



3,100 SF END-CAP



FOR LEASE

20090-21000 LaGrange Rd

FRANKFORT, IL 60423

PRESENTED BY:

JOE GRODY

O: 312.348.1000

joe.grody@svn.com

SPERO ADAMIS

O: 312.348.1000

spero.adamis@svn.com

IL #471 005909

JASON HENDRIX

O: 773.727.8434

jason.hendrix@svn.com

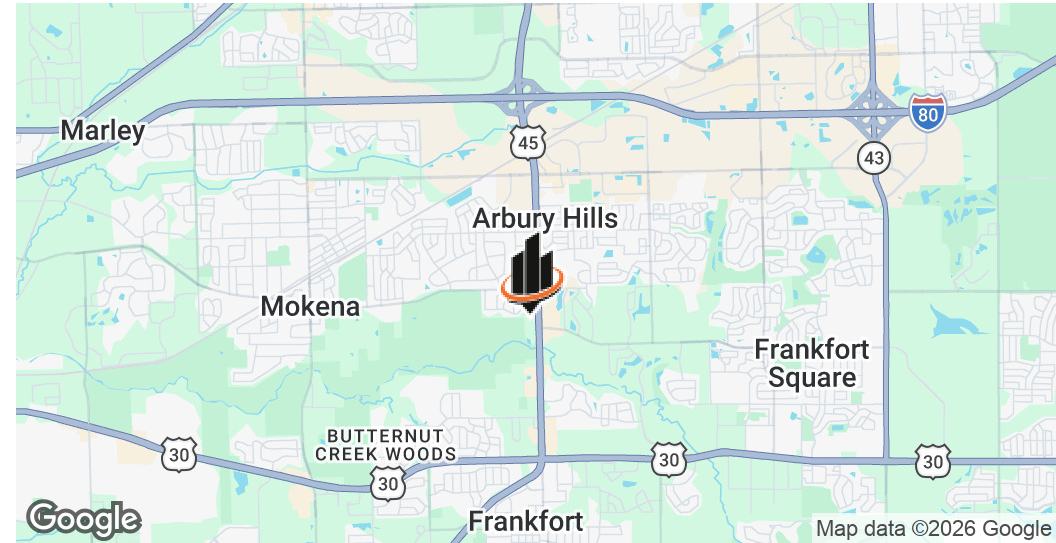




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OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	12,000 SF
AVAILABLE SF:	3,100 SF
LOT SIZE:	2 Acres
RENOVATED:	2015

PROPERTY OVERVIEW

Discover the perfect space for your business at 20090 - 21000 LaGrange Road in Frankfort, IL, across from Mariano's Grocery. This prime property offers a highly visible location with ample parking and high traffic exposure. It's an ideal setting for retail, restaurant, fitness, or office use. Tenants will appreciate the convenience of being surrounded by well-established businesses and a bustling community. Explore the potential to elevate your brand and drive success in this dynamic commercial space. Schedule a tour today and envision your business thriving at this sought-after address.

PROPERTY HIGHLIGHTS

- 3,100 SF Space
- Former Orange Theory Fitness facility
- Excellent for Medical, Restaurant, and Retail users

