

Land For Sale


CATON
COMMERCIAL
REAL ESTATE GROUP

PAD A
2.5 AC

C
1.08
AC

159th Street

33,000 VPD

Harlem Avenue

31,000 VPD

OUTLOTS FOR SALE - 159TH & HARLEM

WEST 159TH STREET, ORLAND PARK, IL 60462

OUTLOTS FOR SALE - 159TH & HARLEM



OFFERING SUMMARY

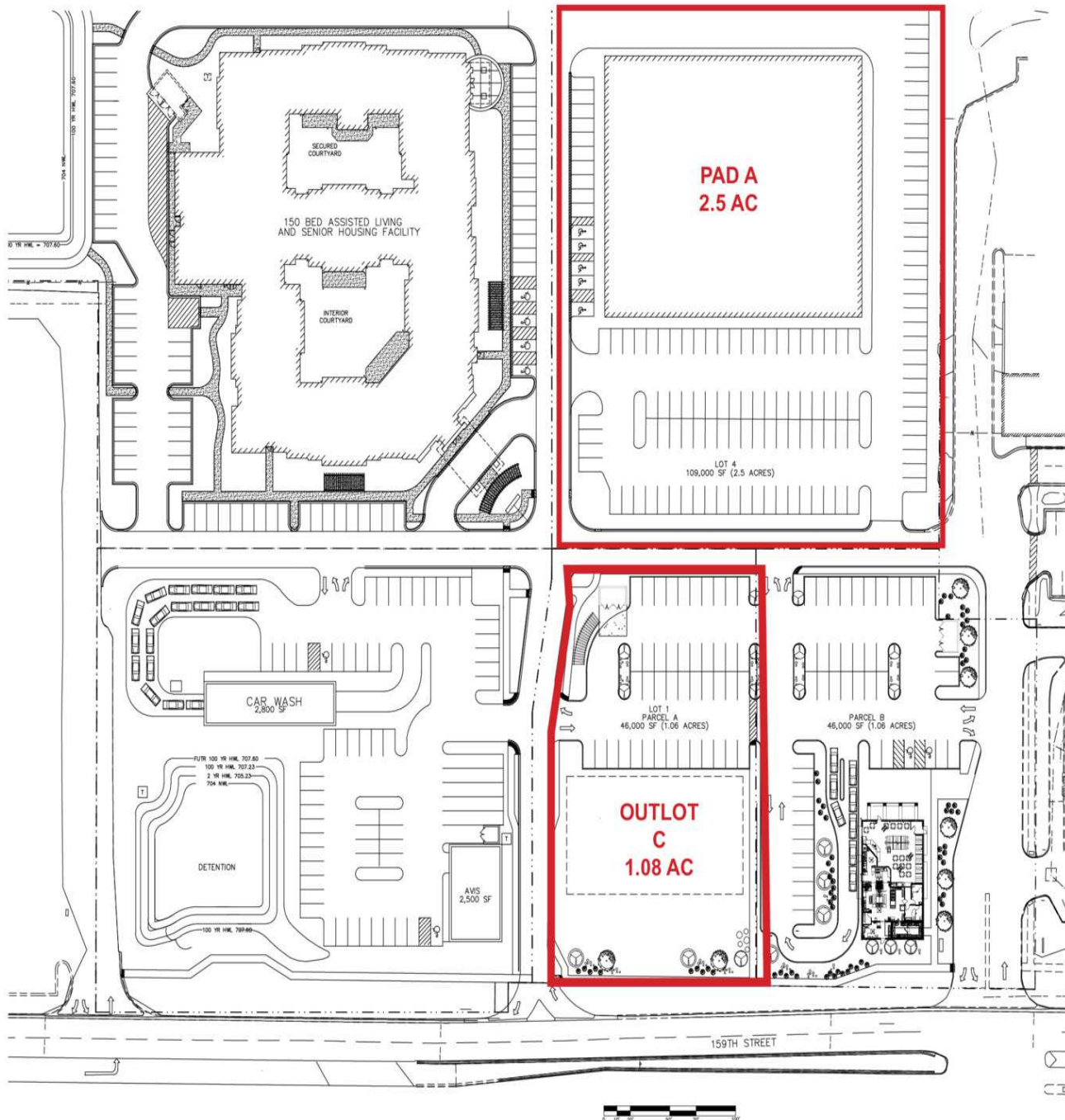
Zoning: General Business

Sale Price: Lot C: \$885,000
Pad A: \$1,495,000

PROPERTY OVERVIEW

- 2 outlot parcels available, ideal for retail business, medical, senior living facility and restaurants
- The two outlot parcels are improved with detention offsite. Land sizes of 1.08 AC Lot C and 2.5 AC Lot A are net usable sizes.
- Full access to prime corner of 159th & Harlem
- Located in robust retail center with national tenants
- Free-standing drive-thru capacity
- High traffic count of 30,000 vpd on 159th Street
- Multiple site plan options available
- Zoned General Business

