

# 17100 South Park Avenue

SOUTH HOLLAND, IL



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
580 Duane St  
Glen Ellyn, IL 60137

*PRESENTED BY:*

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17100 SOUTH PARK AVENUE

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

LEASE SPACES

PHOTOS

# Property Summary



## PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime South Holland property. Boasting a strategic location with high visibility and accessibility, the property offers an ideal setting for businesses to flourish. With ample parking and a well-maintained exterior, the property presents a professional and inviting image to potential customers. The versatile interior layout provides the perfect canvas for customization to suit a variety of business needs. Additionally, the surrounding landscaping and outdoor space create an inviting atmosphere for patrons. Don't miss the chance to establish your business in this prominent location, equipped with the key features to support your success.

## PROPERTY HIGHLIGHTS

- Competitive Lease Terms — Ideal for new concepts, relocations, or multi-unit operators.
- Strong Local Demand — Surrounded by established neighborhoods, schools, and community amenities.
- Ample Parking — 2.5 spaces per 1,000 SF, providing easy customer access.
- High Visibility — Prominent frontage along S Park Ave with pylon and building signage options.
- Flexible Configurations — 17102 and 17104 can be combined for a single 2,280 SF space, ideal for tenants needing a larger, contiguous layout.

## OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Number of Units:	8
Available SF:	3,420 SF
Lot Size:	0.81 Acres
Building Size:	10,014 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	264	808	3,109
Total Population	730	2,162	8,273
Average HH Income	\$95,771	\$98,010	\$95,553



# Property Details

Lease Rate

**\$20 SF/YR**

## PROPERTY INFORMATION

Property Type Retail

Property Subtype Street Retail

Lot Size 0.81 Acres

APN # 29271070320000;  
29271010230000

## LOCATION INFORMATION

Street Address 17100 South Park Avenue

City, State, Zip South Holland, IL 60473

County Cook

## BUILDING INFORMATION

Building Size 10,014 SF

Tenancy Multiple

Number of Floors 1

Year Built 2000

## PARKING & TRANSPORTATION

Parking Type Surface



# Lease Spaces



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,140 SF	Lease Rate:	\$20 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
17102	-	1,140 SF	Modified Gross	\$20.00 SF/yr
17104	Available	1,140 SF	Modified Gross	\$20.00 SF/yr
17114	Available	1,140 SF	Modified Gross	\$20.00 SF/yr