Joe Grody
C: 312.316.2020
j.grody@svn.com

Spero Adamis
C: 312.446.3173
s.adamis@svn.com

Jason Hendrix
C: 773.727.8434
jason.hendrix@svn.com





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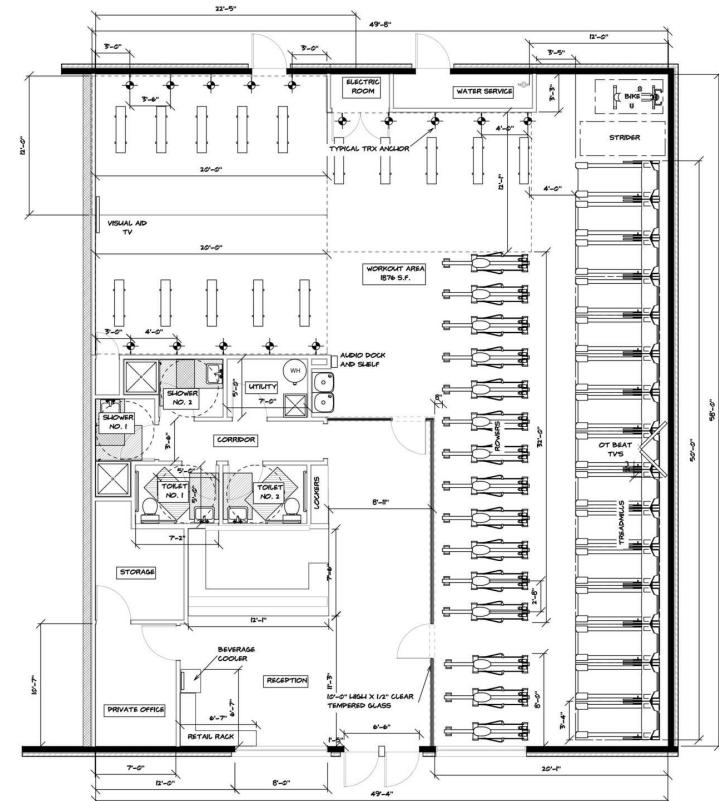
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LEASE INFORMATION


LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,100 SF	LEASE RATE:	Negotiable


AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	3,100 SF	NNN	Negotiable	Endcap




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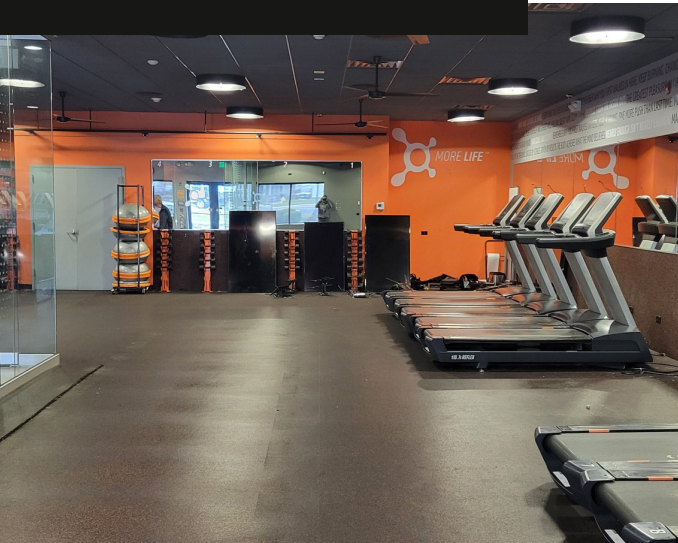

