

SOUTH HOLLAND RESTAURANT SITE

16136 S PARK AVE, SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

RESTAURANT CONVERSION OPPORTUNITY



PROPERTY HIGHLIGHTS

- Freestanding retail building earmarked for a restaurant development in downtown South Holland
- Architectural design concept plans for a restaurant conversion available
- Charming neighborhood, local eateries
- Conveniently close to 162nd St. (Rte 6)
- Village will partner with new owner in the development of a parking area to the rear of the building.



SALE PRICE

NEGOTIABLE

OFFERING SUMMARY

Building Size: 6,391 SF

Lot Size: 0.26 Acres

Parcels: 29-15-307-049-0000
29-15-307-024-0000

Real Estate Taxes: May be eligible for Class 8 assessment reduction

County: Cook

MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

LEXI WELTON

Commercial Broker
630.991.8850
LEXI@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Lexi Welton represent(s) the Seller only, and not the Buyer.

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PROPERTY DESCRIPTION

A freestanding retail building is now available for sale as a restaurant conversion in downtown South Holland. In keeping with the Village's vision for the downtown, the Village had architectural plans drawn for a proposed restaurant development that takes full advantage of the existing building's features. The design depicts a modern, craftsman-style exterior façade with an outdoor dining space in front as shown above and on page 1.

The Village also owns the parcel behind the building and will work with the new property owner to develop a surface parking lot to the rear of the building. The area is known for its quaint downtown atmosphere with other successful eateries and businesses nearby. Plus, the building's proximity to 162nd St (Rte 6) provides excellent accessibility. Floorplans for the existing building are shown on the following page.



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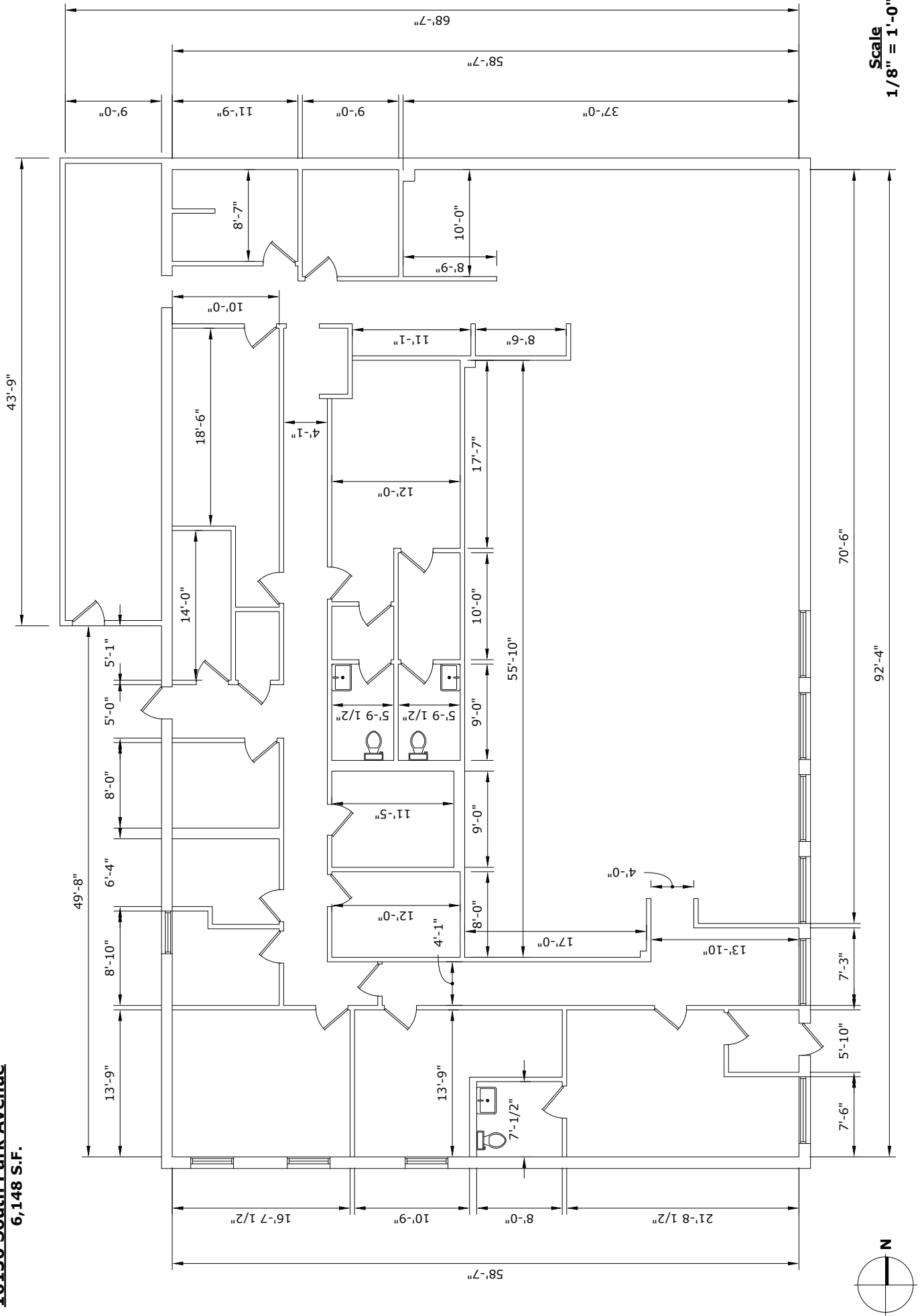
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16136 South Park Avenue
6,148 S.F.



