

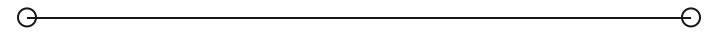


LEASE

Patio Retail Centre | East End-Cap Space

7840 WEST 159TH STREET

Orland Park, IL 60462

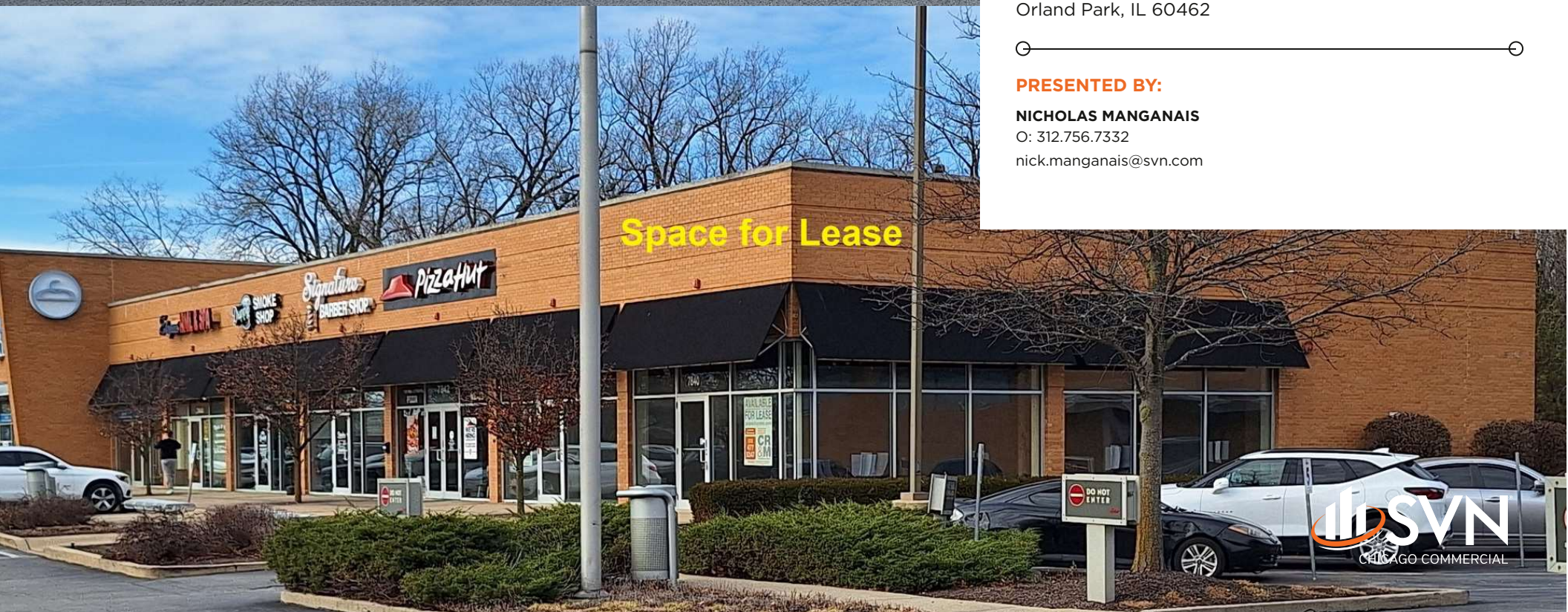


PRESENTED BY:

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SECTION 1
Property
Information

7850

PATIO
CENTRE

THRU

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Patio Retail Centre East End-Cap Space
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
BUILDING SIZE	10,053 SF
LOT SIZE	1.46 Acres
YEAR BUILT	2006

SVN Chicago is pleased to present for lease a 2,191 SF east end-cap space located in the Patio Retail Centre at 7840 W 159th Street in Orland Park, Cook County, IL. The space can accommodate a single major tenant or be divided into two separate units for leasing. The space is nearly in Vanilla Box condition, featuring an open layout from the floor to the roof deck with no interior walls. It boasts full glass windows on the front and east walls, two interior bathrooms, and two separate rooftop HVAC units.

