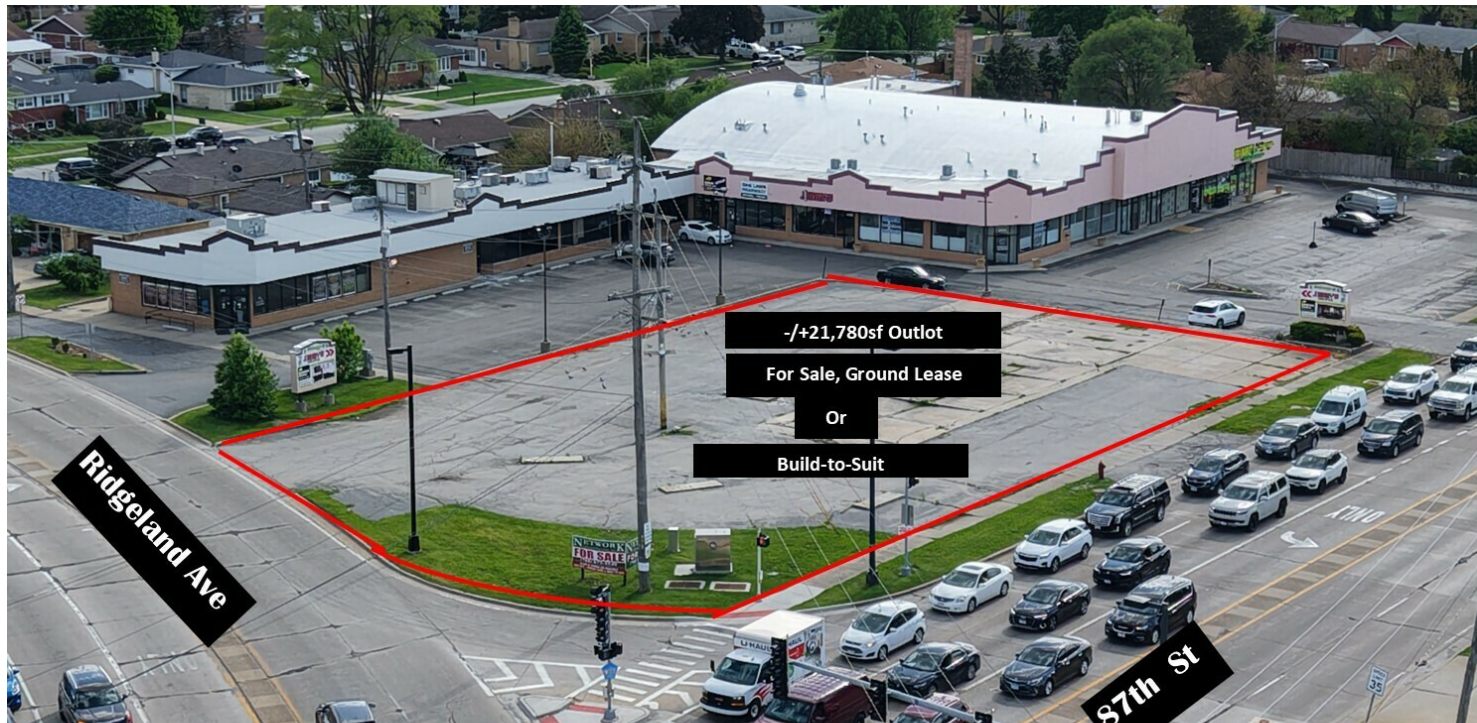


8700 South Ridgeland Avenue, Oak Lawn, IL 60453

87th & Ridgeland Outlot



OFFERING SUMMARY

Available SF:	For Sale, Ground Lease, or Build-to-Suit
Traffic Counts:	(87th St) 22,900 VPD (State Rd) 12,300 VPD (Ridgeland Ave) 21,000 VPD (Narragansett Ave) 6,350 VPD Total: 62,550 VPD
Lease Rate:	Negotiable
Lot Size:	0.5 Acres
Market:	South Suburbs
Submarket:	Chicago

PROPERTY OVERVIEW

The site is located at the southwest corner of 87th St & Ridgeland Ave in a Major Shopping & Business District. Businesses along Ridgeland Ave include Jewel Food Store, Dunkin' Donuts, Dollar Tree, Atheltico, and many other national and regional Businesses. Oak Lawn is a village in Cook County, Illinois, United States. The population was 58,362 at the 2020 census. Oak Lawn is a southwest suburb of Chicago, located southwest of the city. It shares borders with the city in two areas but is surrounded mostly by other densely populated suburbs.