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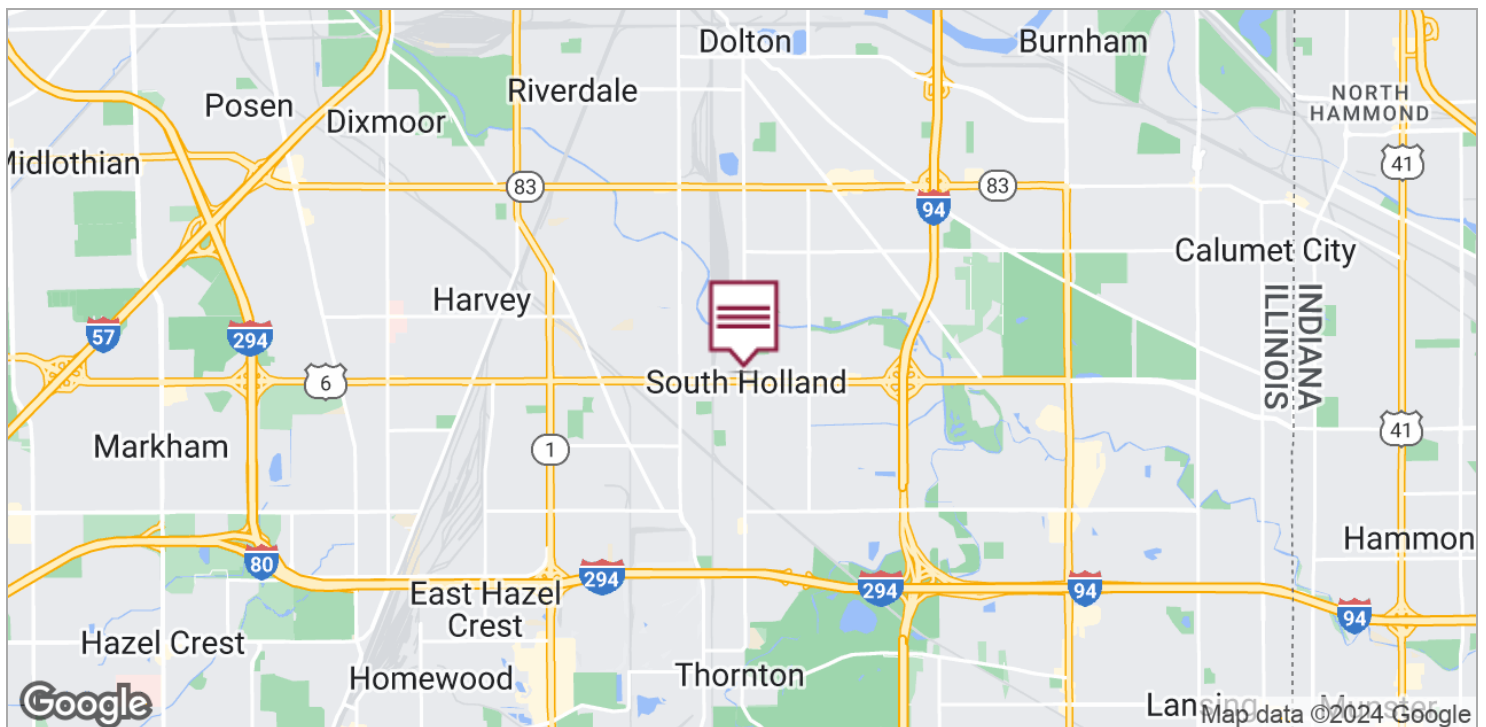
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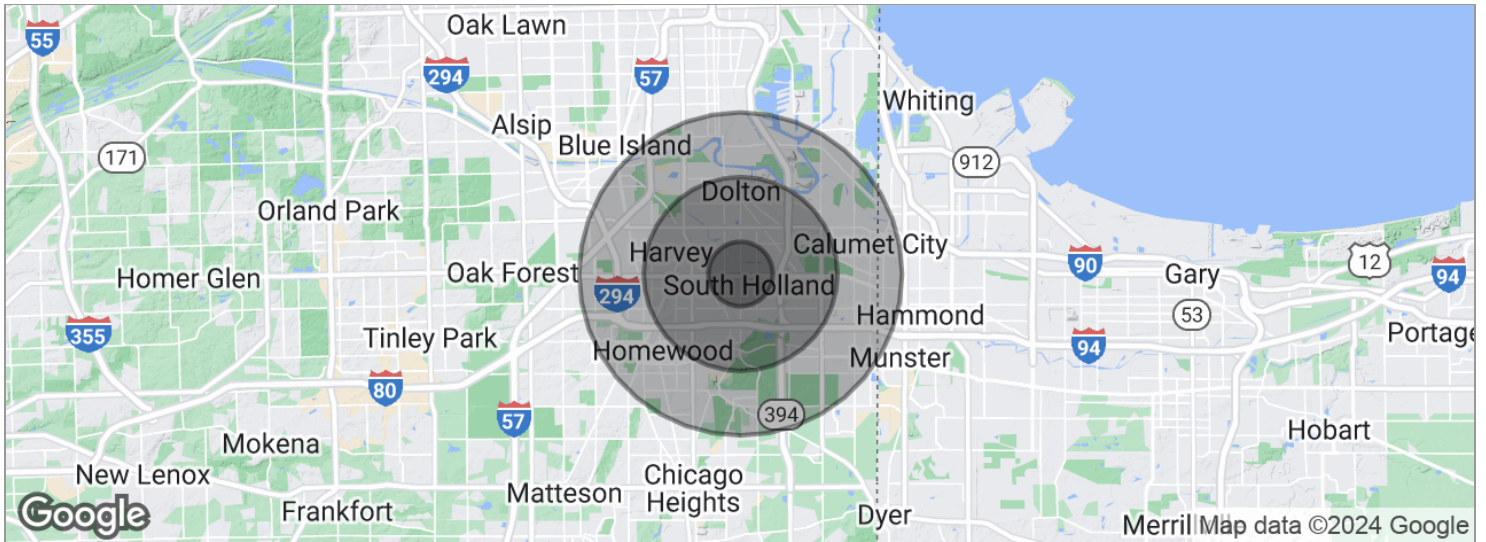
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,843	87,404	231,865
Median age	41	41	40
Median age (male)	0	0	0
Median age (Female)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,109	33,726	87,812
# of persons per HH	2.9	2.6	2.6
Average HH income	\$85,927	\$74,965	\$75,500
Average house value	\$180,804	\$159,189	\$176,988

* Demographic data derived from 2020 ACS - US Census

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