



## VINTAGE RETAIL SPACE AVAILABLE

16 East Burlington Avenue  
La Grange, IL 60525

**PEARSON**  
reality group



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AVAILABLE

16 EAST BURLINGTON AVENUE  
LA GRANGE, IL 60525

EXCLUSIVELY PRESENTED BY:



**Thoma Panos**

Real Estate Broker

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# PROPERTY SUMMARY

Offered At	\$5,768/month
Rent Price	\$28/SF/YR
Rent Type	Triple Net (NNN)
Taxes	\$7.50/SF
Type	Office
Year Built	1925
Zoned	C1
Occupancy	Vacant
Unit Size	~1,950 SF
Building Height	1 Story

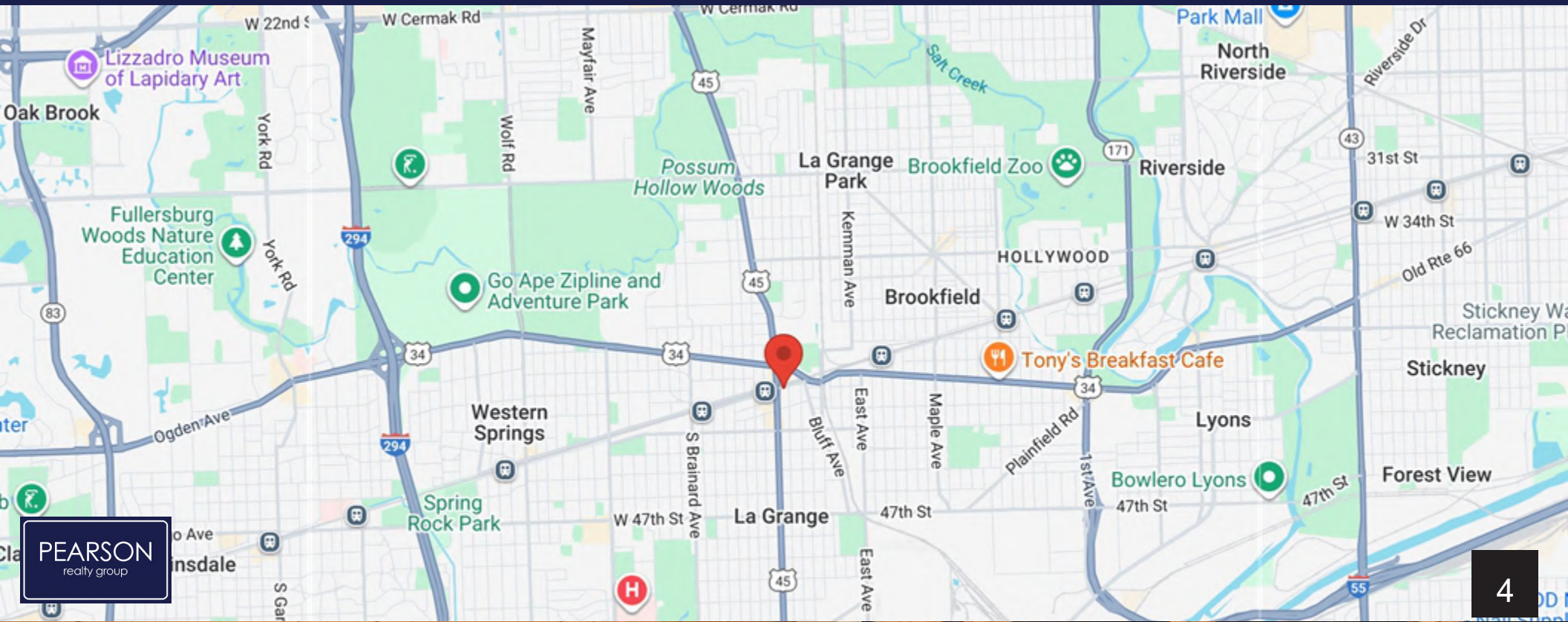
# INVESTMENT SUMMARY

Prime opportunity in the heart of historic downtown La Grange-this retail space won't last long! Boasting 1,950 SF plus a basement, this property features stunning high ceilings with original tin panels, elegant hardwood floors, and character-rich exposed brick. Enjoy central HVAC! Located at the highly visible intersection of La Grange Rd and Burlington Ave, it benefits from heavy foot traffic daily. Perfect for a retail or service business ready to make a statement in this sought-after, vibrant neighborhood. Don't miss your chance to secure this exceptional space and bring your vision to life!



# INVESTMENT HIGHLIGHTS

- Recently updated building systems, including central HVAC and electrical improvements.
- Zoned C-1, suitable for boutique retail, restaurant, professional office, or specialty service use.
- Turn-key for owner-occupant or investor, offering stable long-term demand in a supply-constrained downtown core.
- Basement level adds income flexibility, ideal for back-office, inventory, or ancillary use.
- Prime visibility with both vehicle and pedestrian exposure; located near the BNSF Metra line and surrounded by active retail and dining traffic.
- Highly desirable end cap space with high ceilings, hardwood floors, private restrooms, and exposed brick.



