

**LEASE**

# Executive Suites | Westwood Office Plaza

**18141 DIXIE HIGHWAY**

Homewood, IL 60430

**PRESENTED BY:**

**KAREN KULCZYCKI,  
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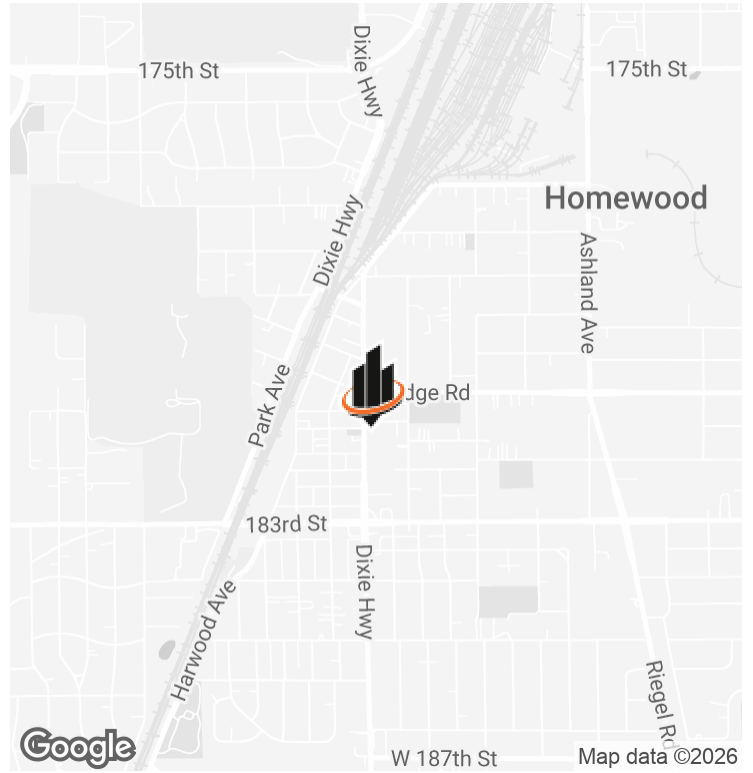
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$21 SF/yr (MG)
<b>AVAILABLE UNITS:</b>	2
<b>AVAILABLE SF:</b>	+/- 860 or 959 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 two-story executive office property features a ±1.0 AC parking lot. Two office suites +/- 860 or 959 SF on the ground floor. Great tenant mix with medical, law, tax professionals and more.

## PROPERTY HIGHLIGHTS

- ±860 or 959 SF Suites
- 14 Total Suites | Great Tenant Mix
- Individually metered | Plenty of On-Site Parking
- Signage | Exposure on Dixie Highway

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# LEASE SPACES



## LEASE INFORMATION

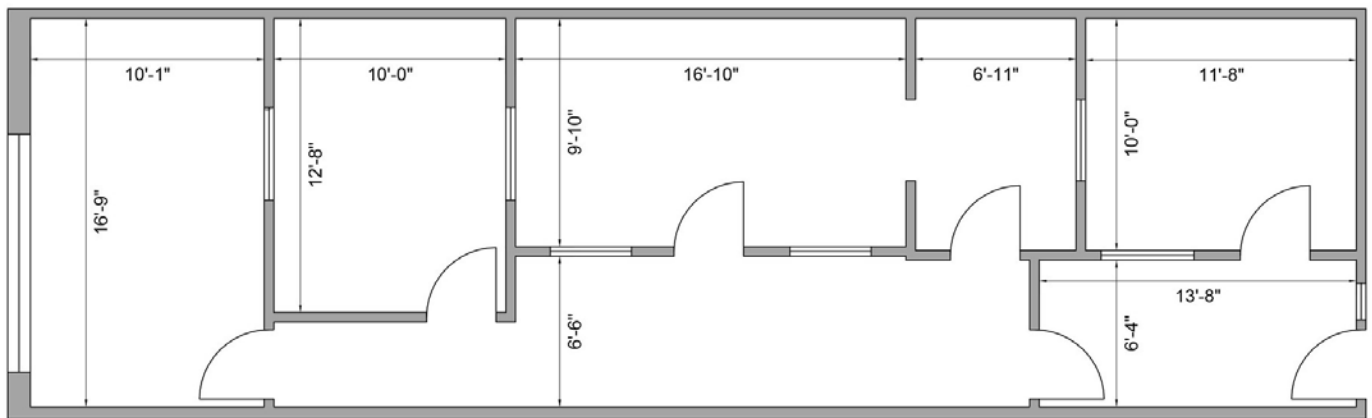
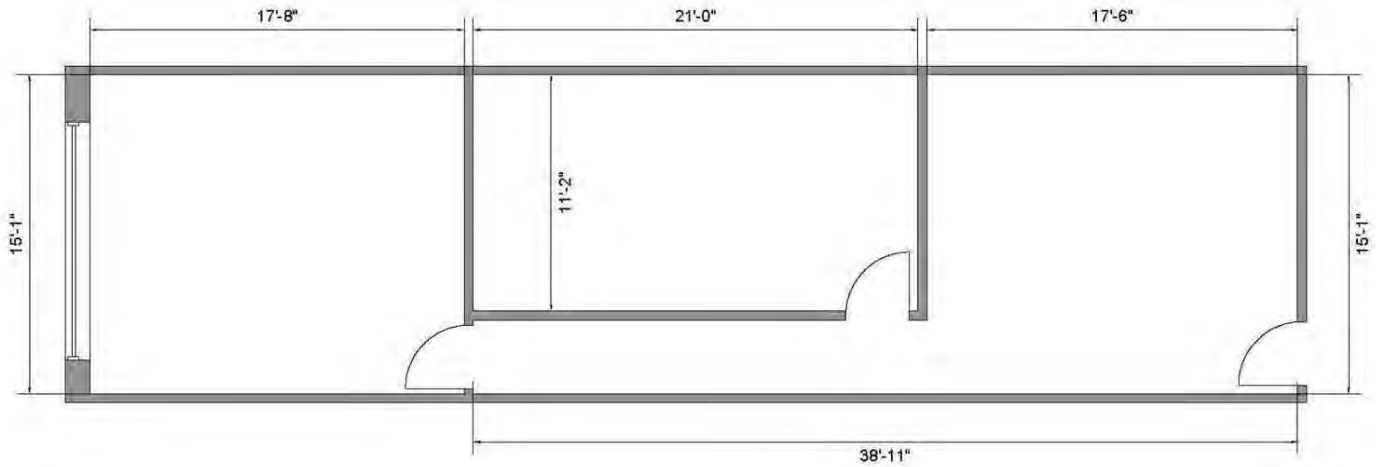
<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	860 - 959 SF	<b>LEASE RATE:</b>	\$21 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 109	Available	860 SF	Modified Gross	\$21.00 SF/yr	+/- 860 SF Executive Office Lobby and 2 Offices Available 9/1/2026
Suite 111	Available	959 SF	Modified Gross	\$21.00 SF/yr	+/- 959 SF Executive Office 3 Offices   Reception and Lobby