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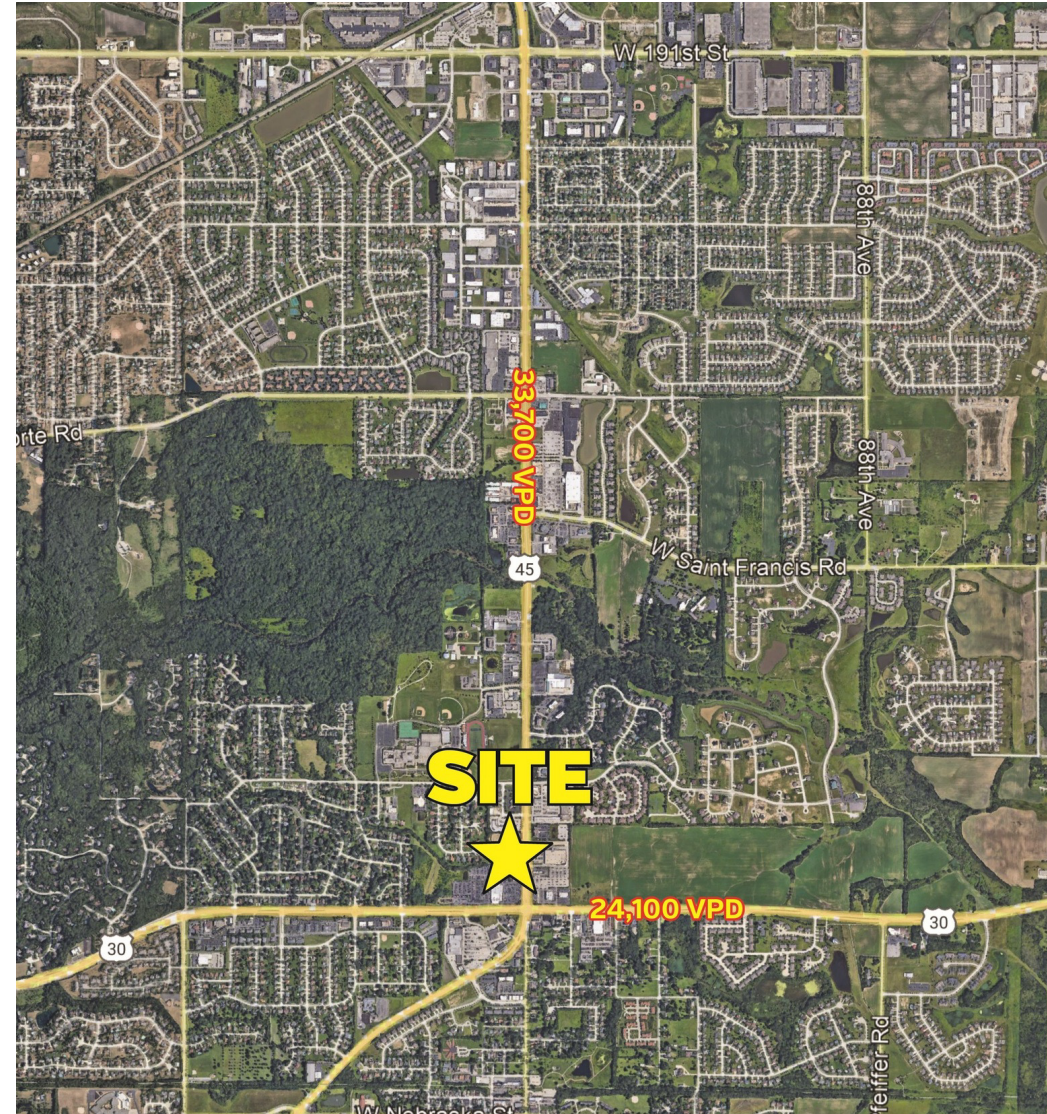




