

17704 OAK PARK AVE.

17704-17746 S. OAK PARK AVE., TINLEY PARK, IL 60477



REDEVELOPMENT OPPORTUNITY IN TINLEY PARK

The opportunity is to de-convert a 56,000 SF office condominium building and build a multi-family development. The board has approved the marketing and potential sale of the property. In addition, the Village will consider a new multi-family site but would prefer commercial / retail space along S. Oak Park Ave. The property totals 5.25 acres and has frontage on S. Oak Park Ave. The zoning for the property is Downtown Flex which allows multi-family and commercial. The Village prefers a redevelopment that has commercial along S. Oak Park Ave.

Located just 30 miles due south of downtown Chicago, Tinley Park is a rapidly growing south suburb. The total population is 55,000 with major employers such as Goodheart-Wilcox, Hollywood Casino Amphitheatre, Tinley Park Convention Center, Advocate Health Care, and Loyola Medicine. There is easy access to I-57, I-80, and I-294 expressways. Also, the commuter rail service, Metra Rock Island Line, has a stop conveniently located in the downtown district. A report from CB Richard Ellis National Research predicted that I-80 Expressway corridor which includes Tinley Park, will be one of the fastest growing business locations in the Greater Chicago area for the next ten years.

PRESENTED BY:

**CHET
KONDAS**
DIRECTOR

773.360.6406

chet.kondas@33realty.com

**MATTHEW
PETERSEN**
BROKER

269.873.6101

mpetersen@33realty.com

**SEAN
CONNELLY**
PRINCIPAL

773.899.1334

sean@33realty.com



REALTY

17704 OAK PARK AVE.

17704-17746 S. OAK PARK AVE., TINLEY PARK, IL 60477

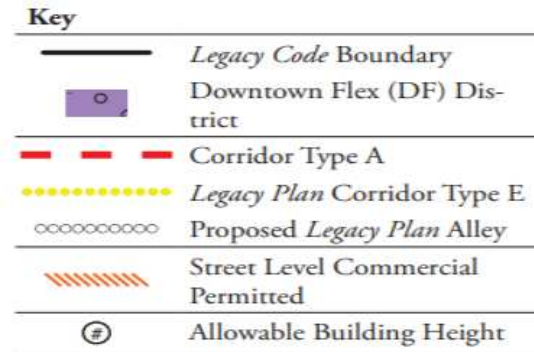
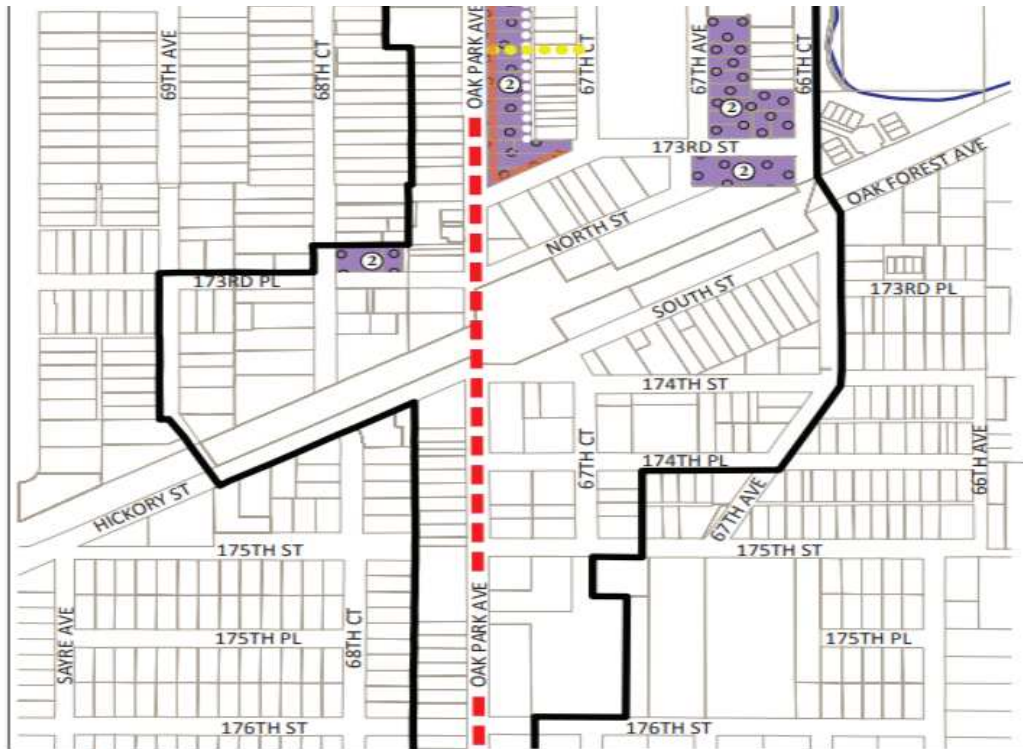


