

**LEASE**

# Last Unit | Westwood Office Plaza

**18141 DIXIE HIGHWAY**

Homewood, IL 60430

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM**

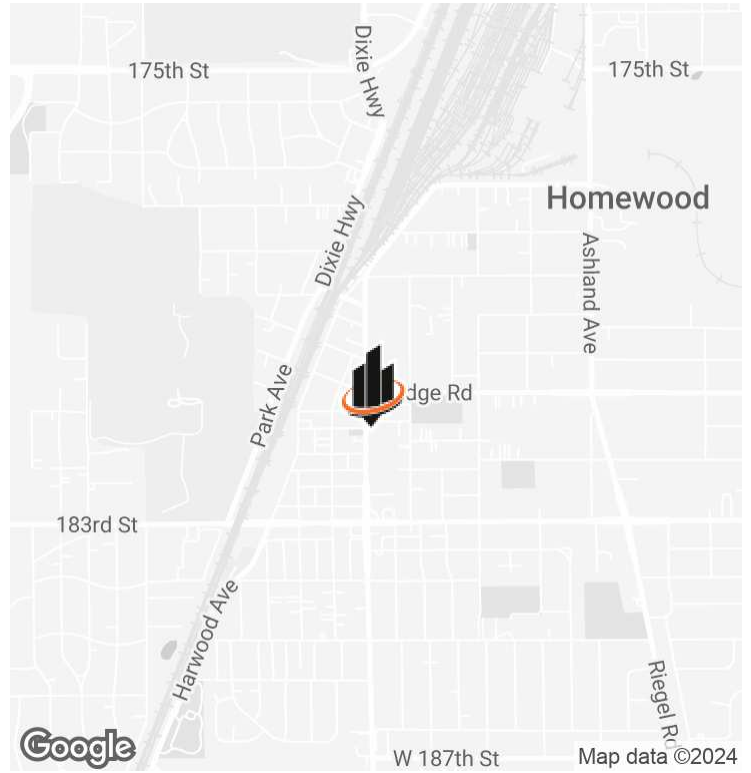
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$21.00 SF/yr (MG)
<b>AVAILABLE UNITS:</b>	1
<b>AVAILABLE SF:</b>	+/- 1,350 SF
<b>LOT SIZE:</b>	1.08 Acres
<b>BUILDING SIZE:</b>	+/- 13,410 SF

## PROPERTY DESCRIPTION

SVN is pleased to present 18141 Dixie Highway, a ±13,400 SF Office Building located in the heart of Homewood, Illinois. This 90% leased, two-story property features a ±1.0 AC parking lot. Last remaining unit is ±1,350 SF with lobby, 3 offices, conference room, and kitchenette on the ground floor.

## PROPERTY HIGHLIGHTS

- ±1,350 SF Suite | Last Unit
- 14 Total Suites | Great Tenant Mix
- Individually metered | Plenty of On-Site Parking
- Signage | Exposure on Dixie Highway

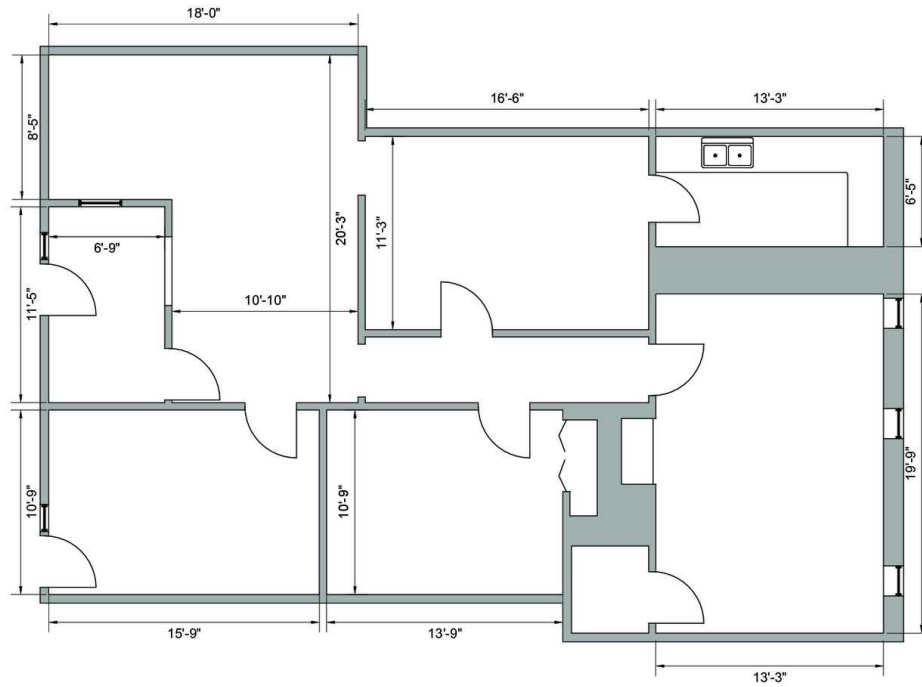
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# SUITE 106 +/- 1,350 SF



