

7231 W 171st Street , Tinley Park, IL 60477

171st & Harlem



OFFERING SUMMARY

Sale Price:	\$750,000
Lease Price:	\$80,000/yr nnn
Lot Size:	+/-21,591
Building Size:	1,810
Traffic Counts:	Avg Daily Harlem Ave: 34,100 171st Street: 15,100
R.E. Taxes:	\$31,145

PROPERTY OVERVIEW

Exceptional opportunity to acquire a highly visible commercial property located just off the southwest corner of 171st Street and Harlem Avenue in the heart of Downtown Tinley Park. The property features a freestanding ±1,810 square foot commercial building situated on an oversized ±21,591 square foot site, offering plenty of parking and significant flexibility for a variety of retail, restaurant, medical, office, or service-oriented uses.

The expansive site provides ample parking and circulation, with the potential to accommodate a drive-thru lane, making it particularly attractive for quick-service restaurants, coffee users and other high-traffic retail concepts. The property's strategic location benefits from excellent visibility, convenient access, and strong traffic counts along both Harlem Avenue and 171st Street.

Positioned within one of the Southland's most vibrant downtown districts, the property is surrounded by a diverse mix of national retailers, local businesses, restaurants, entertainment venues, and residential developments. Its proximity to the Tinley Park Metra Station further enhances accessibility and draws consistent pedestrian and vehicular traffic to the area.

for more information

Neil Haleem

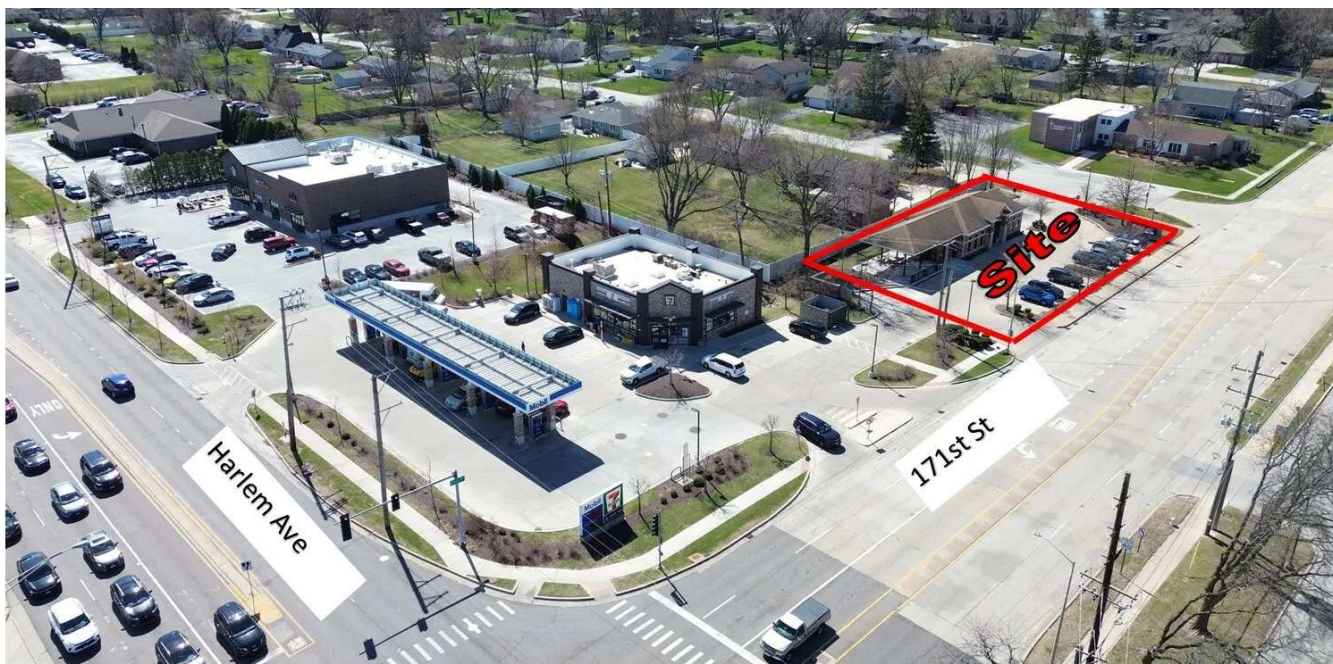
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- * Freestanding commercial building containing approximately 1,810 SF
- * Oversized 21,591 SF (0.50-acre) site
- * Potential drive-thru capability
- * Excellent redevelopment or owner-user opportunity
- * Strong visibility and full access just off the intersection of 171st Street & Harlem Avenue

