

16901 Torrence Avenue, Lansing, IL 60438

# Torrence Commons



## OFFERING SUMMARY

Available SF: 16911:2,435sf

Lease Rate: \$27 SF/yr (Gross)

Traffic Counts: 32,400VPD

Building Size: 22,315

Renovated: 2023



## PROPERTY OVERVIEW

Introducing a prime commercial property available for lease in a bustling and vibrant area. This exceptional space offers a versatile range of options, providing ample room for businesses of various sizes and industries. Situated in the heart of a busy and sought-after location, with many national tenants in the area. Don't miss the chance to secure this prime space and make your mark in this bustling commercial hub.

for more information

**Neil Haleem**

708.873.5540

neil@networkregroup.com

**Adam Haleem**

708.800.6487

adam@networkregroup.com



16901 Torrence Avenue, Lansing, IL 60438

# Torrence Commons



for more information

**Neil Haleem**

708.873.5540

neil@networkregroup.com

**Adam Haleem**

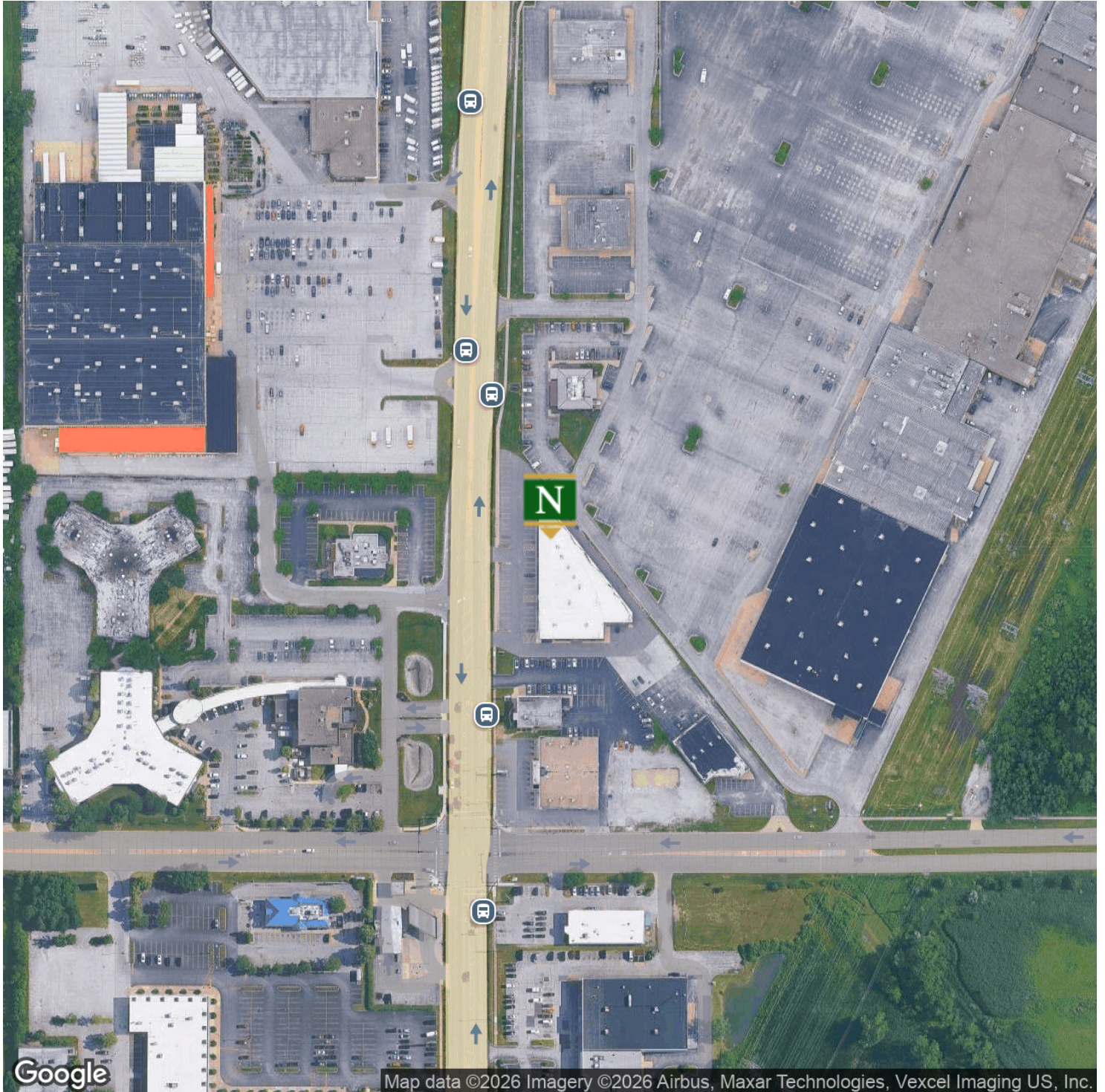
708.800.6487

adam@networkregroup.com



16901 Torrence Avenue, Lansing, IL 60438

# Torrence Commons



*for more information*

**Neil Haleem**

708.873.5540

neil@networkregroup.com

**Adam Haleem**

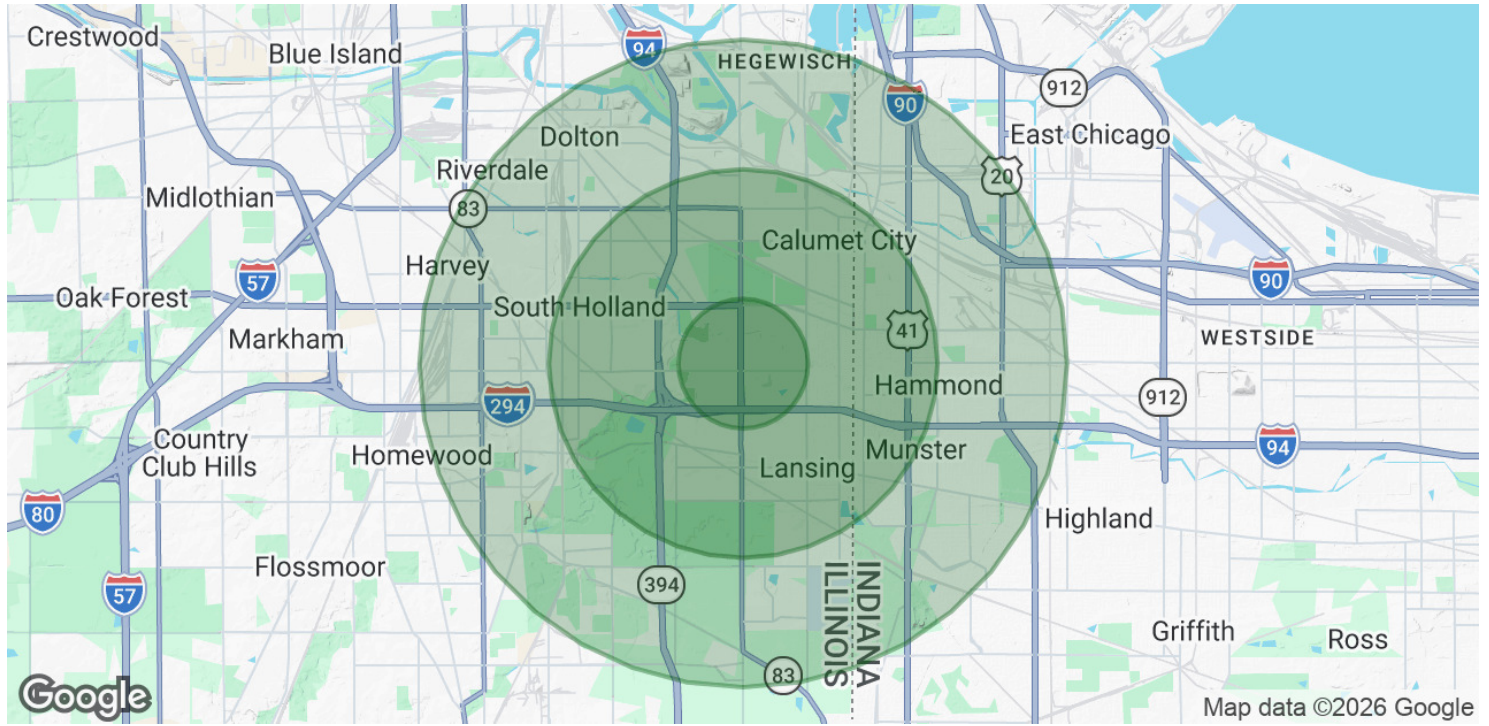
708.800.6487

adam@networkregroup.com



16901 Torrence Avenue, Lansing, IL 60438

# Torrence Commons



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,304	110,599	238,824
Average Age	46	41	40
Average Age (Male)	44	39	38
Average Age (Female)	48	42	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,770	43,048	90,737
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$82,416	\$78,452	\$79,343
Average House Value	\$246,679	\$192,507	\$193,146
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	11.7%	21.7%	25.3%
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>