Figure 2.B.2 - Downtown Flex Regulating Plan

4. General Standards (DF)

Permitted Building Functionality					On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	●				<i>not required</i>	0.2 per 1,000 s.f. (2 minimum)
Upper Level Commercial	●				2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	●				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Group Assembly	●				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	●				<i>not required</i>	0.2 per 1,000 s.f. (2 minimum)
Street Level Residential	●		●	●	1 space per dwelling unit	1 per dwelling unit

PRESENTED BY: **CHET KONDAS**
DIRECTOR
773.360.6406
chet.kondas@33realty.com

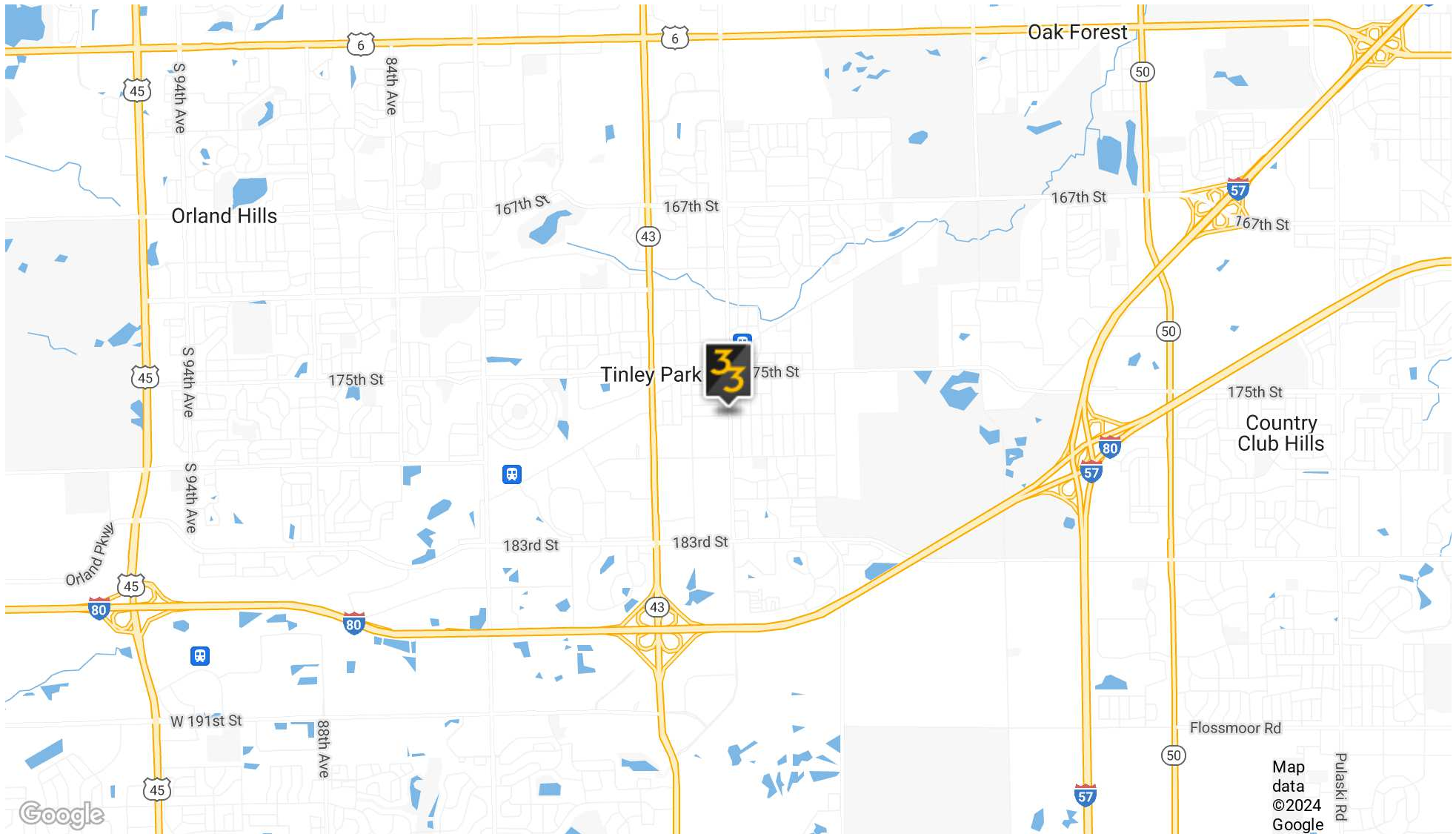
MATTHEW PETERSEN
BROKER
269.873.6101
mpetersen@33realty.com