PROPERTY HIGHLIGHTS

- For Sale, Ground Lease, or Build-to-Suit
- 5 Way Hard Corner Intersection
- 210ft of Frontage
- Highly Visible Site

for more information

Neil Haleem

708.873.5540
neil@networkregroup.com

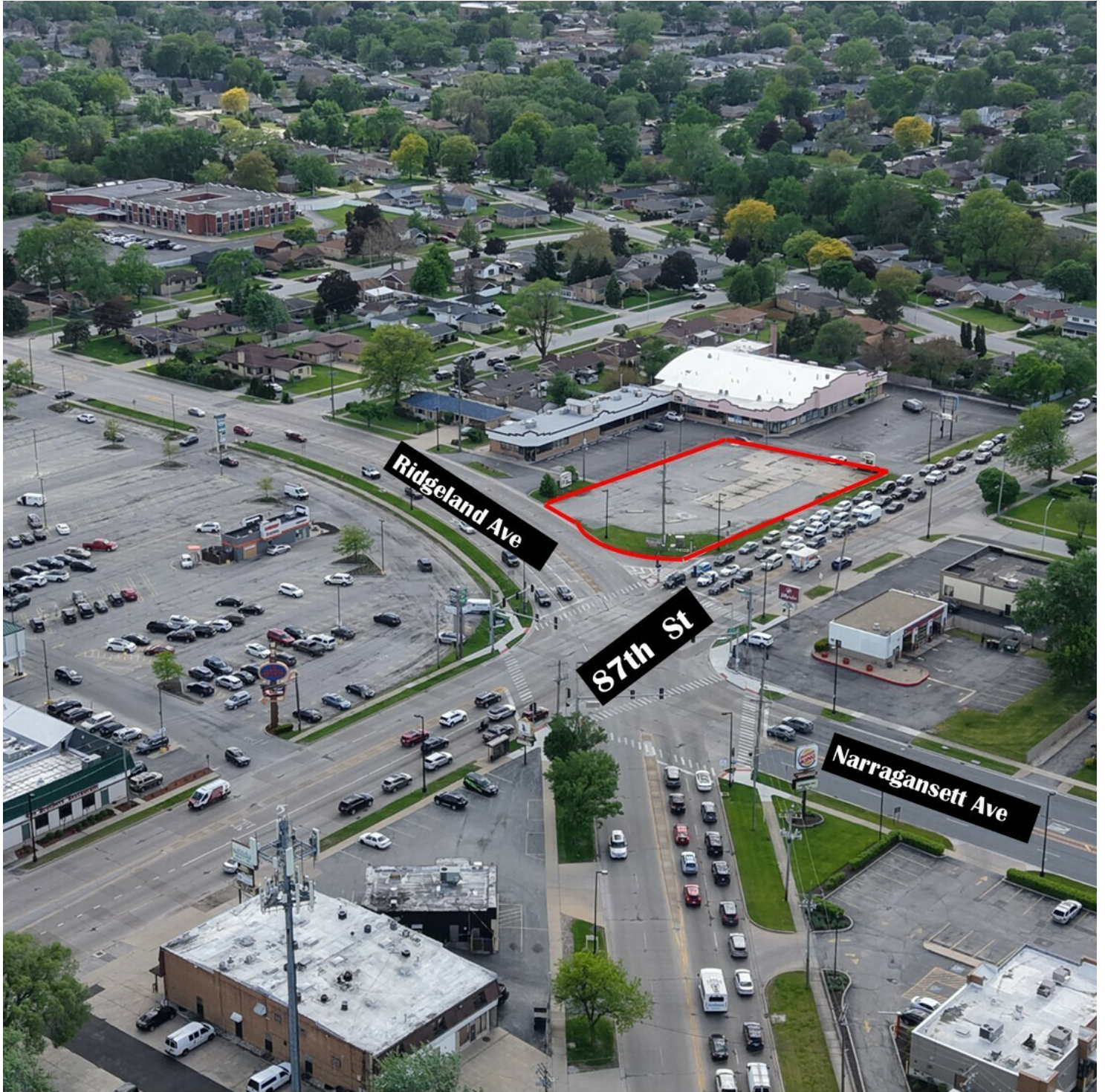
Adam Haleem

708.800.6487
adam@networkregroup.com



8700 South Ridgeland Avenue, Oak Lawn, IL 60453

87th & Ridgeland Outlot



for more information

Neil Haleem