for more information

**Neil Haleem**

708.873.5540  
neil@networkregroup.com

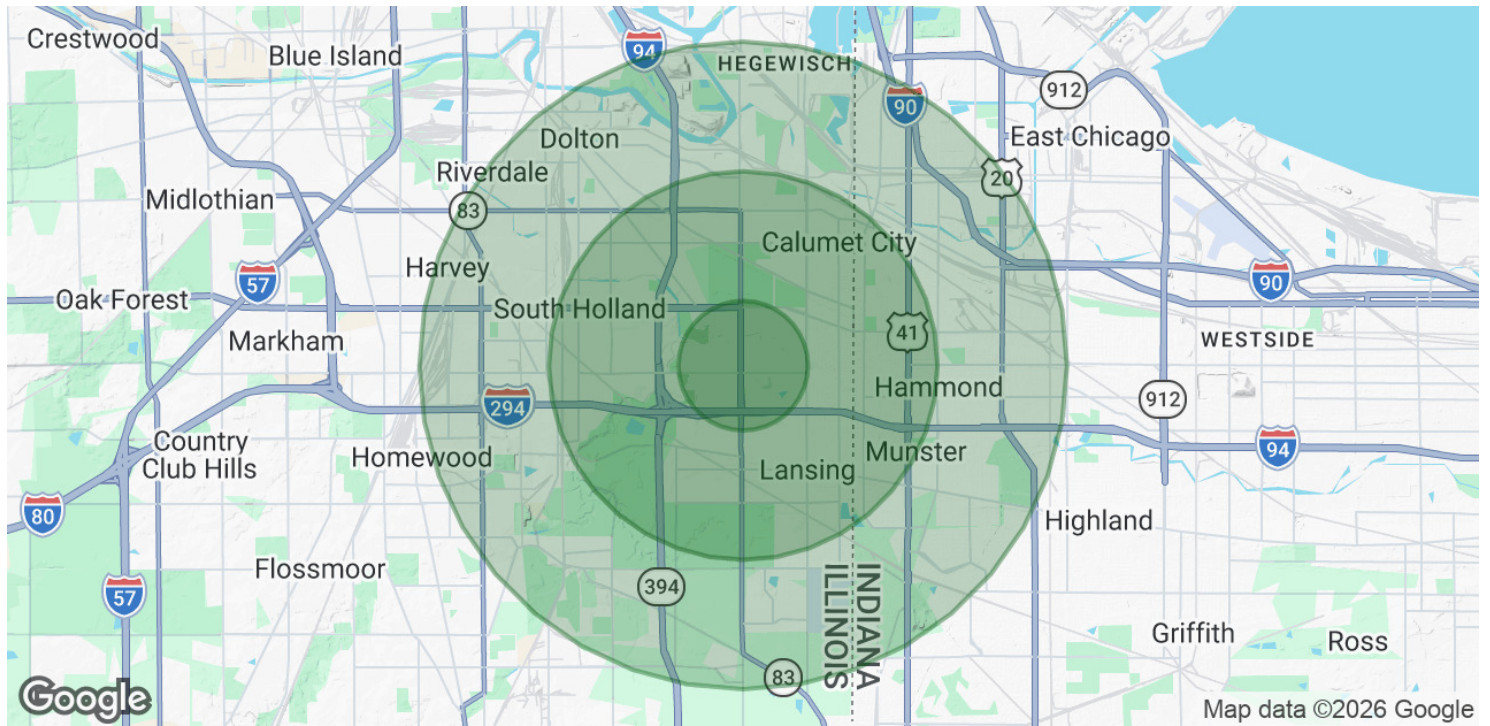
**Adam Haleem**

708.800.6487  
adam@networkregroup.com



16901 Torrence Avenue, Lansing, IL 60438

# Torrence Commons



Total Population - White	689	21,063	53,662
% White	10.9%	19.0%	22.5%
Total Population - Black	4,748	66,060	127,345
% Black	75.3%	59.7%	53.3%
Total Population - Asian	30	544	2,434
% Asian	0.5%	0.5%	1.0%
Total Population - Hawaiian	1	32	83
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	31	779	1,833
% American Indian	0.5%	0.7%	0.8%
Total Population - Other	427	12,652	30,771
% Other	6.8%	11.4%	12.9%

2020 American Community Survey (ACS)

for more information

**Neil Haleem**

708.873.5540

neil@networkregroup.com

**Adam Haleem**

708.800.6487

adam@networkregroup.com

