

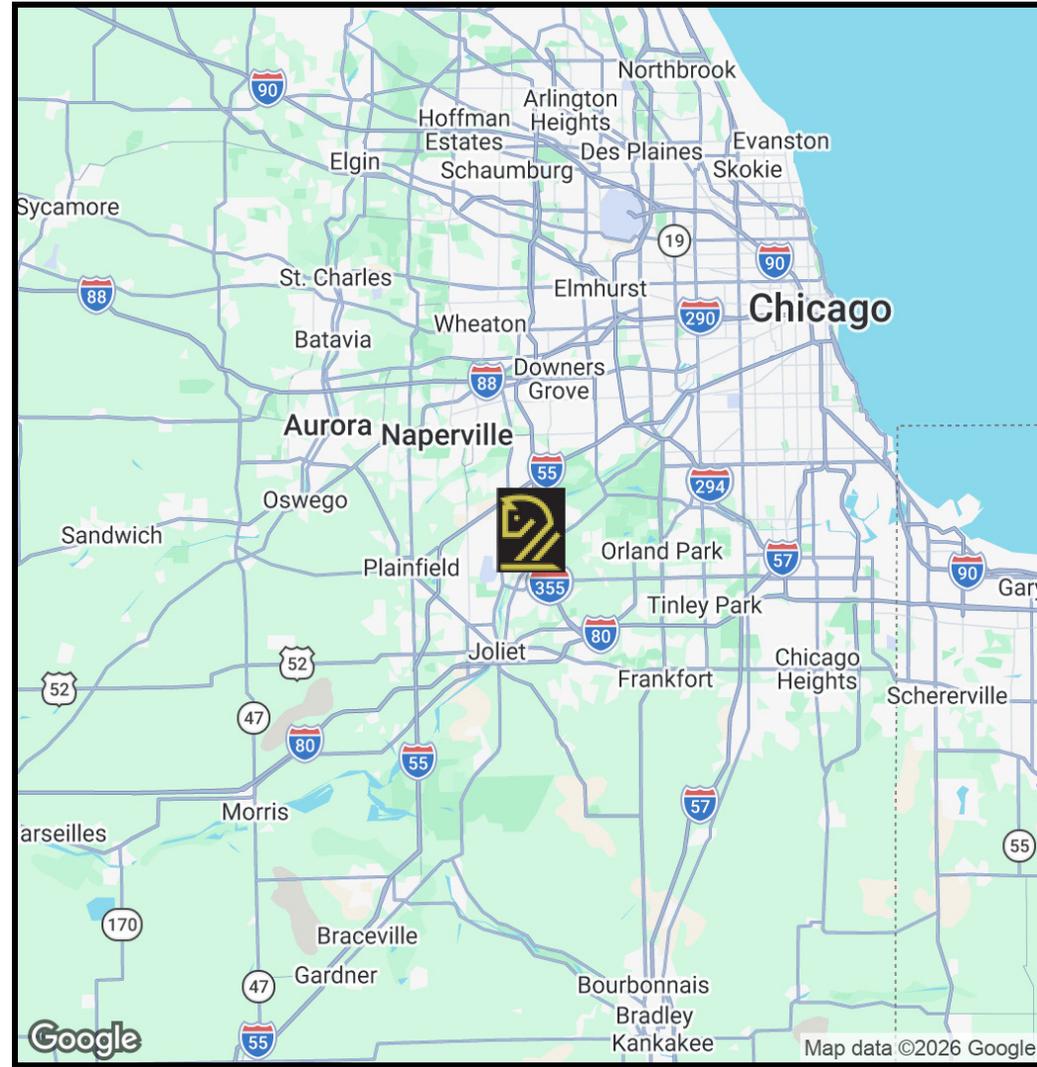
# Retail Development Site

1050 East 9th Street, Lockport, IL 60441



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## Property Description

This commercial development site is located in the heart of Lockport's retail corridor (159th Street / Route 7). Just over 3/4 acre on the hard corner of a signalized intersection of 9th Street and Loch Lane. The property consists of two parcels: An unincorporated single family home on the hard corner, and the neighboring restaurant property which is within the City of Lockport. Combined, they offer 218 feet of frontage on 9th Street, which carries 14,000 VPD. The property is just 1.4 miles from the I-355 interchange.

