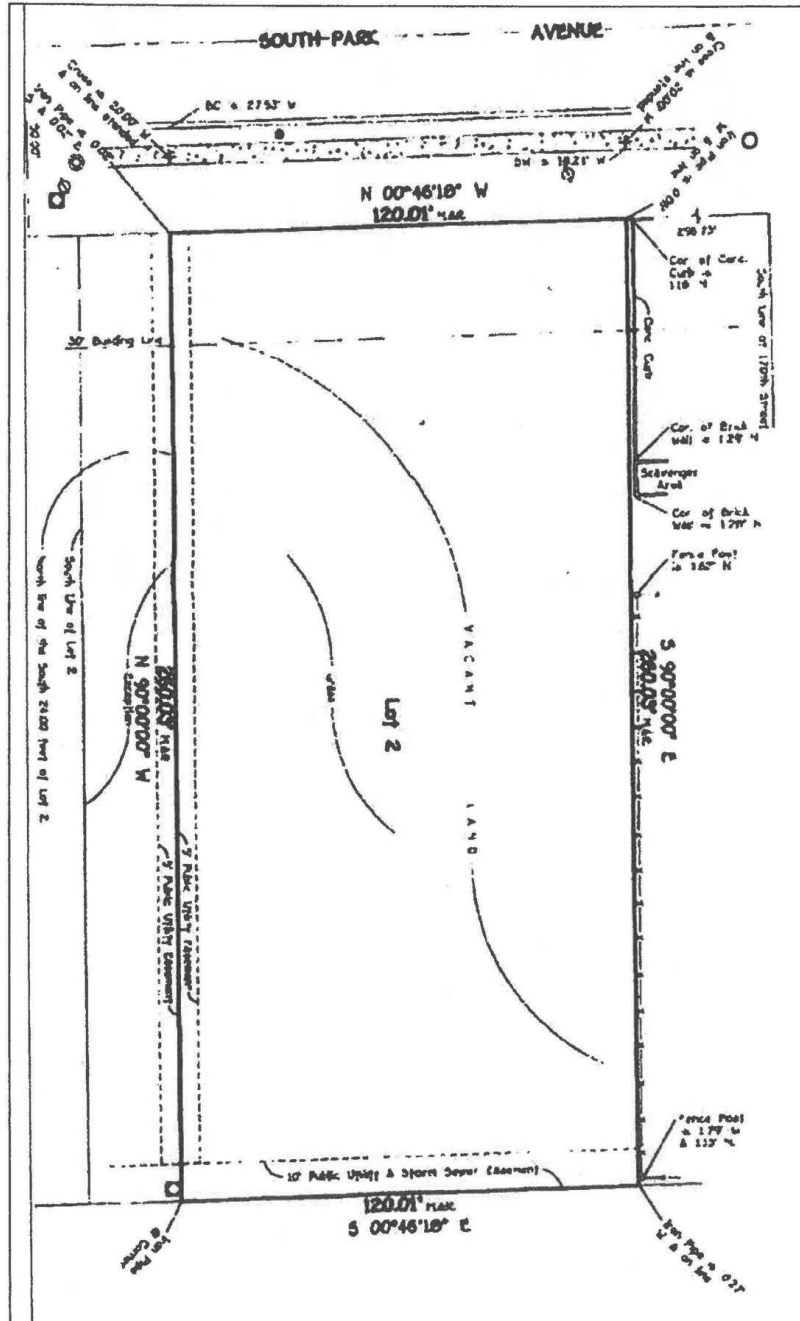
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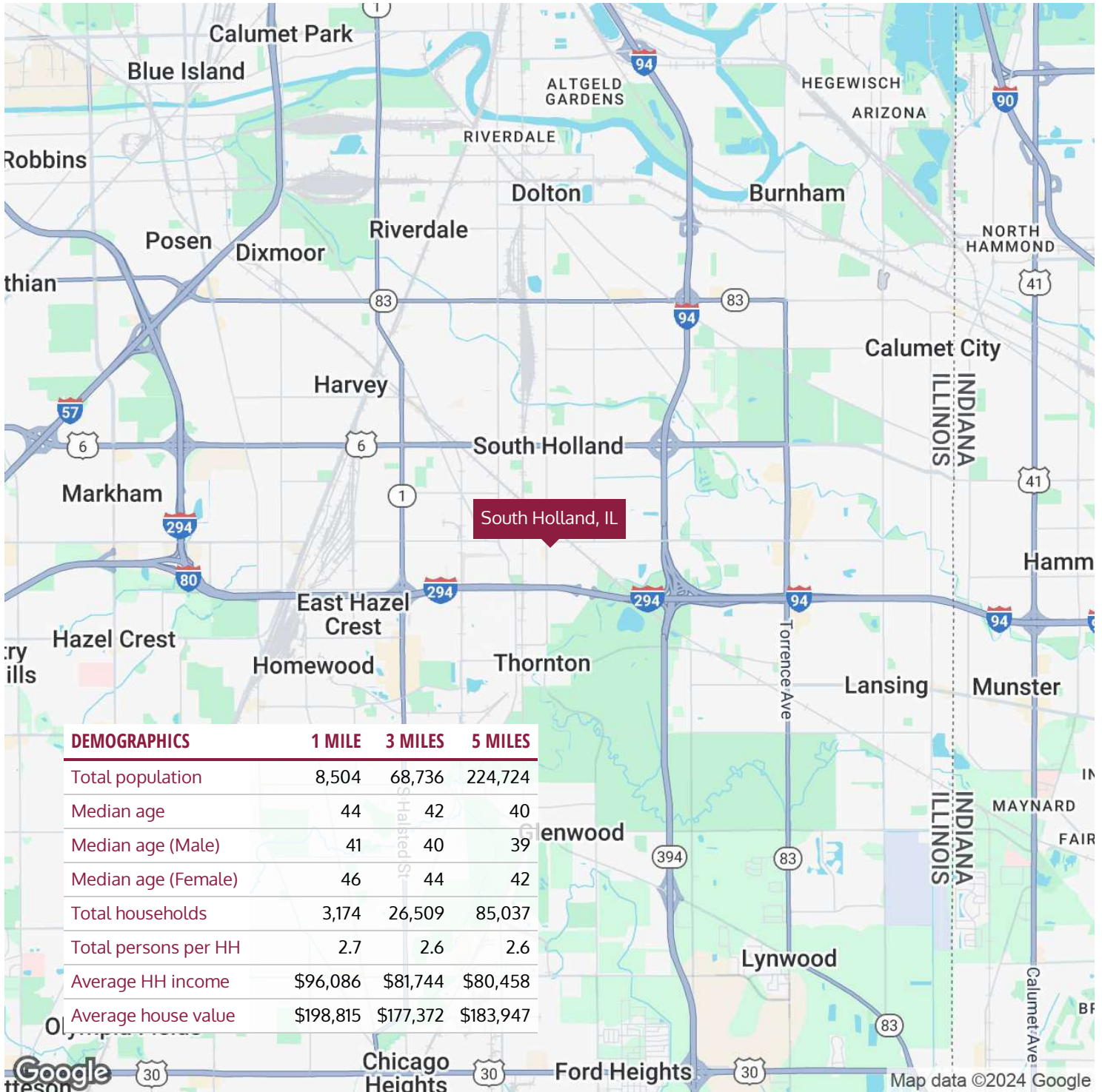
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