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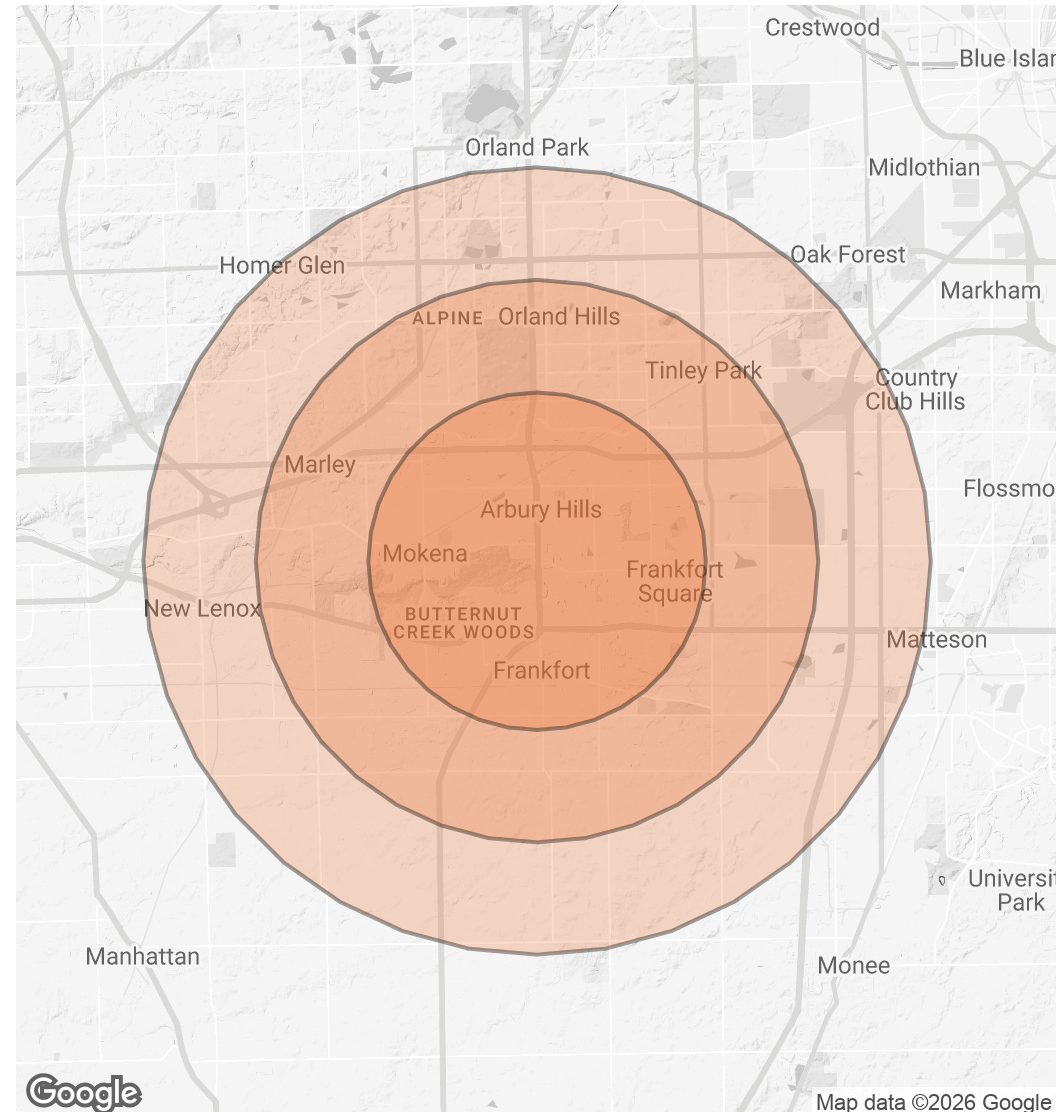
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POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	52,124	131,902	226,695
AVERAGE AGE	43.2	43.8	43.1
AVERAGE AGE (MALE)	41.7	42.1	40.9
AVERAGE AGE (FEMALE)	44.1	44.8	44.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	18,461	48,300	84,512
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$147,869	\$143,832	\$133,168
AVERAGE HOUSE VALUE	\$363,431	\$360,360	\$341,487

2023 American Community Survey (ACS)



Map data ©2026 Google



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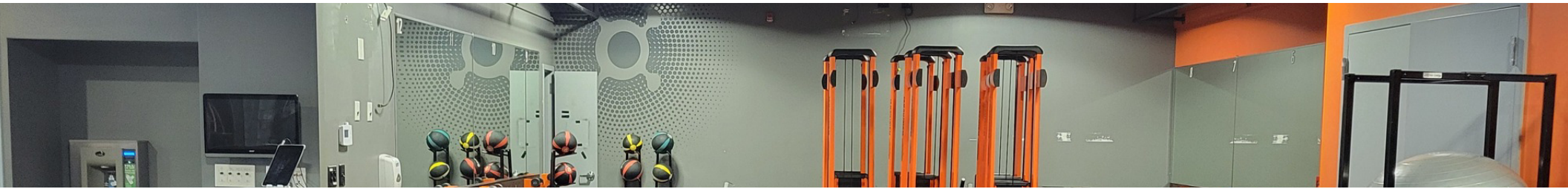


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