



PRICE: \$1,800,000

PLEASE DO NOT DISTURB EXISTING TENANT

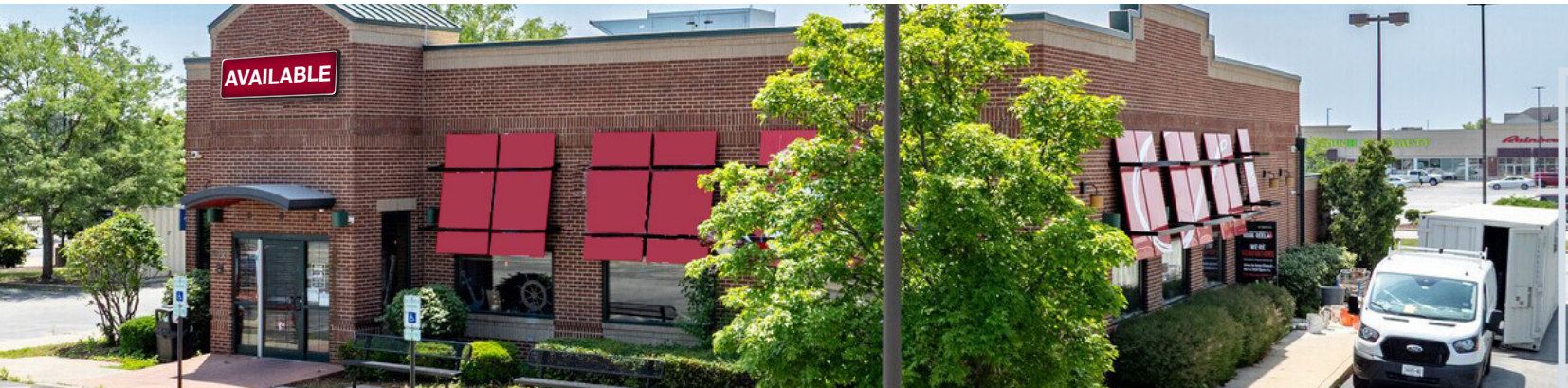
5,075 SF FULL-SERVICE RESTAURANT AVAILABLE FOR SALE

4029 167TH ST / COUNTRY CLUB HILLS, IL



MID-AMERICA[®]
Real Estate Corporation

4029 167TH ST / COUNTRY CLUB HILLS, IL

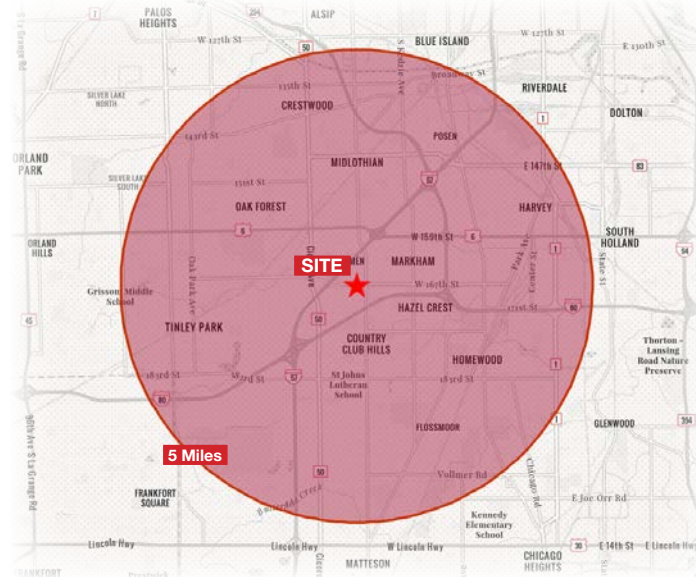


AVAILABLE FOR SALE / PRICE: \$1,800,000

5,075 sf restaurant building
±1.136 acre lot

FEATURES

- Full-Service restaurant building with excellent visibility from 167th Street (16,000 VPD) available for sale.
- Strategically located off the I-57 access ramp provides the site with excellent connectivity to surrounding markets by way of I-80 & I-294.
- Signalized access from Kilbourne St and full access from Crawford Ave.
- Monument Signage on 167th St and 84 Parking Stalls.
- Located in Country Club Plaza (4.7M visits/yr), shadow anchored by Walmart (2.2M visits/yr) & Marcus Theaters (471.9K Visits/yr). *Placer.ai*