# Photos



17100 SOUTH PARK AVENUE

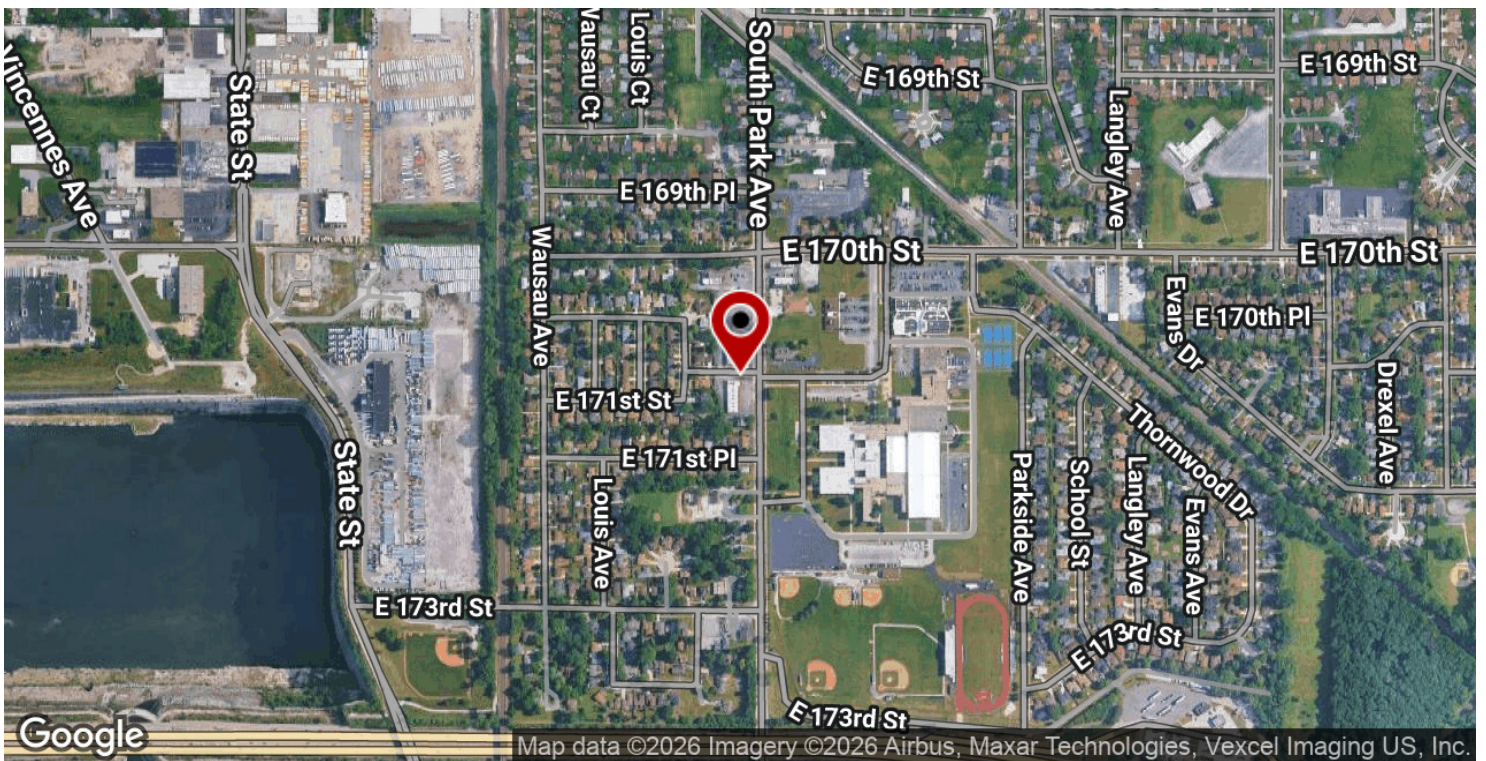
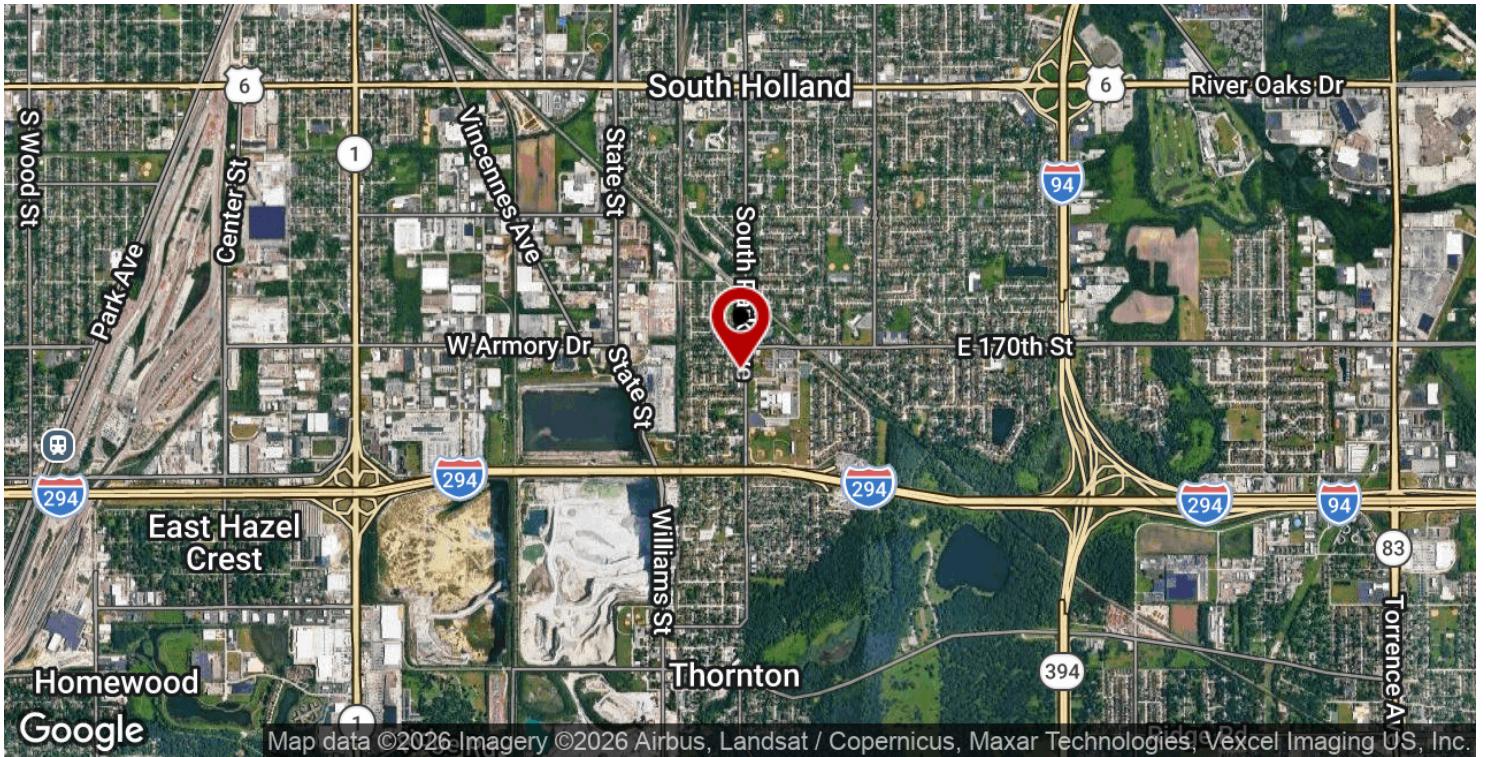
# LOCATION INFORMATION

