



LEASE

La Grange Flex Space

14355 LAGRANGE ROAD

Orland Park, IL 60462

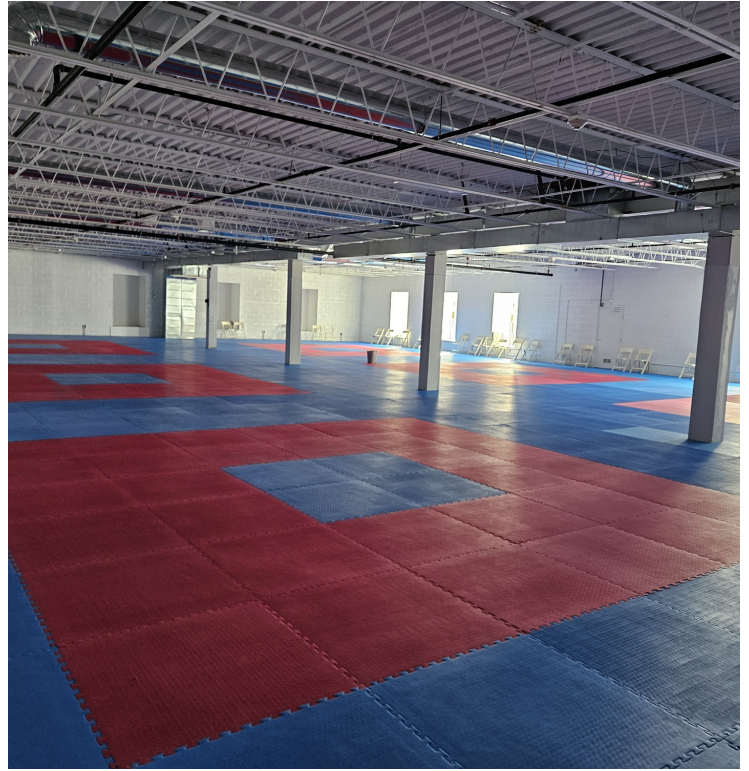
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Subject to Offer
AVAILABLE SF:	6,157 SF
LOT SIZE:	0.82 Acres
BUILDING SIZE:	21,000 SF
ZONING:	VCD
TRAFFIC:	38,600
YEAR BUILT:	1975
PIN:	27-10-100-028-0000

PROPERTY DESCRIPTION

SVN Chicago proudly presents this unique leasing opportunity in the heart of Orland Park, IL. Situated on bustling La Grange Rd, this solid brick building offers amazing visibility and ease of access. Located at a stoplight corner, and surrounded by popular shops, this property has become a staple of the neighborhood.

Above the iconic Tae Kwon Do gym, there lies an office space ready for immediate occupancy. This space has limited staircase access, and can only house a specific few types of businesses due to lack of elevator. Please call the listing agent for more details.

LOCATION DESCRIPTION

Located at the northeast corner of 143rd St and La Grange Rd.

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2ND FLOOR



SPACE HIGHLIGHTS

- 6715 SF adaptive space
- Formerly exercise tenant
- Common bathrooms
- Individual furnace
- Tenant responsible for gas/electric/water
- Private entrance/staircase
- 12' Ceilings
- Amazing natural light
- Open floorplan