# LOCATION HIGHLIGHTS

- Situated in the downtown business district of La Grange, IL, in an easy-to-access location at the corner of Burlington and La Grange Road.
- Walking distance to commuter rail service: direct connection to Chicago's core via the nearby BNSF Railway Line (Metra) stops.
- Close proximity to I-294 Expressway, La Grange Road (US 12/20/45), and Ogden Ave (US 34).
- Immediate foot traffic and local consumer base thanks to the downtown node of La Grange.



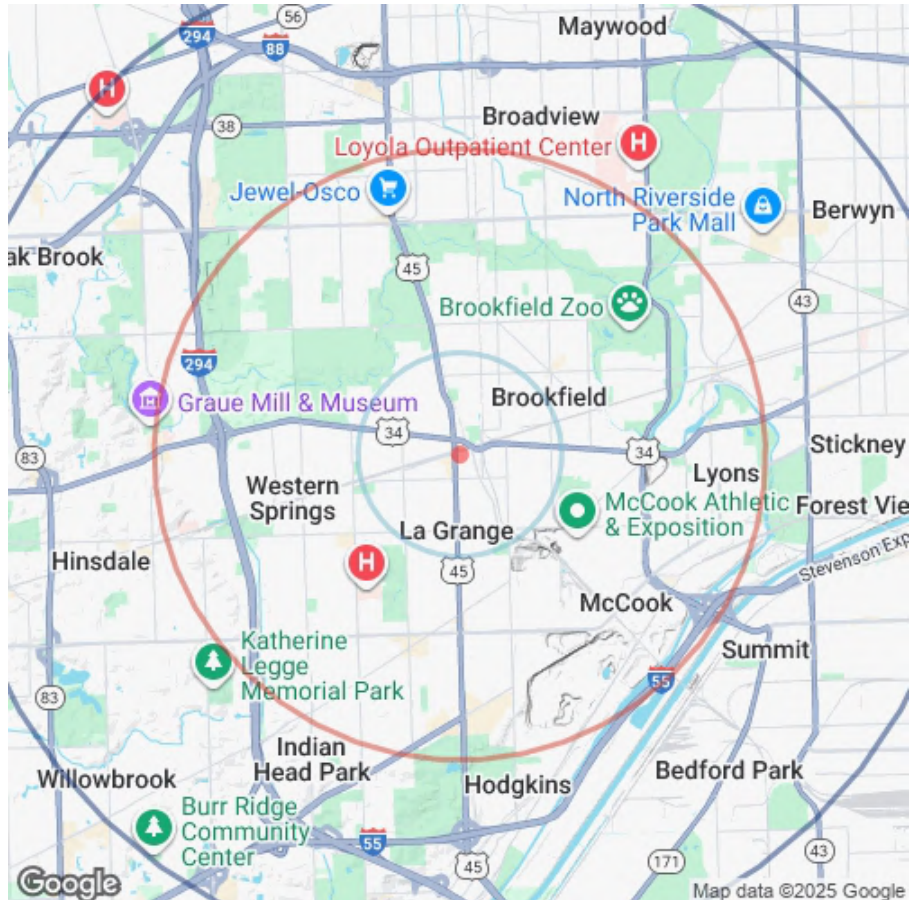






# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,560	105,323	307,323
2010 Population	22,316	105,827	306,353
2025 Population	21,822	103,203	299,905
2030 Population	21,341	100,766	293,496
2025-2030 Growth Rate	-0.44 %	-0.48 %	-0.43 %
2025 Daytime Population	20,240	107,779	322,012



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	387	1,671	6,818
\$15000-24999	191	1,180	4,876
\$25000-34999	283	1,756	6,464
\$35000-49999	501	3,052	10,324
\$50000-74999	934	4,911	15,398
\$75000-99999	698	4,109	13,207
\$100000-149999	1,562	7,283	20,819
\$150000-199999	1,021	5,520	12,825
\$200000 or greater	2,663	10,773	23,166
Median HH Income	\$ 132,484	\$ 119,065	\$ 99,668
Average HH Income	\$ 185,147	\$ 171,591	\$ 146,274

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,267	41,138	114,756
2010 Total Households	8,347	40,764	113,001
2025 Total Households	8,240	40,256	113,897
2030 Total Households	8,184	39,941	113,394
2025 Average Household Size	2.58	2.53	2.6
2025 Owner Occupied Housing	6,461	31,745	83,673
2030 Owner Occupied Housing	6,530	32,124	85,187
2025 Renter Occupied Housing	1,779	8,511	30,224
2030 Renter Occupied Housing	1,654	7,817	28,207
2025 Vacant Housing	875	2,955	8,507
2025 Total Housing	9,115	43,211	122,404

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DETAILS.