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# AERIAL PHOTO



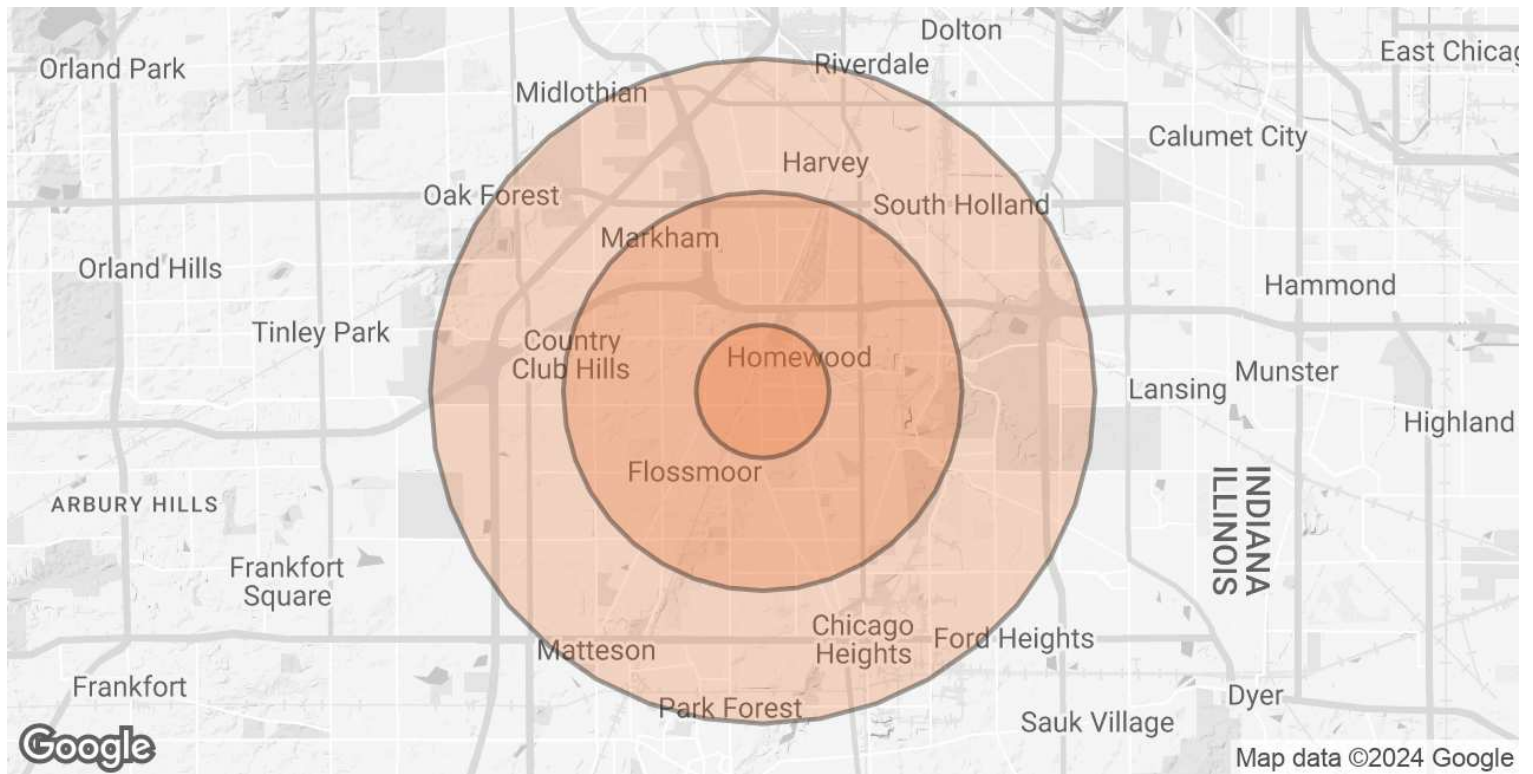
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,395	82,754	209,651
<b>AVERAGE AGE</b>	39.9	38.8	36.4
<b>AVERAGE AGE (MALE)</b>	39.2	36.4	33.9
<b>AVERAGE AGE (FEMALE)</b>	40.0	40.1	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,593	29,409	71,762
<b># OF PERSONS PER HH</b>	2.6	2.8	2.9
<b>AVERAGE HH INCOME</b>	\$79,983	\$78,351	\$66,398
<b>AVERAGE HOUSE VALUE</b>	\$203,154	\$210,554	\$196,493

2020 American Community Survey (ACS)

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