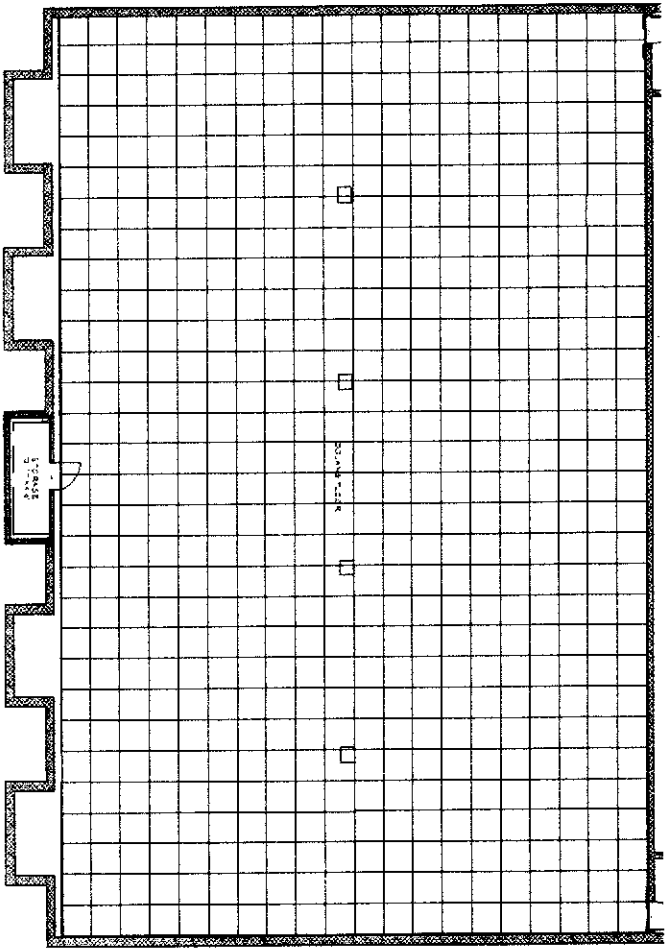
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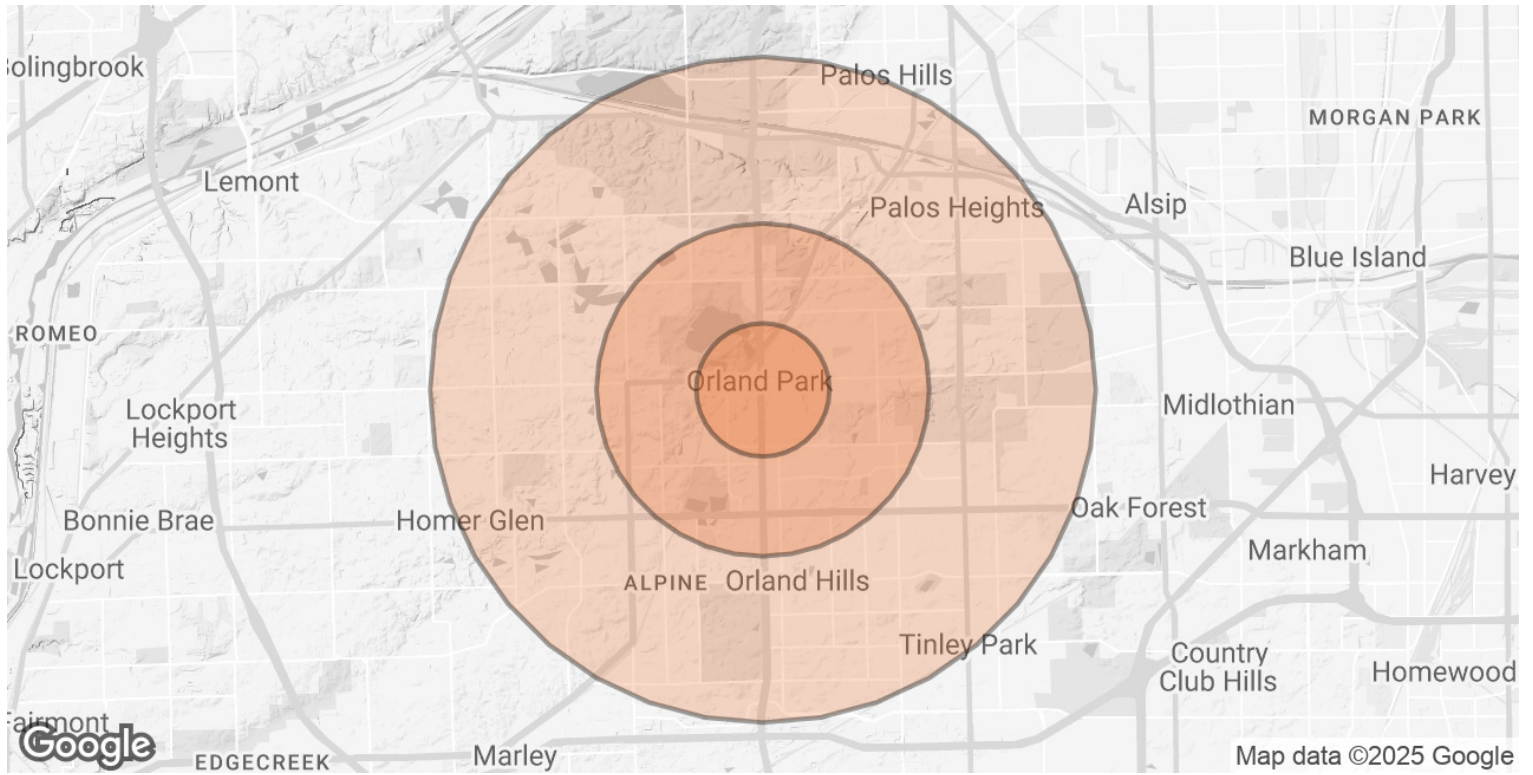
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Second Floor	98 ft	3 in x	67 ft	9 in	6656 sq ft
Storage	12 ft	11 in x	4 ft	6 in	58 sq ft

Total 6715 sq ft



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2.5 MILES	5 MILES
TOTAL POPULATION	8,937	42,858	161,665
AVERAGE AGE	43	45	44
AVERAGE AGE (MALE)	41	43	43
AVERAGE AGE (FEMALE)	44	46	46
HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
TOTAL HOUSEHOLDS	3,450	16,823	62,495
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$126,567	\$131,083	\$131,664
AVERAGE HOUSE VALUE	\$394,102	\$410,640	\$370,901

Demographics data derived from AlphaMap

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ADVISOR BIO 1



DEREK GONSCH

Associate Advisor

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

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