708.873.5540

neil@networkregroup.com

Adam Haleem

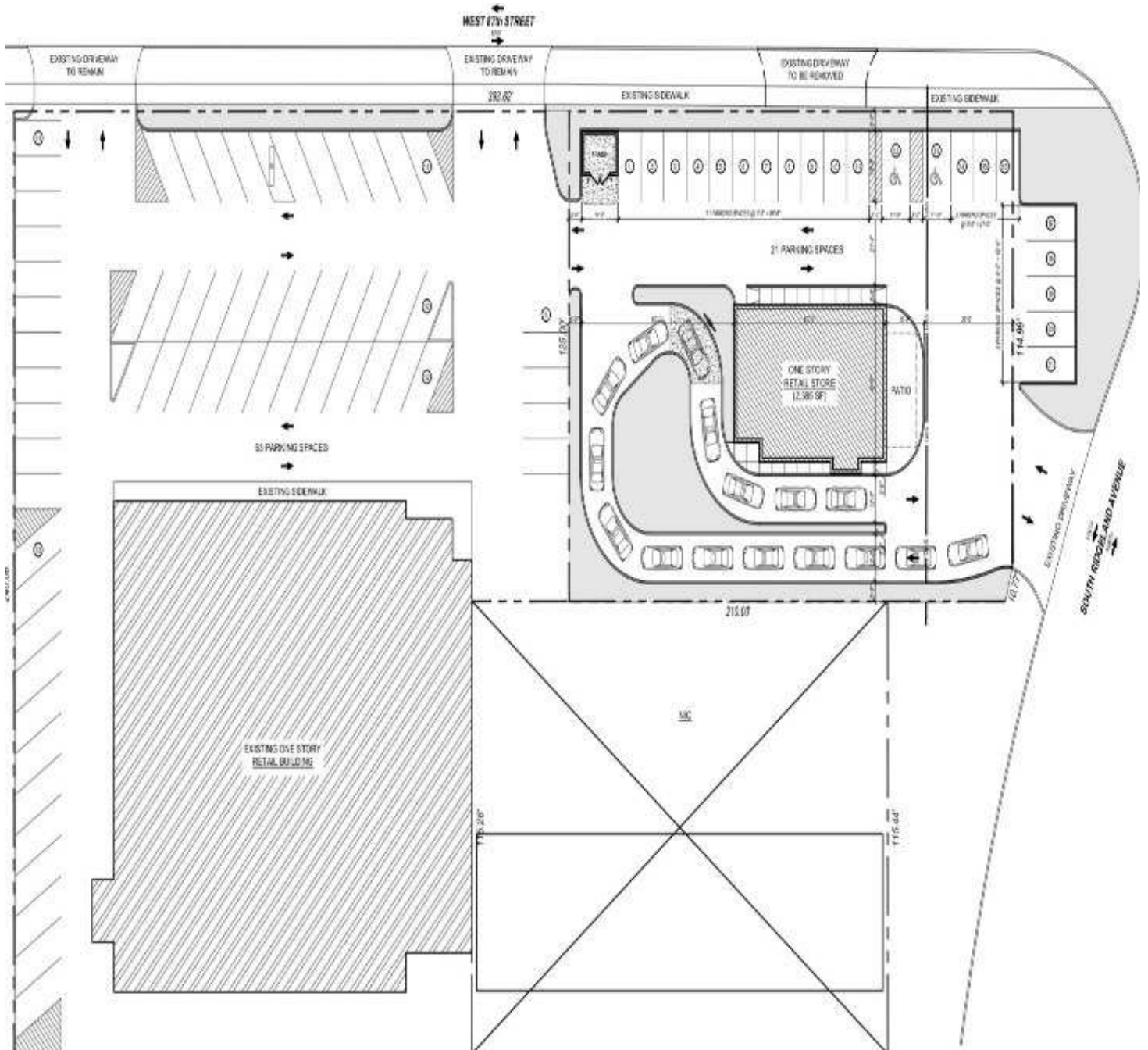
708.800.6487

adam@networkregroup.com



8700 South Ridgeland Avenue, Oak Lawn, IL 60453

87th & Ridgeland Outlot



for more information

Neil Haleem

708.873.5540
neil@networkregroup.com

Adam Haleem

708.800.6487
adam@networkregroup.com



8700 South Ridgeland Avenue, Oak Lawn, IL 60453

87th & Ridgeland Outlot



for more information