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# FLOOR PLANS: SUITE 109 AND SUITE 111



18414 Dixie Highway, Homewood, IL  
Suite 111

Size: ±959 SF

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# SUITE 111



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**ADDITIONAL PHOTOS**



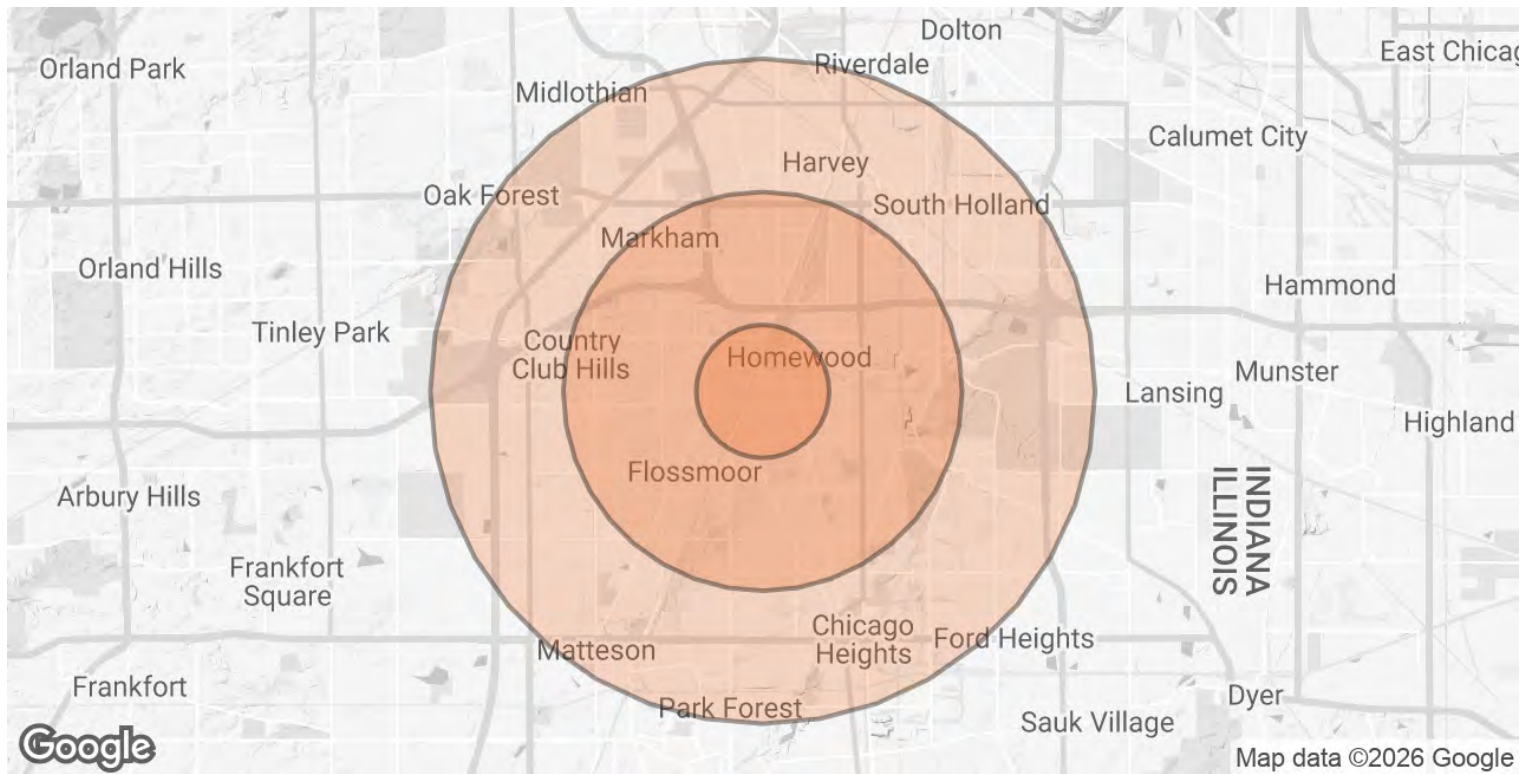
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# AERIAL PHOTO



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# DEMOGRAPHICS MAP & REPORT



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
<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
<b>HOUSEHOLDS &amp; INCOME</b>			
<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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