for more information

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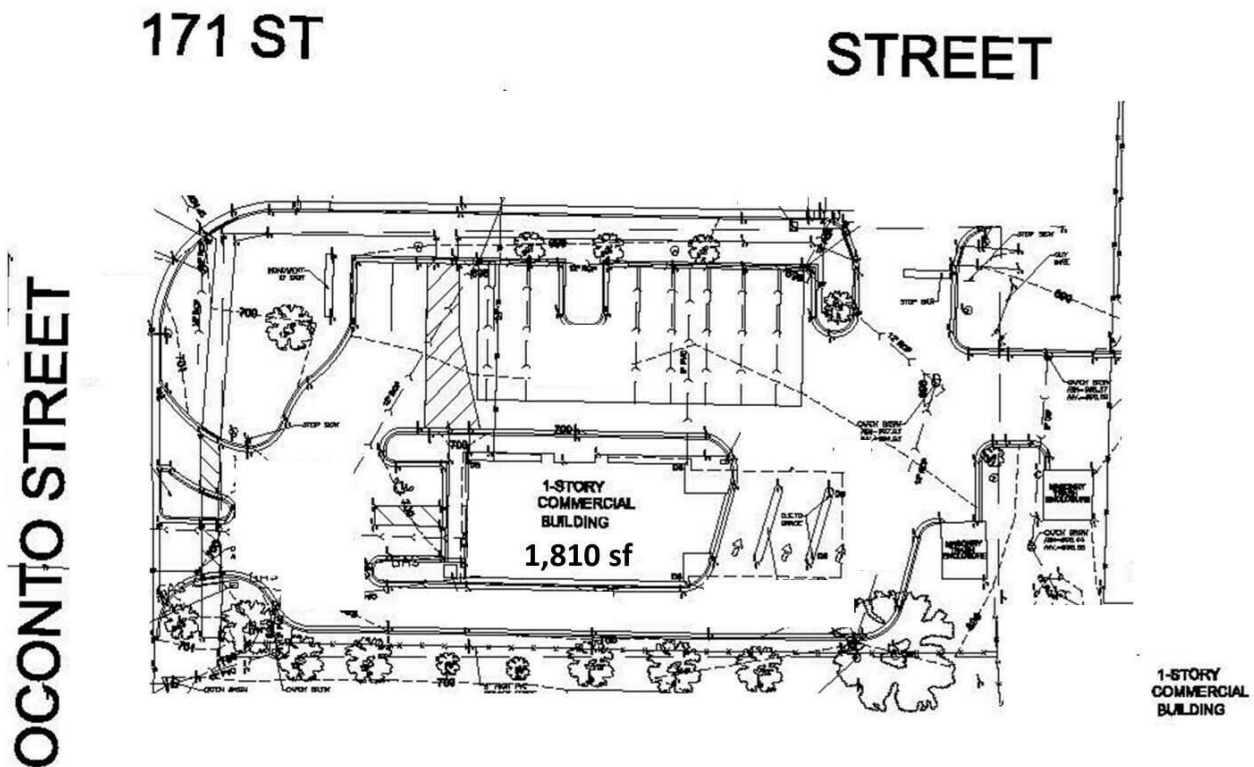
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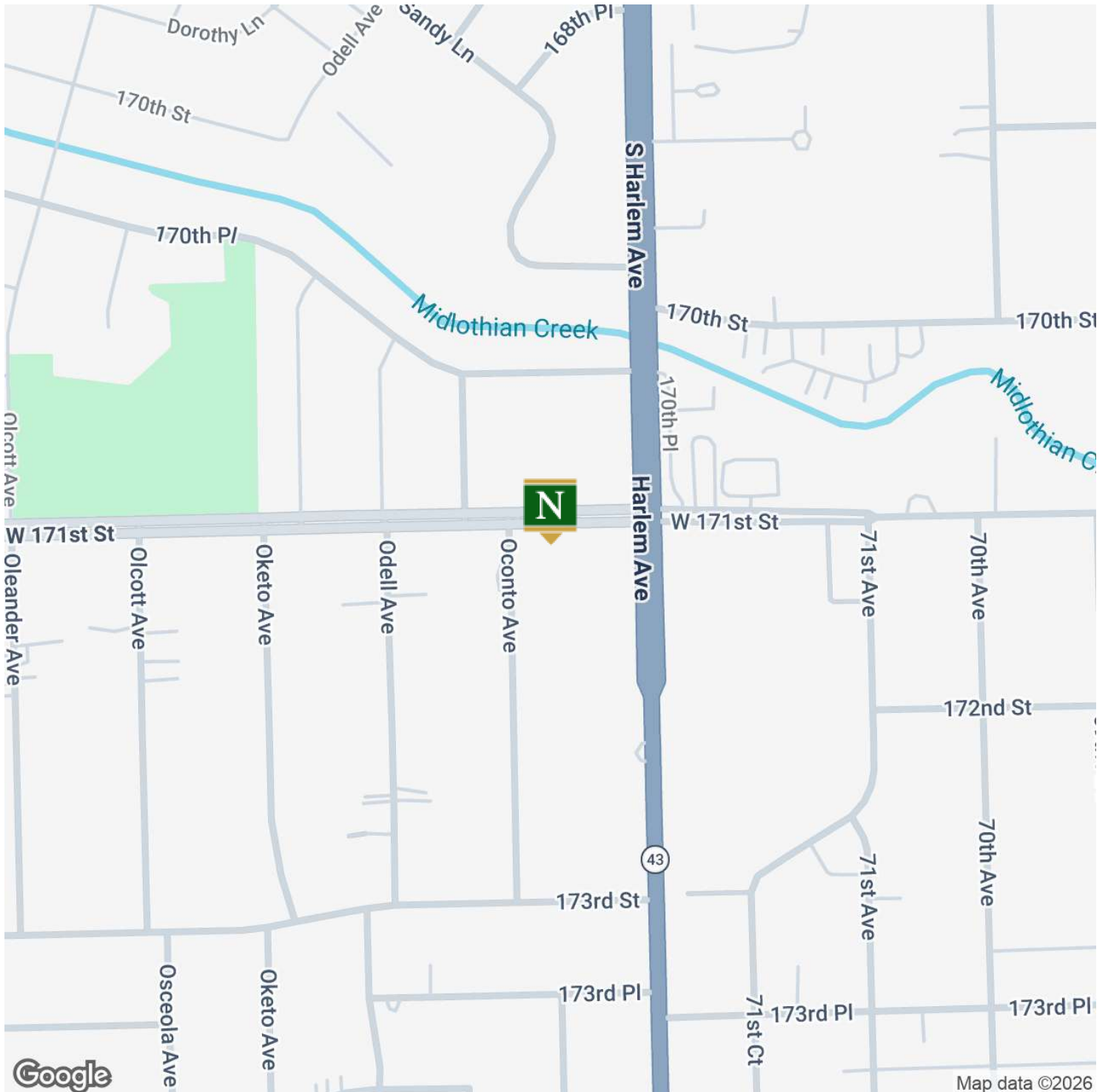
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