Neil Haleem

708.873.5540
neil@networkregroup.com

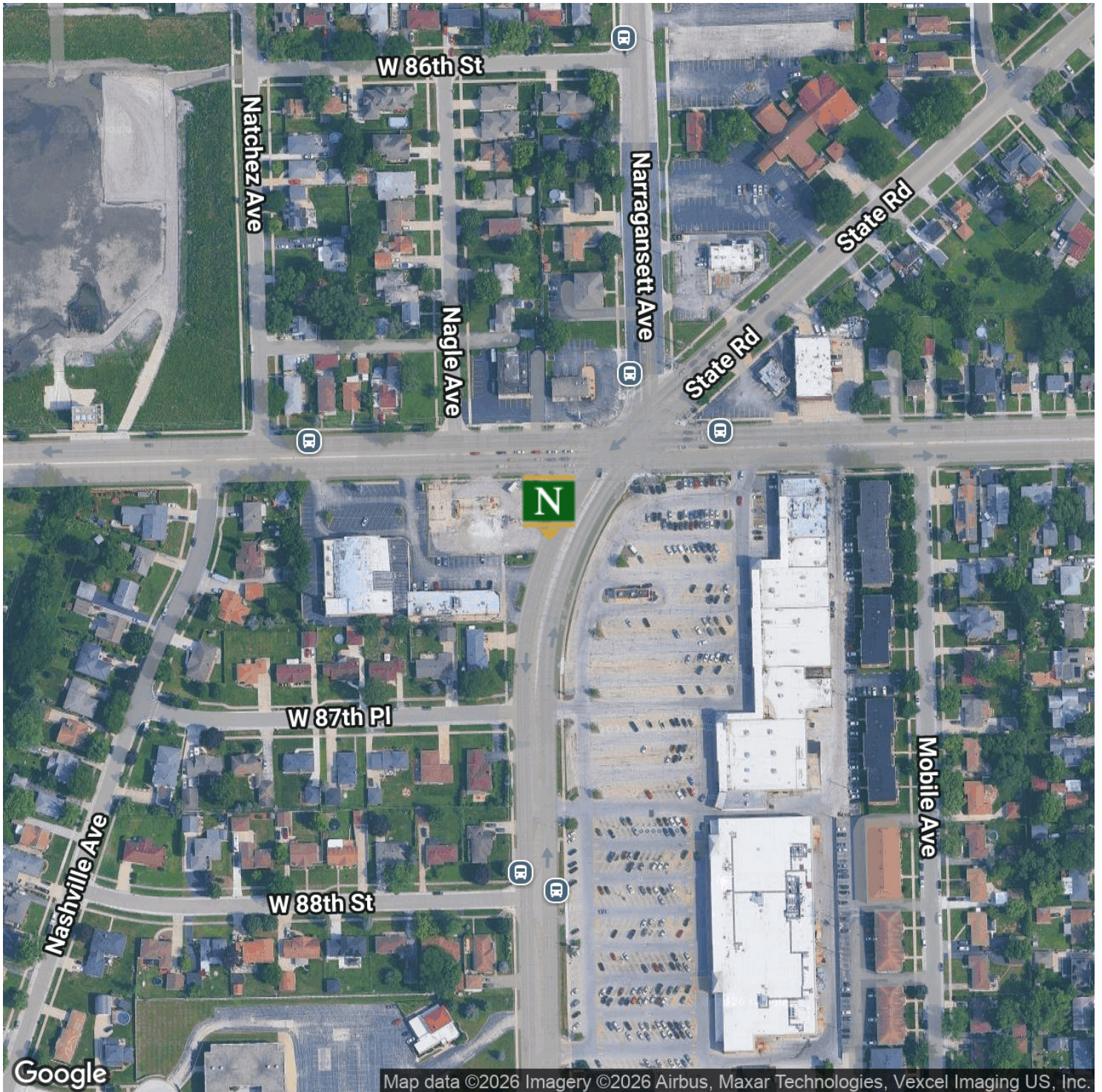
Adam Haleem

708.800.6487
adam@networkregroup.com



8700 South Ridgeland Avenue, Oak Lawn, IL 60453

87th & Ridgeland Outlot



for more information

Neil Haleem

708.873.5540

neil@networkregroup.com

Adam Haleem

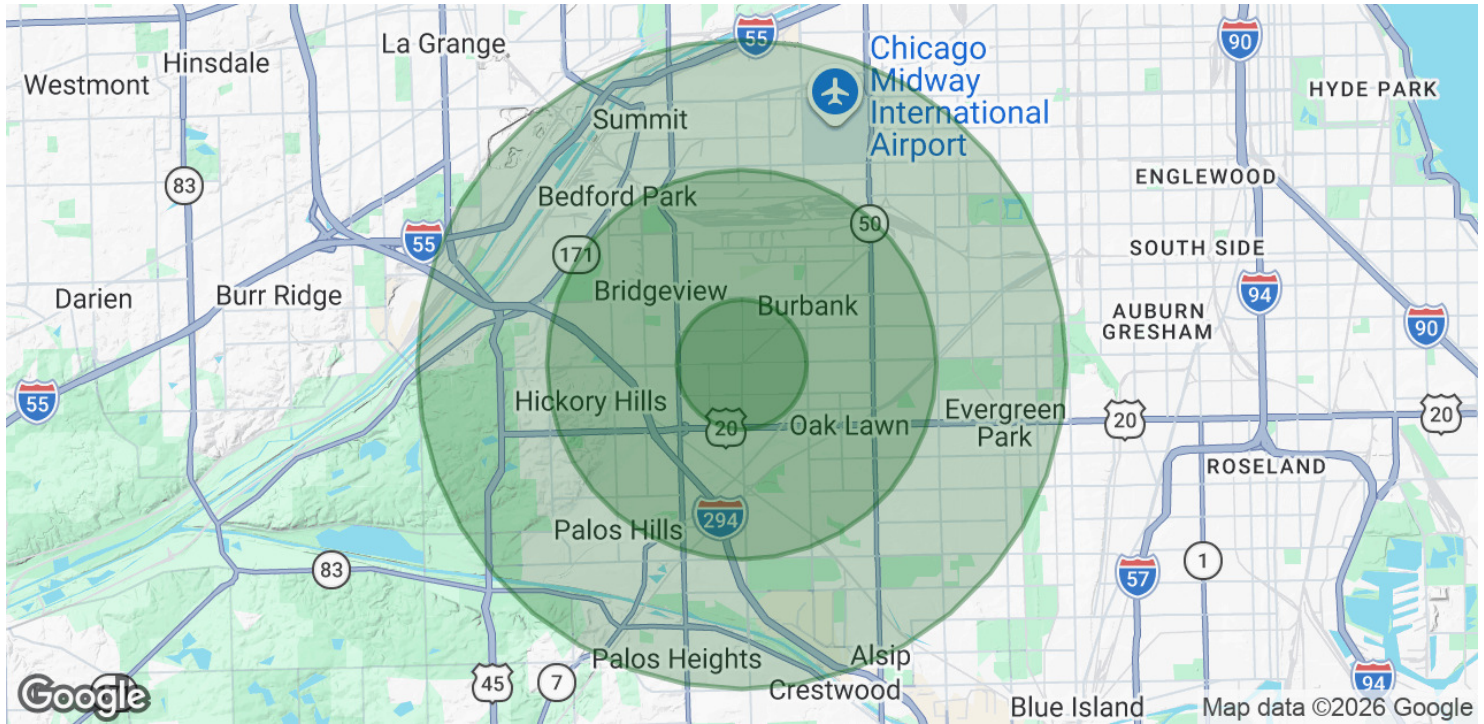
708.800.6487

adam@networkregroup.com



8700 South Ridgeland Avenue, Oak Lawn, IL 60453

87th & Ridgeland Outlot



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,418	147,117	398,650
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,336	53,235	140,094
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$102,986	\$92,880	\$97,247
Average House Value	\$297,988	\$269,850	\$279,214
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	30.8%	33.1%	42.6%
RACE	1 MILE	3 MILES	5 MILES