The Centre presently is leased to local and national tenants, Pizza Hut, a dry cleaner, nail & spa, barbershop and smoke shop. Adjacent to the Centre on the East end is the Patio BQ Ribs Rotisserie Restaurant which draws a lot of customers to this location.



- East End Cap Unit
- High Visibility from 159th Street
- Strong Traffic Counts of 38,000 VPD on 159th Street
- Good Space size for one tenant 2191SF
- Space is divisible (±1,100 - 2,191 SF)
- Heavy dense infill location

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TENANT BREAKDOWN

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
7852 w 159th	CD One Price Cleaners	3,253 SF	32.36%	-	-
7850 W 159th	Elegant Nails& Spa	1,142 SF	11.36%	-	-
7848 W 159th	Drippy Smoke Shop	1,183 SF	11.77%	-	-
7846 W 159th	Signature Barber Shop	1,142 SF	11.36%	-	-
7844 W 159th	Pizza Hut	1,142 SF	11.36%	-	-
7840 W 159th	Vacant	2,191 SF	21.79%	-	-
TOTALS		10,053 SF	100%	\$0.00	
AVERAGES		1,676 SF	16.67%		

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,100 - 2,191 SF	LEASE RATE:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
East End Cap	Available	1,100 - 2,191 SF	NNN	\$24.00 SF/yr	The space is the East end cap of the center. The 2,191 SF is in white box condition ready for a new tenant buildout. The space can be divided into 2 units ±1,100 SF each.

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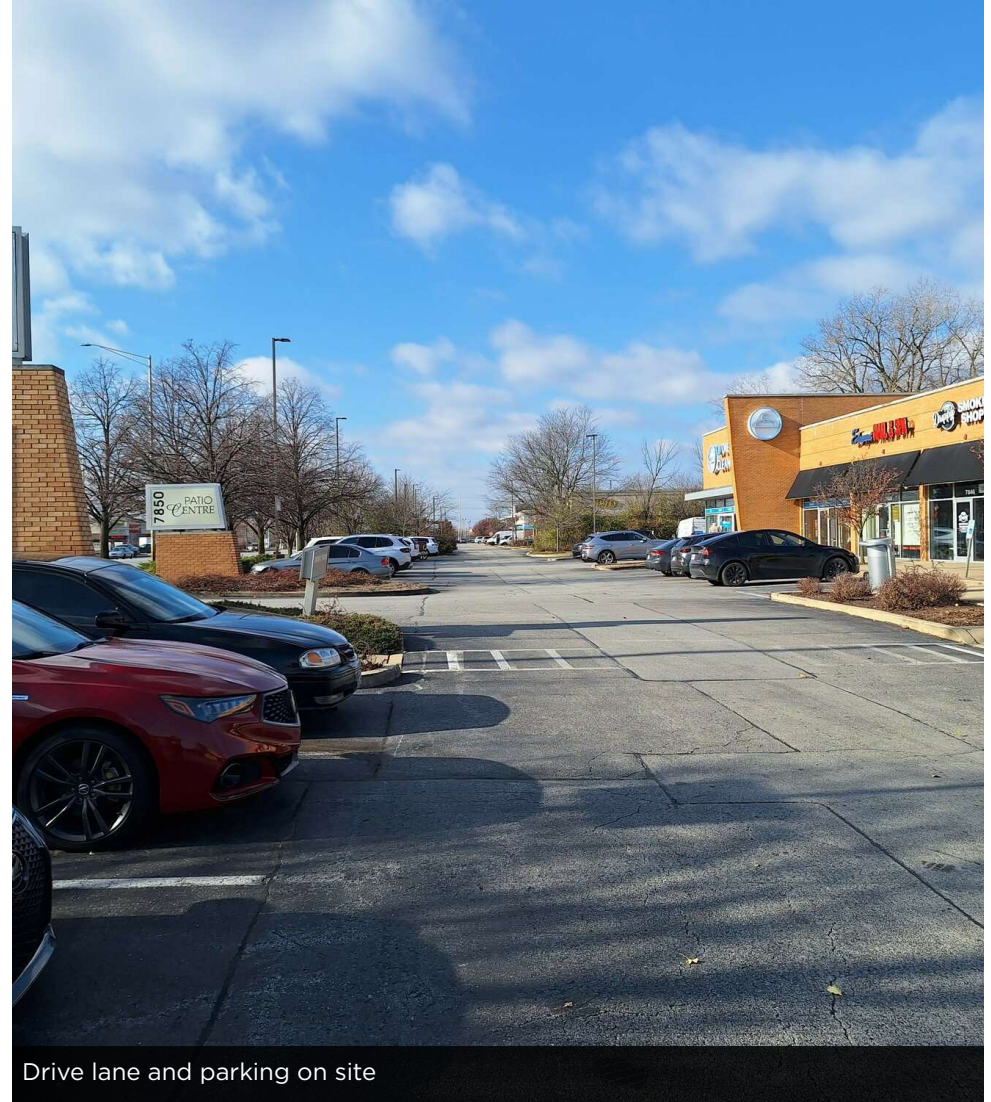
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EXTERIOR PHOTOS