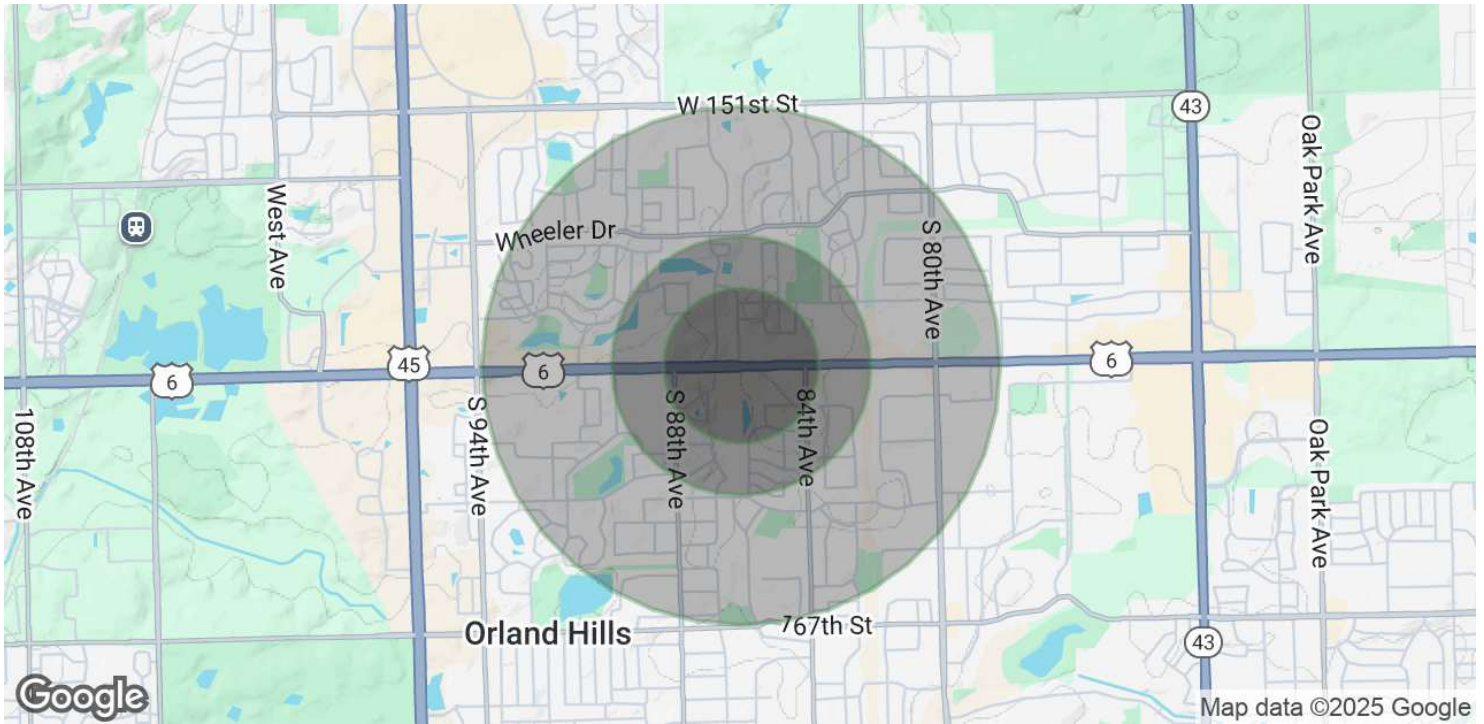
OUTLOTS FOR SALE - 159TH & HARLEM





WEST 159TH STREET, ORLAND PARK, IL 60462

OUTLOTS FOR SALE - 159TH & HARLEM



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	926	3,762	14,252
Average Age	45	44	44
Average Age (Male)	43	43	42
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	410	1,627	5,803
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$92,931	\$93,784	\$99,759
Average House Value	\$289,174	\$287,913	\$302,590

Demographics data derived from AlphaMap

CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

MATTHEW MAUL
708.289.8912
MMAUL@CATONCOMMERCIAL.COM

STEVE CATON, CCIM
815.436.5700
STEVE@CATONCOMMERCIAL.COM