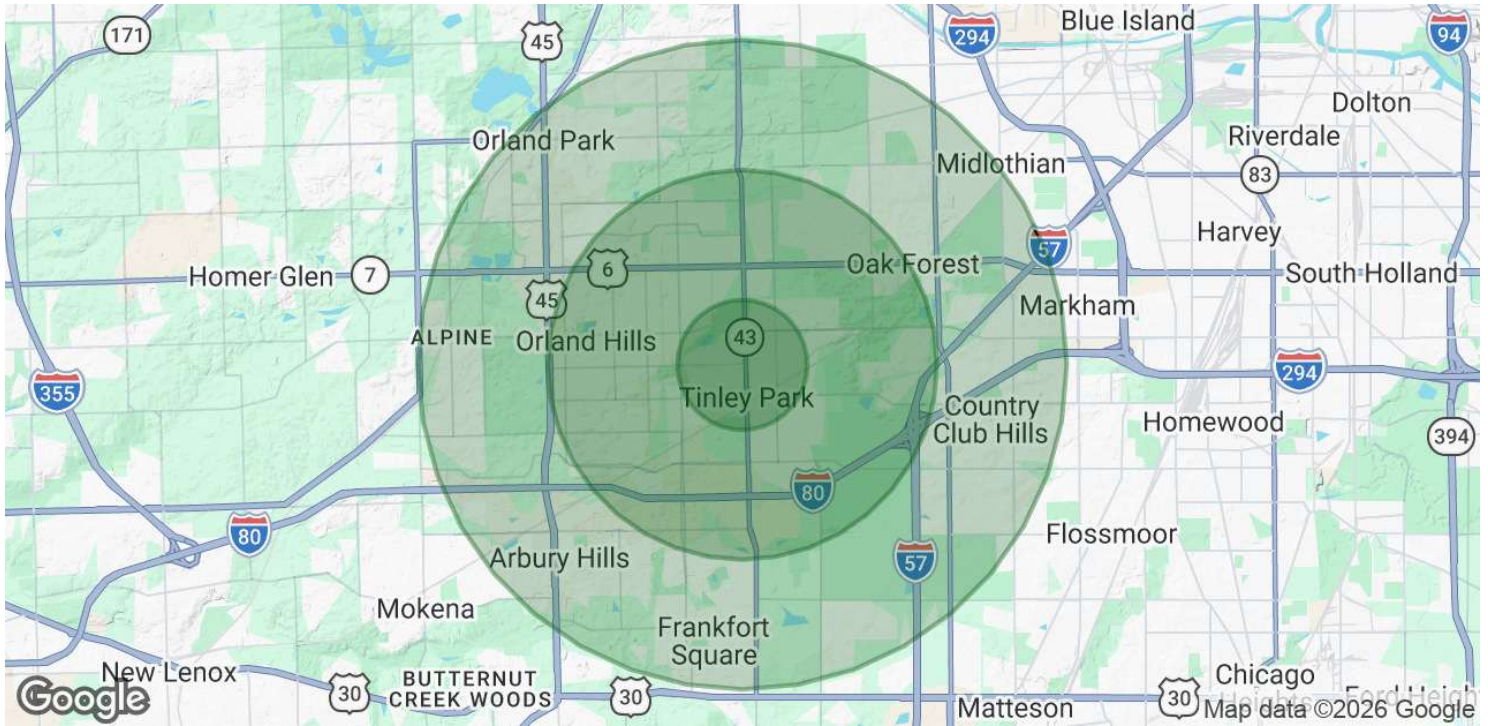
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	12,222	84,806	193,895
Average Age	41.5	43.3	43.2
Average Age (Male)	37.3	39.8	40.7
Average Age (Female)	44.0	45.9	45.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	4,980	33,517	74,327
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$113,417	\$118,716	\$119,421
Average House Value	\$266,591	\$293,394	\$292,979

2023 American Community Survey (ACS)

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