159th Street looking west



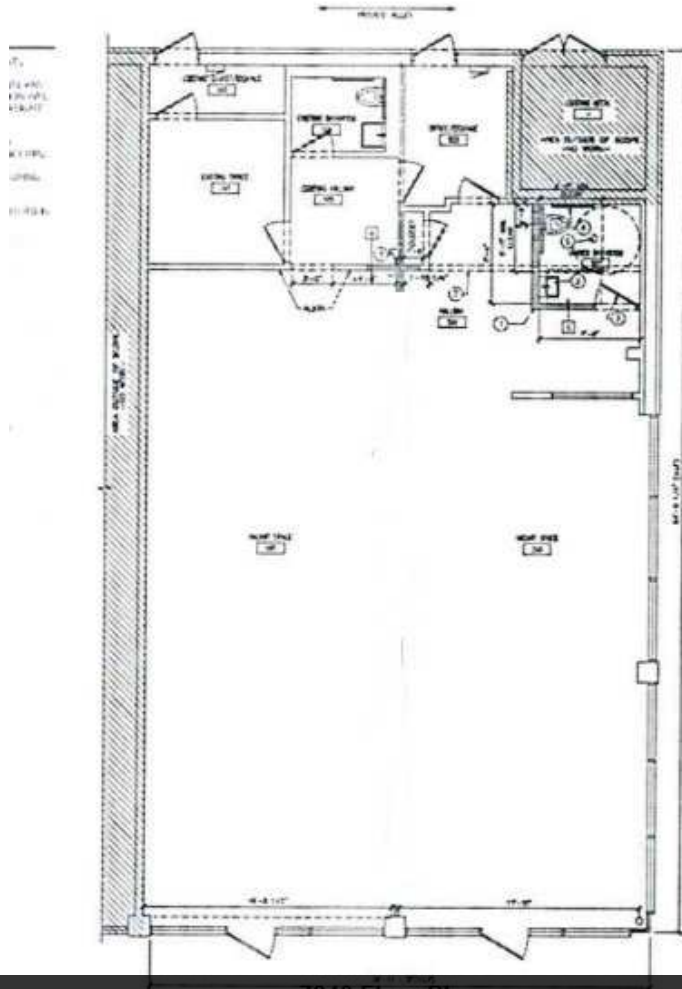
Drive lane and parking on site

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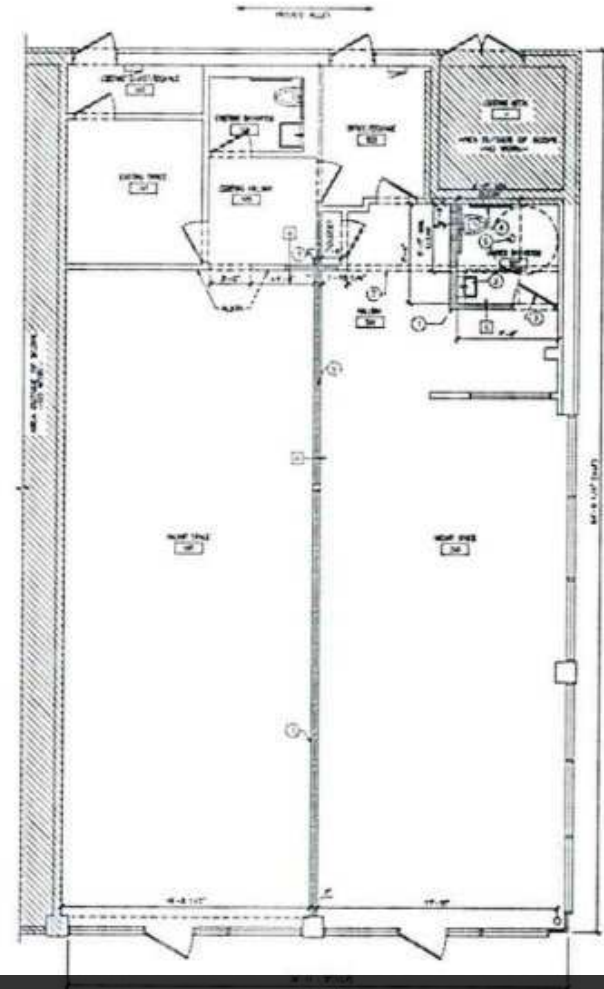
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FLOOR PLAN 1 SPACE OR 2 SPACES