SEAN CONNELLY
PRINCIPAL
773.899.1334
sean@33realty.com



17704 OAK PARK AVE.

17704-17746 S. OAK PARK AVE., TINLEY PARK, IL 60477



PRESENTED BY:

**CHET
KONDAS**
DIRECTOR
773.360.6406
chet.kondas@33realty.com

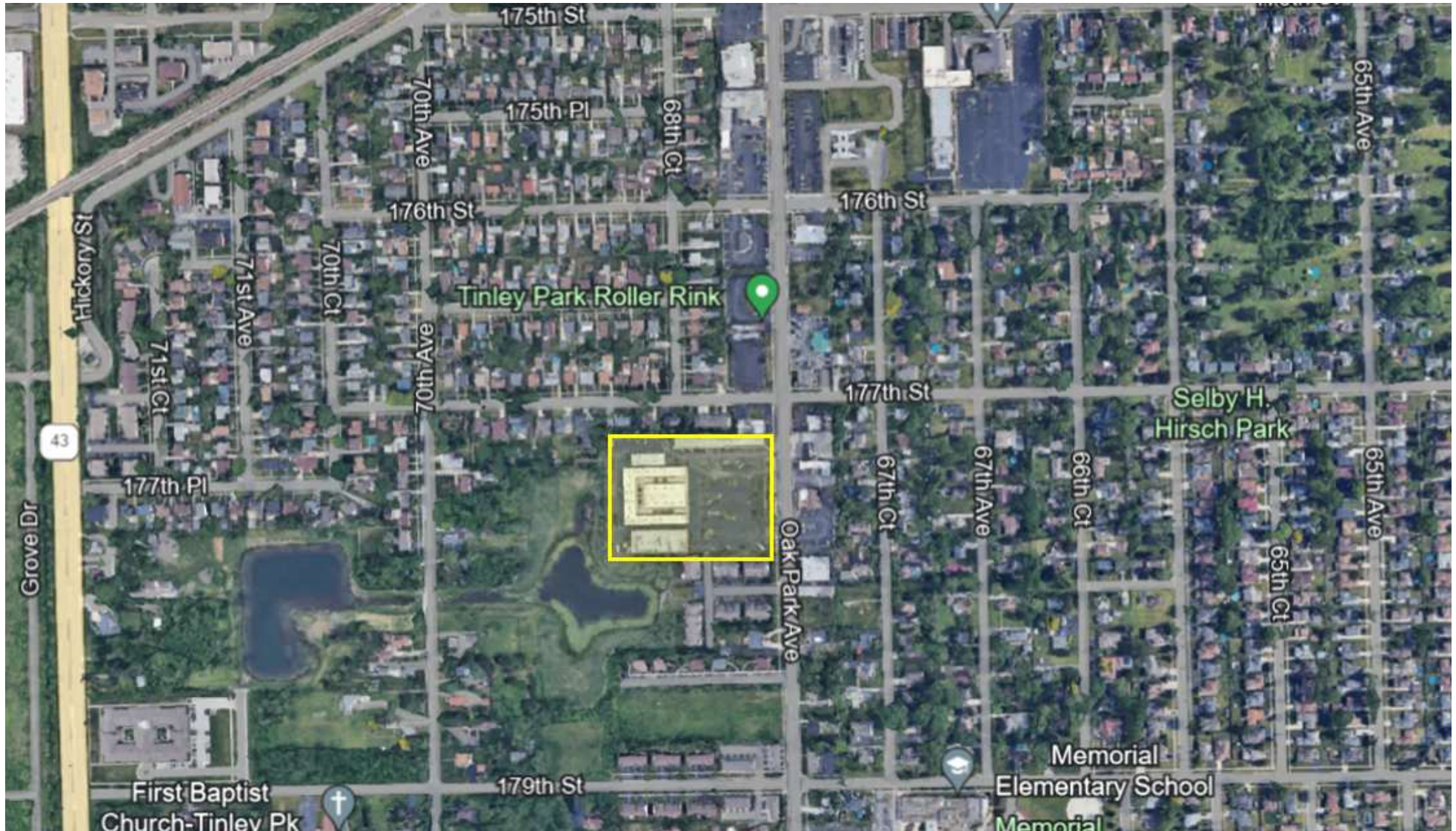
**MATTHEW
PETERSEN**
BROKER
269.873.6101
mpetersen@33realty.com