## Property Highlights

- Hard Corner With Stoplight and Full Access to 9th Street
- Surrounded by National Brand Co-Tenancy
- Flexible C-2 Community Commercial Zoning

## Offering Summary

Asking Price:	\$950,000
Total Land Area (approx.):	0.77 Acres (33,541 SF)
Lot Dimensions:	218' (9th Street) x 150' (Loch Ln)
Restaurant Building Size:	1st Floor: 3,684 SF 2nd Floor: 1,000 SF
House Size:	3-Bed, 1-Bath Est. 3,000 SF

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## Location Description

Hard corner with stoplight surrounded by national brand co-tenancy in the heart of Lockport's east retail corridor on 9th Street (AKA 159th Street & Route 7). 14,000 vehicles per day pass this site along 9th Street, which is the main artery connecting Downtown Lockport to the I-355 interchange (just 1.4 miles away). Close to 10,000 people live within a 1 mile radius. The property enjoys ideal visibility, and is directly across the street from McDonalds, Ace Hardware, Dunkin, and many other national retailers, banks and services businesses, including the post office, Planet Fitness, PNC Bank, US Bank, and many others.

## Site Description

This property is comprised of two separate parcels, both of approximately .39 acres, totaling .77 acres (33,541 SF). The western parcel incorporated in the City of Lockport, and is improved with a 4,684 SF restaurant building. The eastern parcel is currently unincorporated, and is improved with a single family home of approximately 3,000 (3-bed, 1-bath).

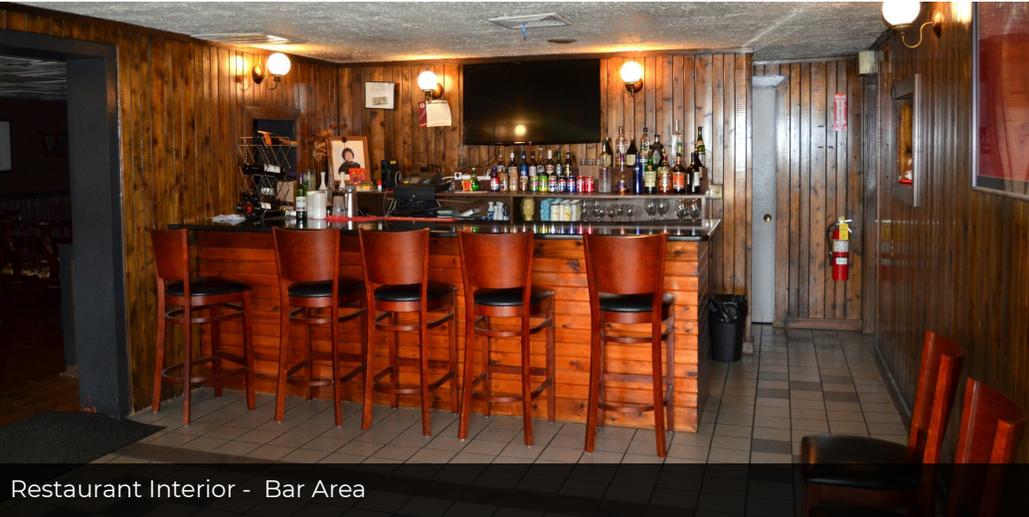
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Restaurant Interior - Bar Area