One Space 2191 SF-Present Layout 7840 Floor Plan



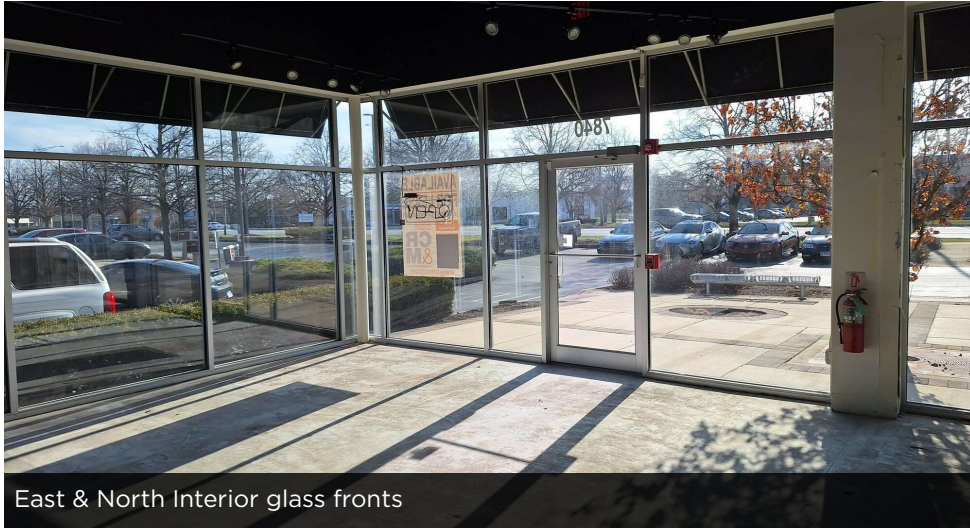
Two spaces about 1100 SF each
7840 floor Plan 2 units

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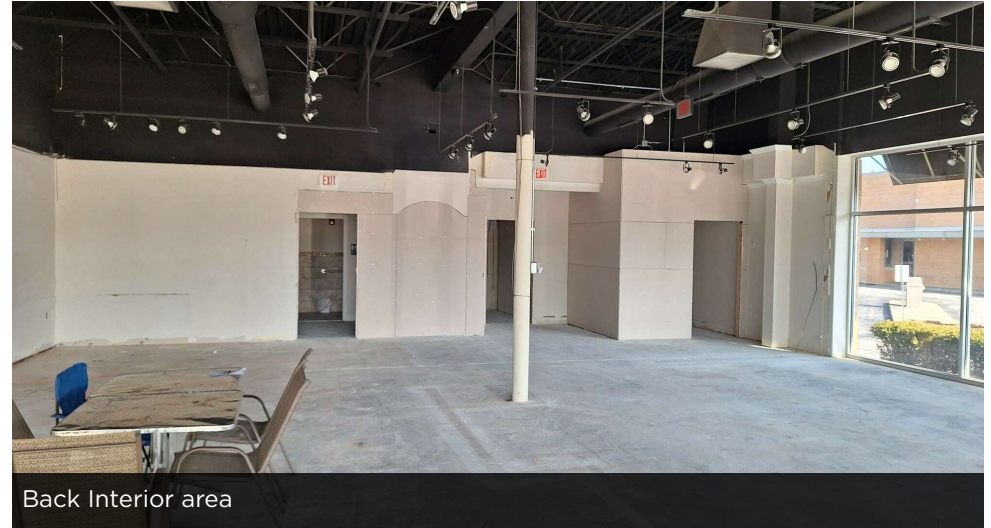
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INTERIOR PHOTOS