DEMOGRAPHICS WITHIN 5 MILES



Total Population

202,005



Avg HH Income

\$99,527



Daytime Population

192,147

AREA TENANTS

Walmart ✨
Supercenter

FIFTH THIRD BANK

Wendy's

ALDI

McDonald's

MARCUS THEATRES

STARBUCKS

PANDA EXPRESS CHINESE KITCHEN





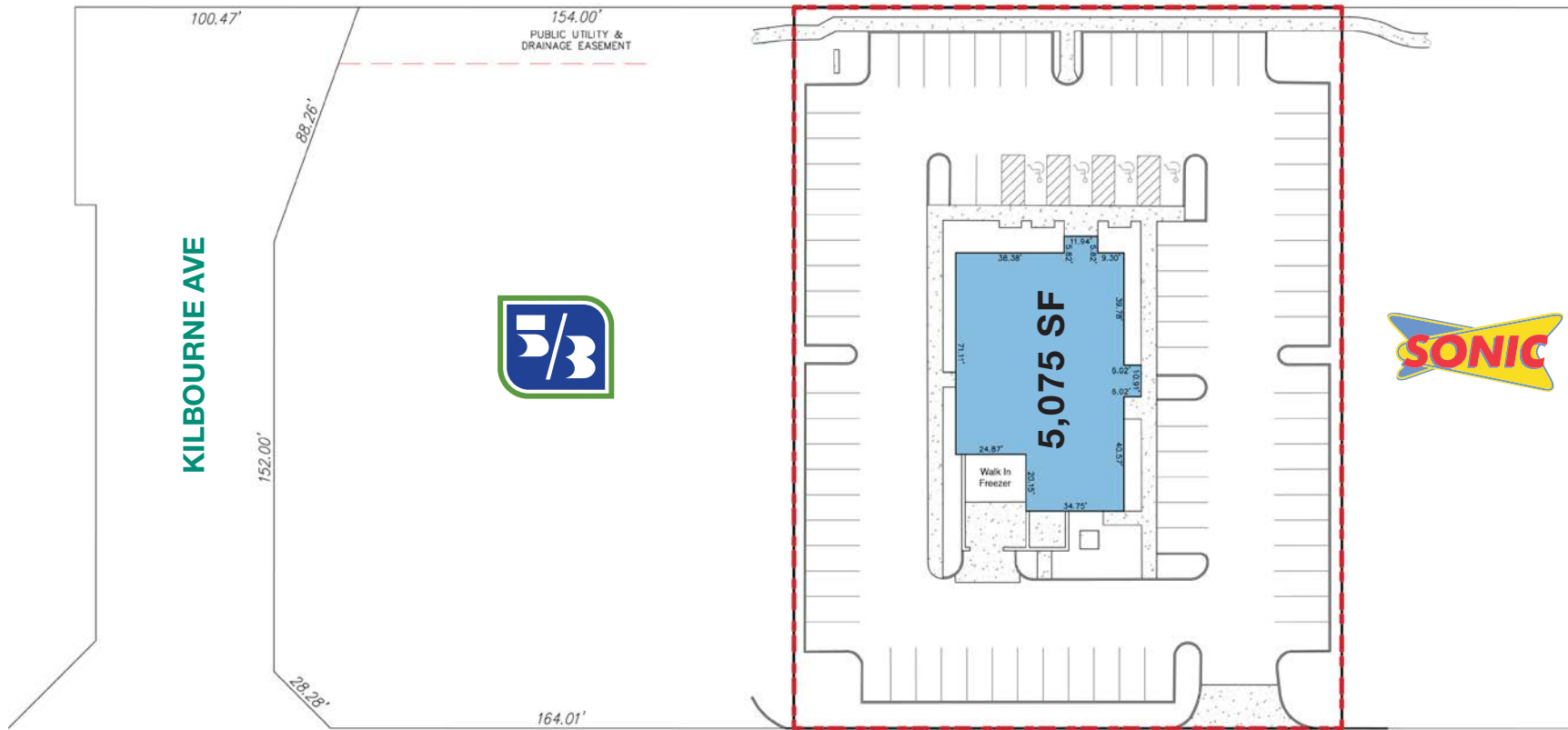
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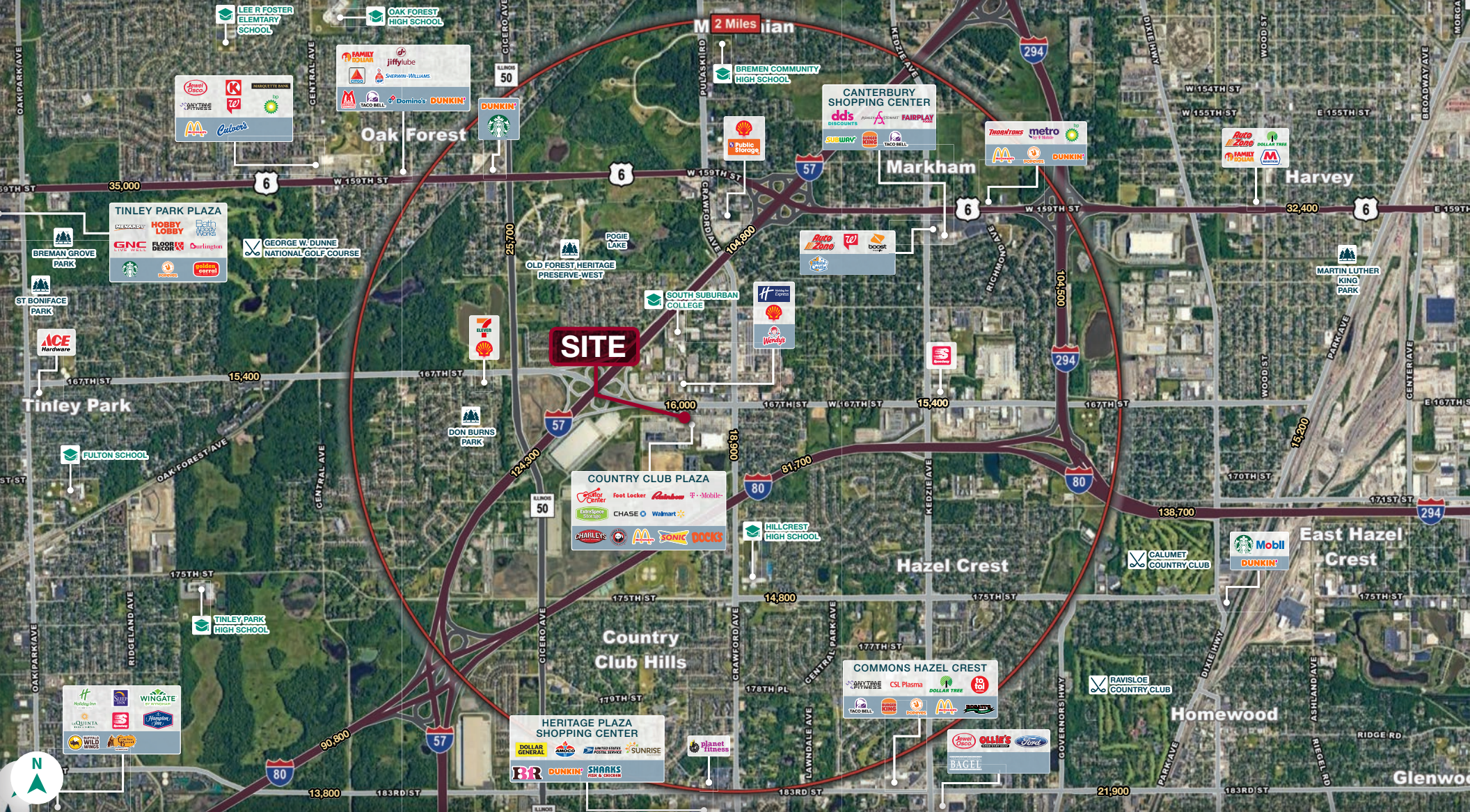


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167TH ST — 16,000 VPD





COUNTRY CLUB HILLS, ILLINOIS



TRAFFIC COUNTS & GENERATORS

TRAFFIC COUNTS
 167TH ST: 16,000 VPD
 I-57: 124,300 VPD
 CRAWFORD AVE: 18,900 VPD

GENERATORS
 COUNTRY CLUB PLAZA
 (4.7M VISITS/YEAR) Placer.ai
 SOUTH SUBURBAN COLLEGE
 (3,905/STUDENTS)

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**MID-AMERICA KNOWS
RETAIL PROPERTY SALES & LEASING**



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