

# ± 25,000 SF RETAIL BOX SPACE AVAILABLE AT LANDINGS SHOPPING CENTER

16809 TORRENCE AVE, CHICAGO MSA (LANSING), ILLINOIS



Marketed in Association with ParaSell, Inc.

A Licensed Illinois Broker #478027307



**HIGH-PERFORMING, SIGNIFICANT NATIONAL TENANT PRESENCE (WALMART, HOME DEPOT, SAM'S CLUB, & ALDI)  
TORRENCE AVE CORRIDOR: VISIBILITY TO OVER 29,000 VEHICLES PER DAY WITH CONNECTIVITY TO I-294 & I-94  
TENANT-FAVORABLE TERMS AVAILABLE - INQUIRE WITH BROKER**

River Oaks West Shopping Center

ROSS Dress for Less, Marshalls, Party City, SHOPPERS WORLD, dd's DISCOUNTS, SHOE CARNIVAL, Buffalo Wild Wings, Denny's, White Castle, Taco Bell

RIVER OAKS CENTER

50+ Shops & Eateries

macy's, JCPenney, VICTORIA'S SECRET

DOWNTOWN CHICAGO  
40-MINUTE DRIVE TIME

Subject Property

sam's club

Top-Visited Sam's Club Nationally  
Ranked #4 in Nation by Foot Traffic

BOB'S DISCOUNT FURNITURE, verizon

THE HOME DEPOT

ALDI

DentalWorks, U-HAUL

pepper's

AT THE FOREFRONT  
UChicago Medicine

TORRENCE AVENUE - 29,000 VPD

DOLLAR TREE, FedEx Office, H&R BLOCK

Rainbow

CHASE

Ranked 65th Percentile Nationwide

LANDINGS SHOPPING CENTER

GOLDEN BEAR

WOW Furniture Outlet

FORMAN MILLS  
FIND IT. LOVE IT. OWN IT.

Burlington

BEVDAS

170TH STREET

Culver's  
FROZEN CUSTARD BUTTERBURGERS

# SURROUNDED BY HIGH-PERFORMING NATIONAL TENANCY



**TERMS NEGOTIABLE**  
Landlord to consider all offers

## OFFERING HIGHLIGHTS

±25,000 SF Retail Space – Available Immediately

Terms Negotiable – landlord will consider all offers

Easy Freeway Access – nearby I-294 and I-94

Direct Visibility to 29,000 vehicles per day on Torrence Ave

Strong Retail Corridor with Strong National Tenancy:

- Directly across the street from Home Depot
- 5 Minutes north of Walmart Supercenter
- Located half a mile south of a top-visited Sam's Club - ranked #4 nationwide based on Placer.ai foot traffic data
- Dollar Tree Store neighbor at Landings Shopping Center ranked in the 93<sup>rd</sup> percentile by visits (source: Placer.ai)
- Chase Bank outparcel neighbor ranks in the 65<sup>th</sup> percentile nationwide by visits (source: Placer.ai)

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	7,160	116,870	238,471
Households	2,914	43,240	86,506
Average Income	\$62,806	\$67,916	\$69,202

# BUILDING & SPACE DETAIL

ADDRESS	16809 Torrence Ave Lansing, IL 60438
APN	30-19-300-017-0000
ZONING	B-3
BUILDING AREA	± 25,000 SF
LOT SIZE	± 0.74 Acres
PARKING	Easement, Reciprocal with Center
LEASE TYPE	NNN
RATE	Negotiable
TERM	Negotiable
AVAILABILITY	Immediate



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Subject Property



50+ Shops & Eateries



VICTORIA'S SECRET

TORRENCE AVE - 29,000 VPD



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Ranked #4 in Nation by Foot Traffic