East & North Interior glass fronts



Back Interior area



Store Front Entry



East Interior wall exposure

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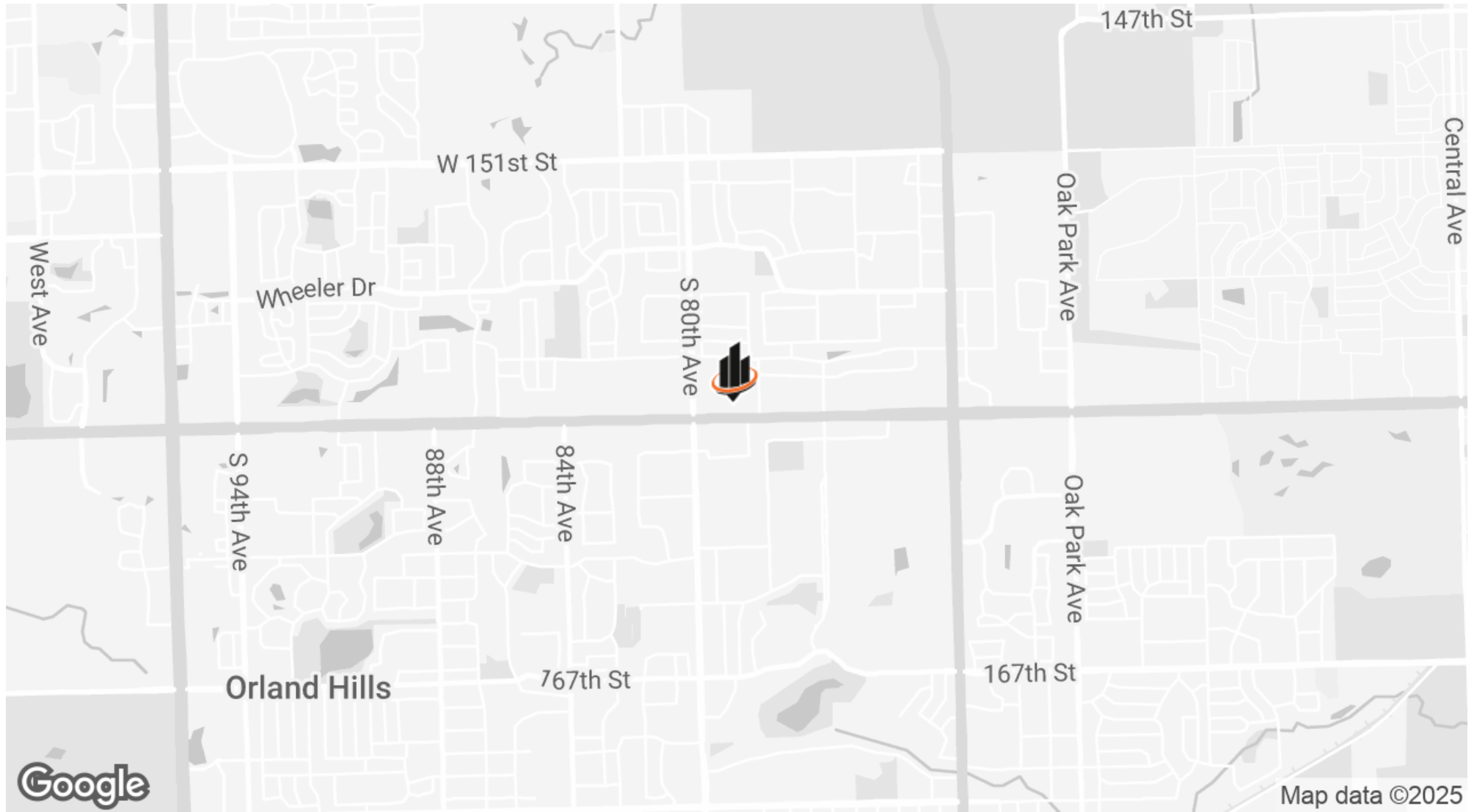
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SECTION 2
Location Information