Restaurant Interior - Main Dining Room



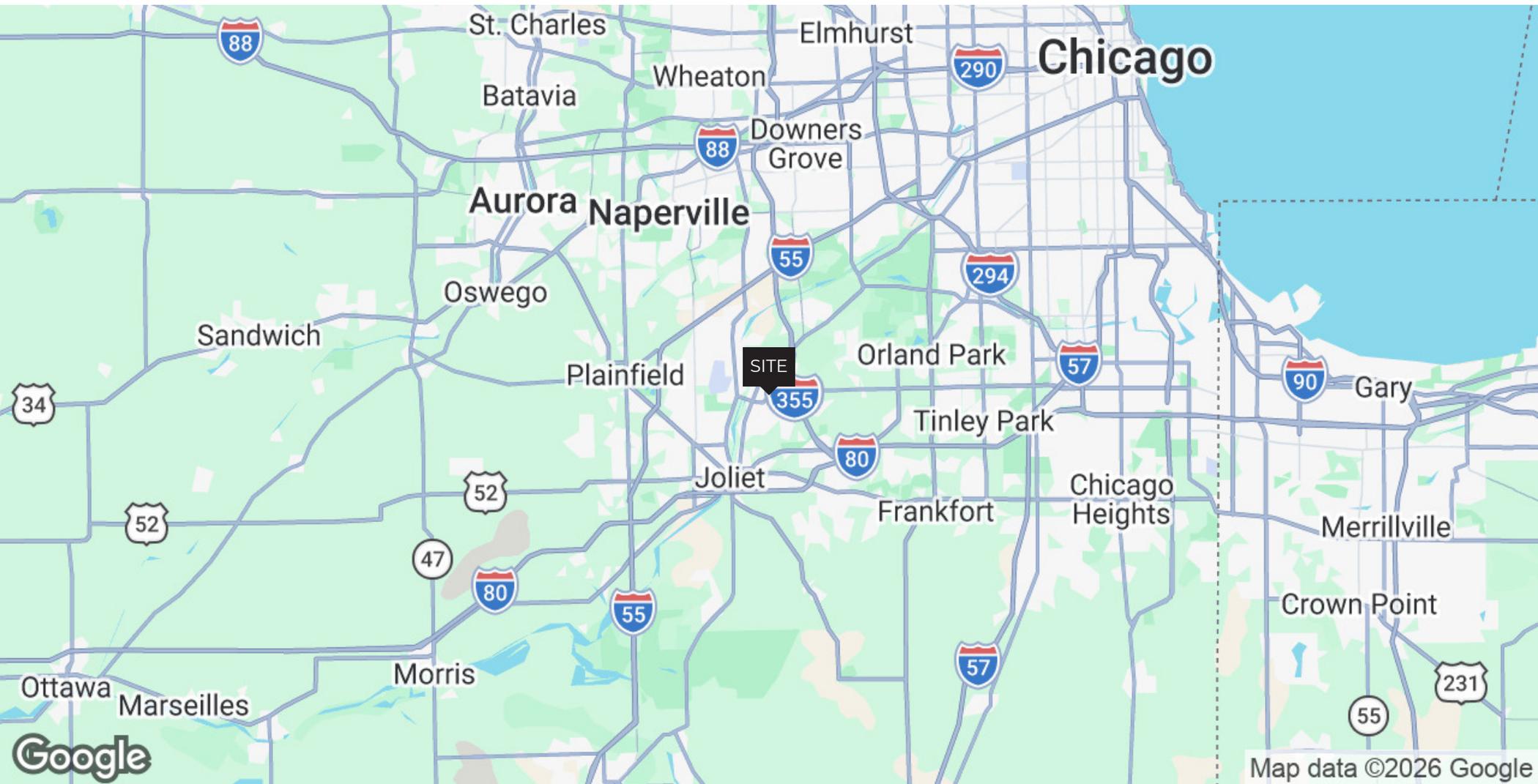
Restaurant Interior - Cooking Line



Restaurant Interior - Kitchen Walk-In Cooler and Prep Area

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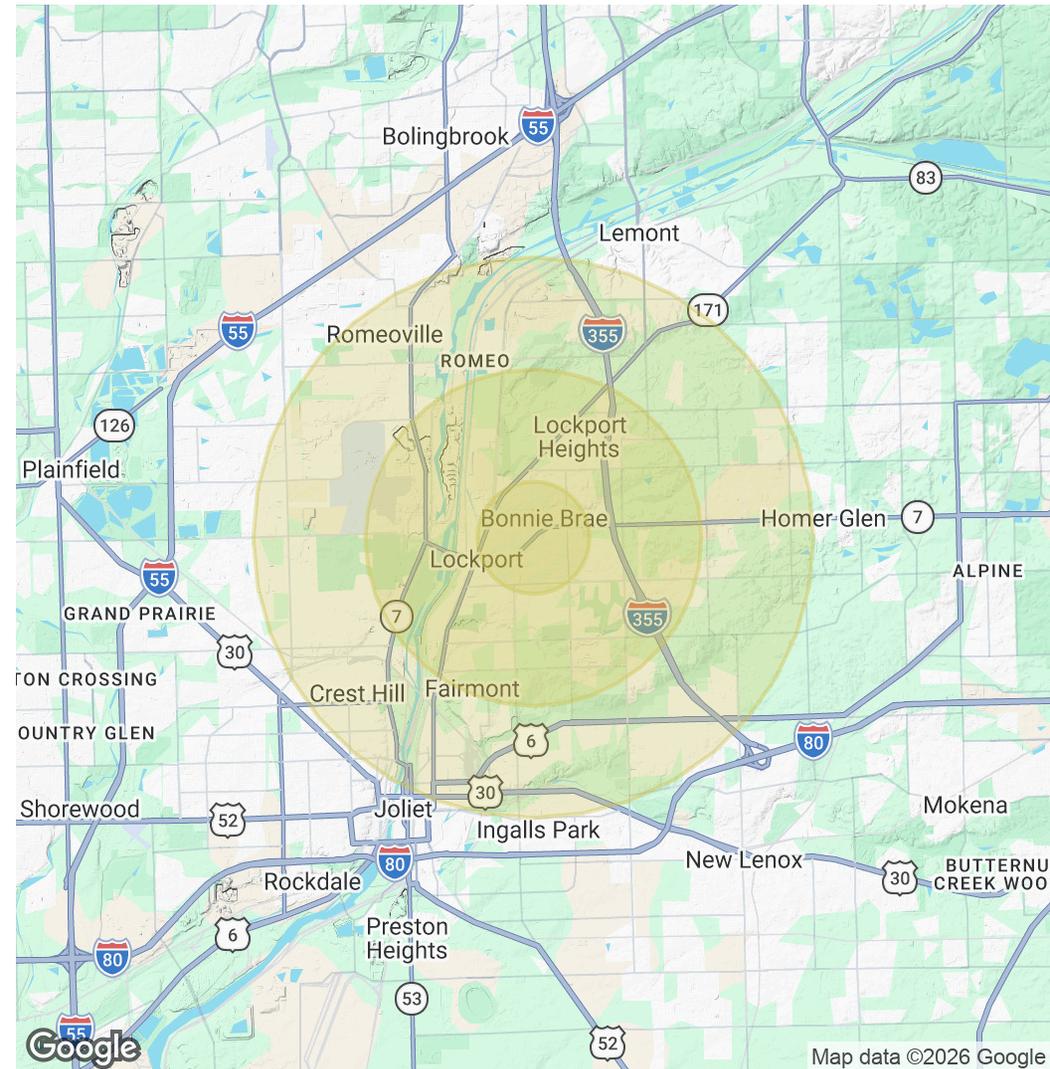


<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	8,506	33,544	114,261
Average Age	42.8	39.0	37.6
Average Age (Male)	43.2	39.9	37.3
Average Age (Female)	42.1	37.9	37.0

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	3,349	12,118	39,121
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$118,212	\$128,916	\$112,405
Average House Value	\$287,234	\$309,616	\$290,247

2023 American Community Survey (ACS)



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## Peter Karlis

VP Investment Properties

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### Professional Background

Peter L. Karlis is an investment properties advisor with 25 years of commercial real estate experience. His brokerage practice is devoted to representing owners and investors of commercial properties, apartment buildings and development sites. He has a diverse background ranging from developing retail centers and brokering investment properties, to consulting for financial institutions and government entities on commercial real estate matters. Earlier in his career, Peter represented clients as an attorney in real estate transactions and business litigation. His academic background includes a Bachelor's degree in economics and risk management from Illinois Wesleyan University, and a Juris Doctor from Loyola University Chicago School of Law.

### Education

BA - Economics and Financial Risk Management - Illinois Wesleyan University

Juris Doctor - Loyola University Chicago School of Law

### Memberships

ICSC

National Association of Realtors

Chicago Association of Realtors