for more information

Neil Haleem

708.873.5540
neil@networkregroup.com

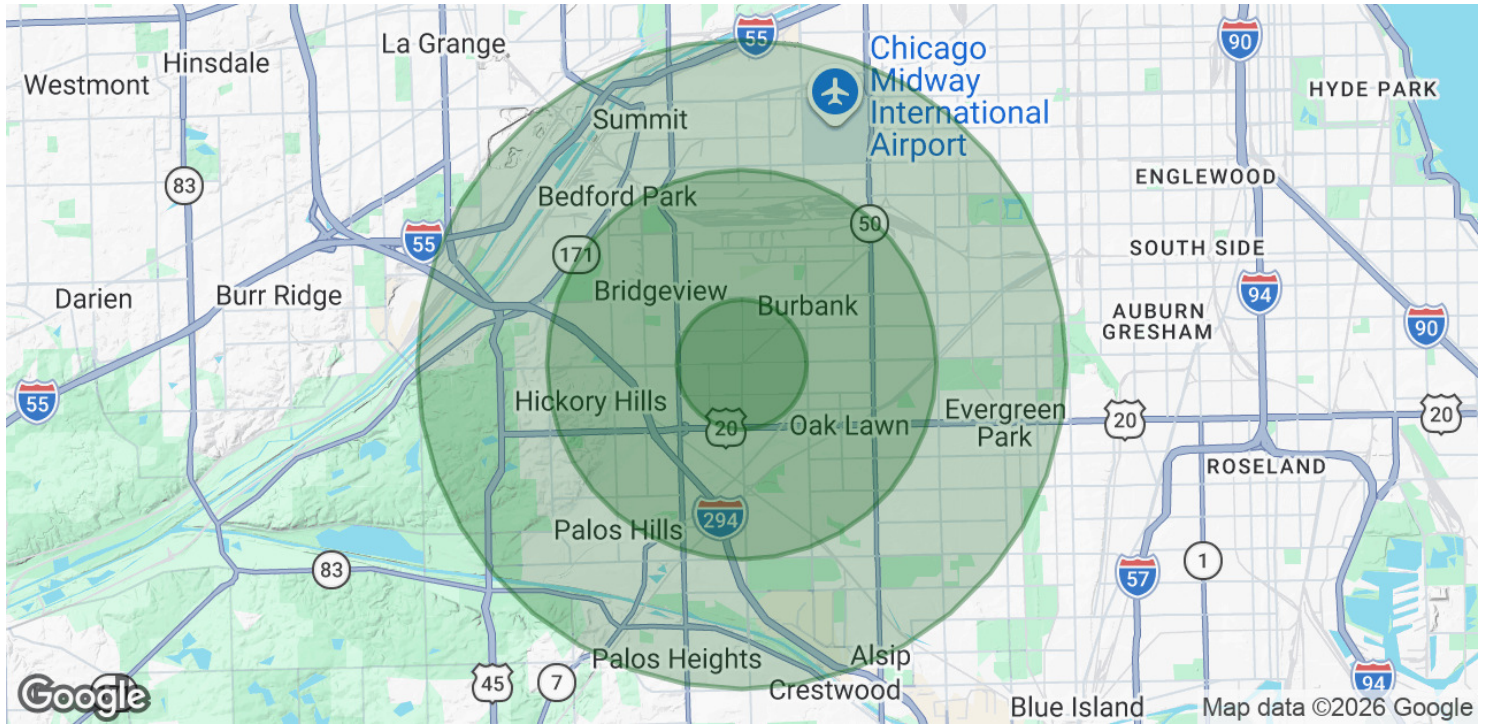
Adam Haleem

708.800.6487
adam@networkregroup.com



8700 South Ridgeland Avenue, Oak Lawn, IL 60453

87th & Ridgeland Outlot



Total Population - White	12,841	89,132	202,696
% White	66.1%	60.6%	50.8%
Total Population - Black	548	9,624	38,055
% Black	2.8%	6.5%	9.5%
Total Population - Asian	580	3,794	7,346
% Asian	3.0%	2.6%	1.8%
Total Population - Hawaiian	2	29	121
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	261	1,839	6,881
% American Indian	1.3%	1.3%	1.7%
Total Population - Other	2,511	22,152	81,160
% Other	12.9%	15.1%	20.4%

2020 American Community Survey (ACS)

for more information

Neil Haleem

708.873.5540

neil@networkregroup.com

Adam Haleem

708.800.6487

adam@networkregroup.com