**SEAN
CONNELLY**
PRINCIPAL
773.899.1334
sean@33realty.com



17704 OAK PARK AVE.

17704-17746 S. OAK PARK AVE., TINLEY PARK, IL 60477



PRESENTED BY:

**CHET
KONDAS**
DIRECTOR
773.360.6406
chet.kondas@33realty.com

**MATTHEW
PETERSEN**
BROKER
269.873.6101
mpetersen@33realty.com

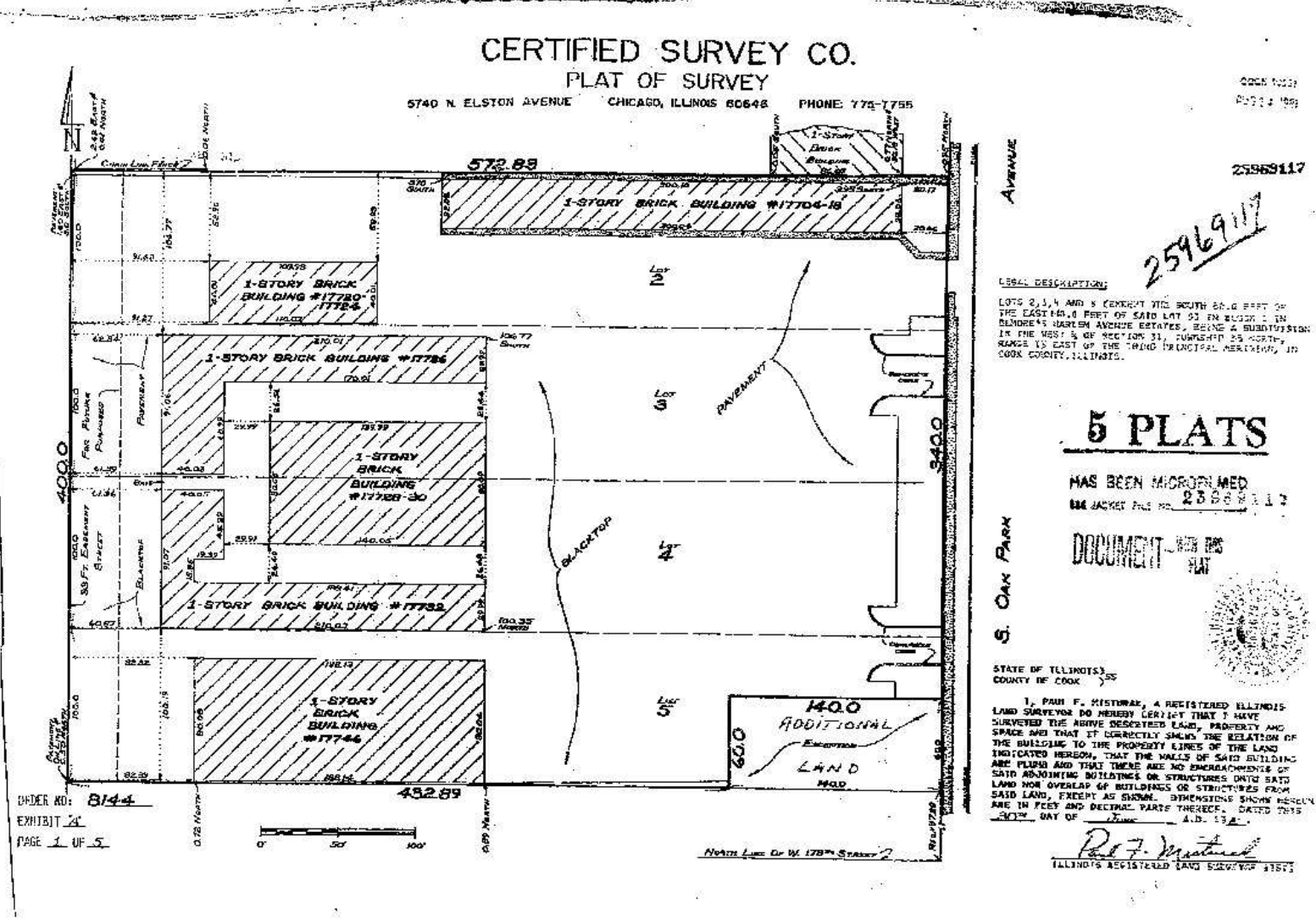
**SEAN
CONNELLY**
PRINCIPAL
773.899.1334
sean@33realty.com