Search result
7840 W 159th St, Orland Park, IL, 60462, USA
[Zoom to](#)

LOCATION MAP

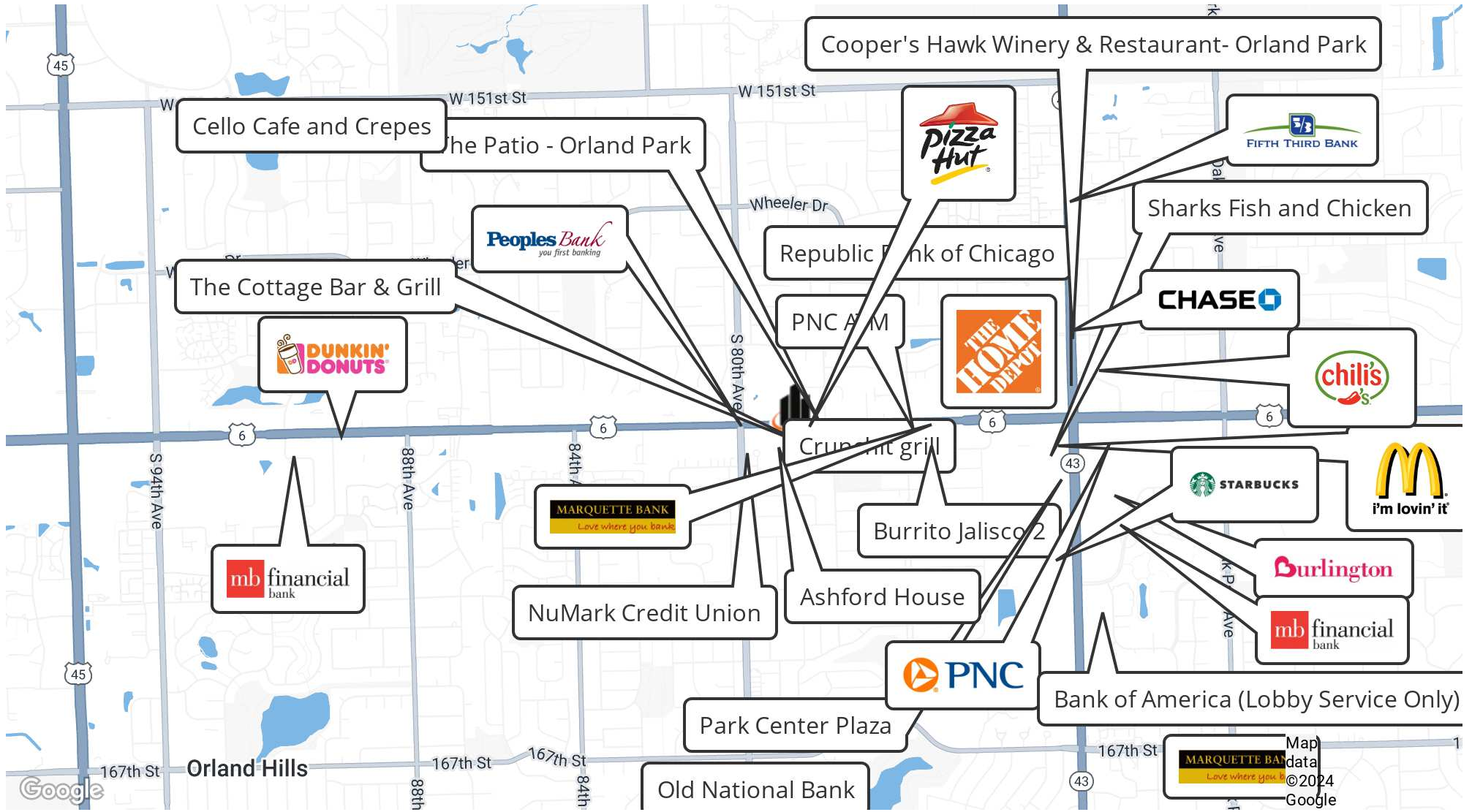


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RETAILER MAP



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LOCATION OVERVIEW



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A large crowd of diverse people, including men, women, and children of various ethnicities and ages, are arranged to form the outline of the United States. The people are wearing colorful clothing, and the background is white. The crowd is dense in the central and eastern parts of the map and more sparse in the western and mountain regions.

SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

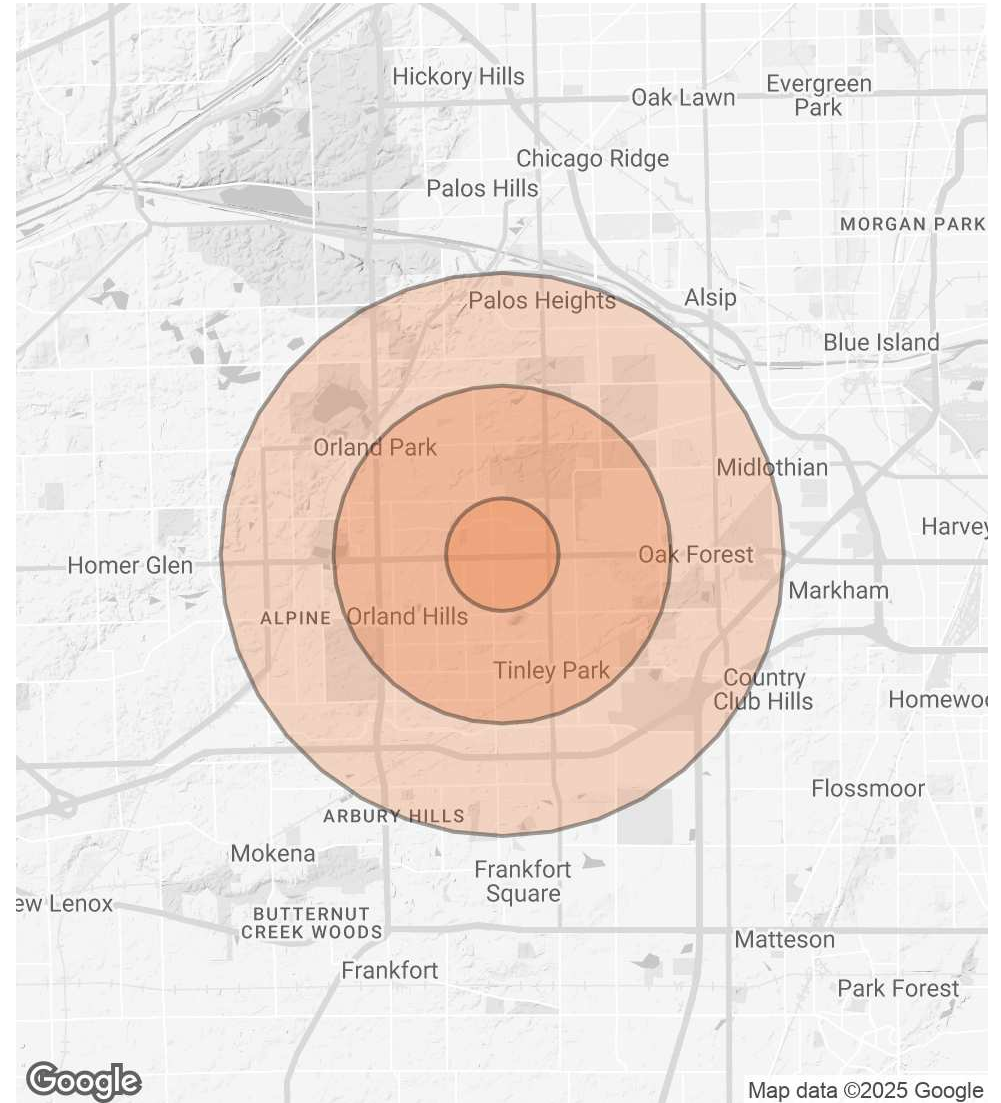
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,020	88,253	175,901
AVERAGE AGE	44	43	44
AVERAGE AGE (MALE)	42	42	42
AVERAGE AGE (FEMALE)	45	44	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,128	34,520	68,968
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$103,995	\$121,878	\$122,252
AVERAGE HOUSE VALUE	\$292,794	\$318,889	\$329,721

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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