REALTY

17704 OAK PARK AVE.

17704 OAK PARK AVE., TINLEY PARK, IL



PRESENTED BY: **CHET KONDAS**
DIRECTOR
773.360.6406
chet.kondas@33realty.com

MATTHEW PETERSEN
BROKER
269.873.6101
mpetersen@33realty.com

SEAN CONNELLY
PRINCIPAL
773.899.1334
sean@33realty.com



17704 OAK PARK AVE.

17704-17746 S. OAK PARK AVE., TINLEY PARK, IL 60477



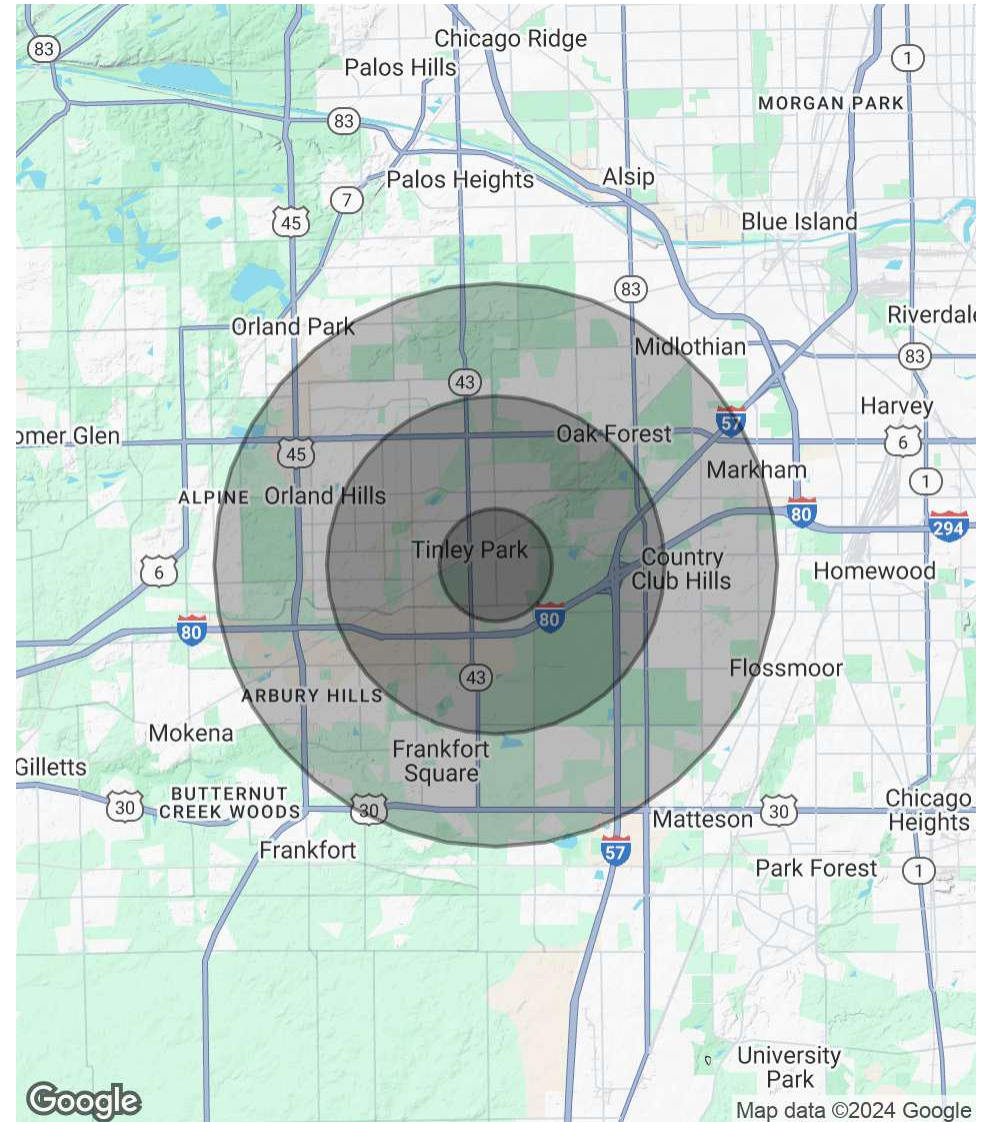
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,574	69,862	186,344
Average Age	44	43	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,859	27,559	70,440
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$103,152	\$122,346	\$119,696
Average House Value	\$317,718	\$303,672	\$295,751

Demographics data derived from AlphaMap



PRESENTED BY: **CHET KONDAS**
DIRECTOR
773.360.6406
chet.kondas@33realty.com

MATTHEW PETERSEN
BROKER
269.873.6101
mpetersen@33realty.com

SEAN CONNELLY
PRINCIPAL
773.899.1334
sean@33realty.com