# 2

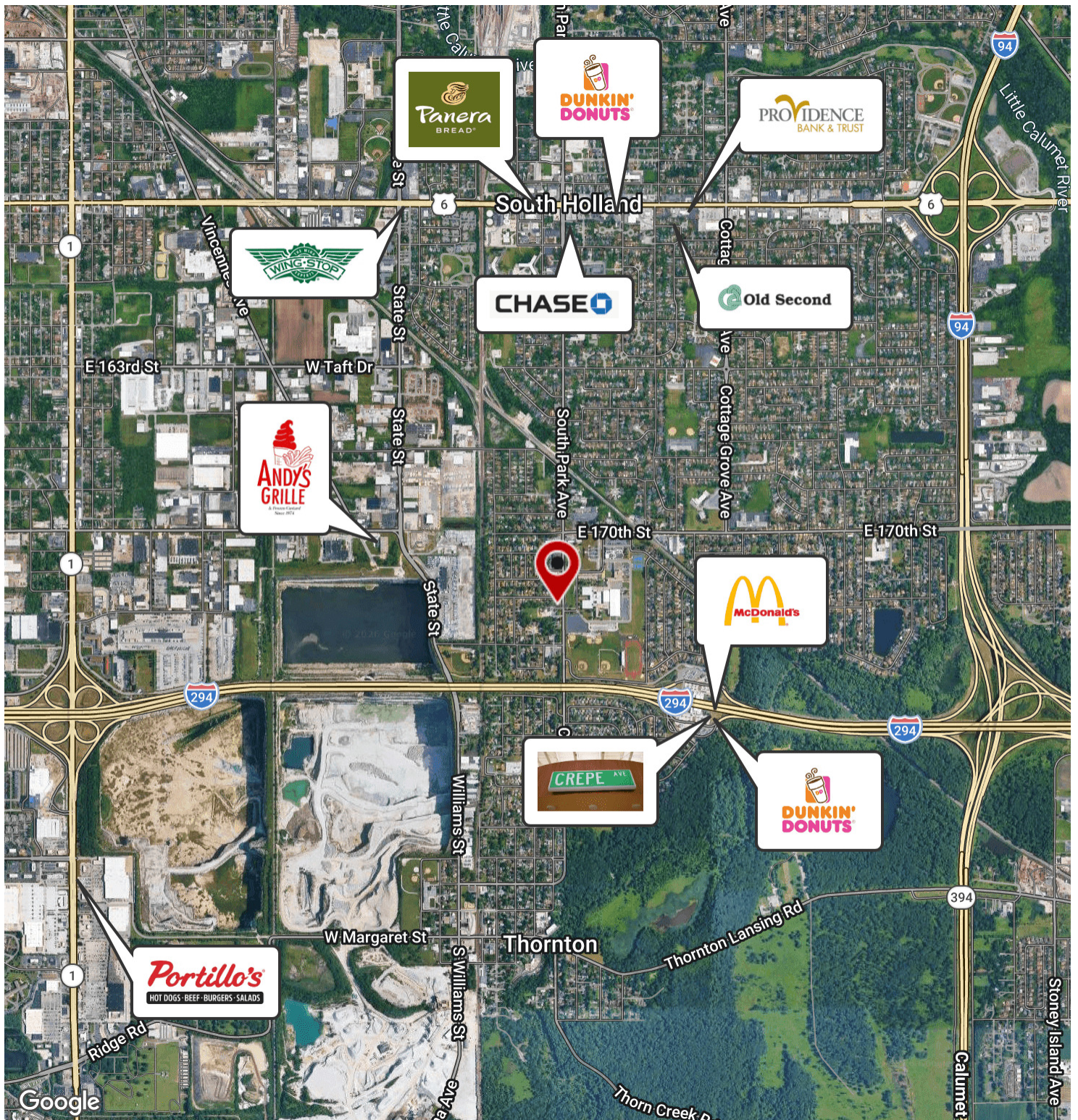
LOCATION MAP

RETAILER MAP

# Location Map



# Retailer Map



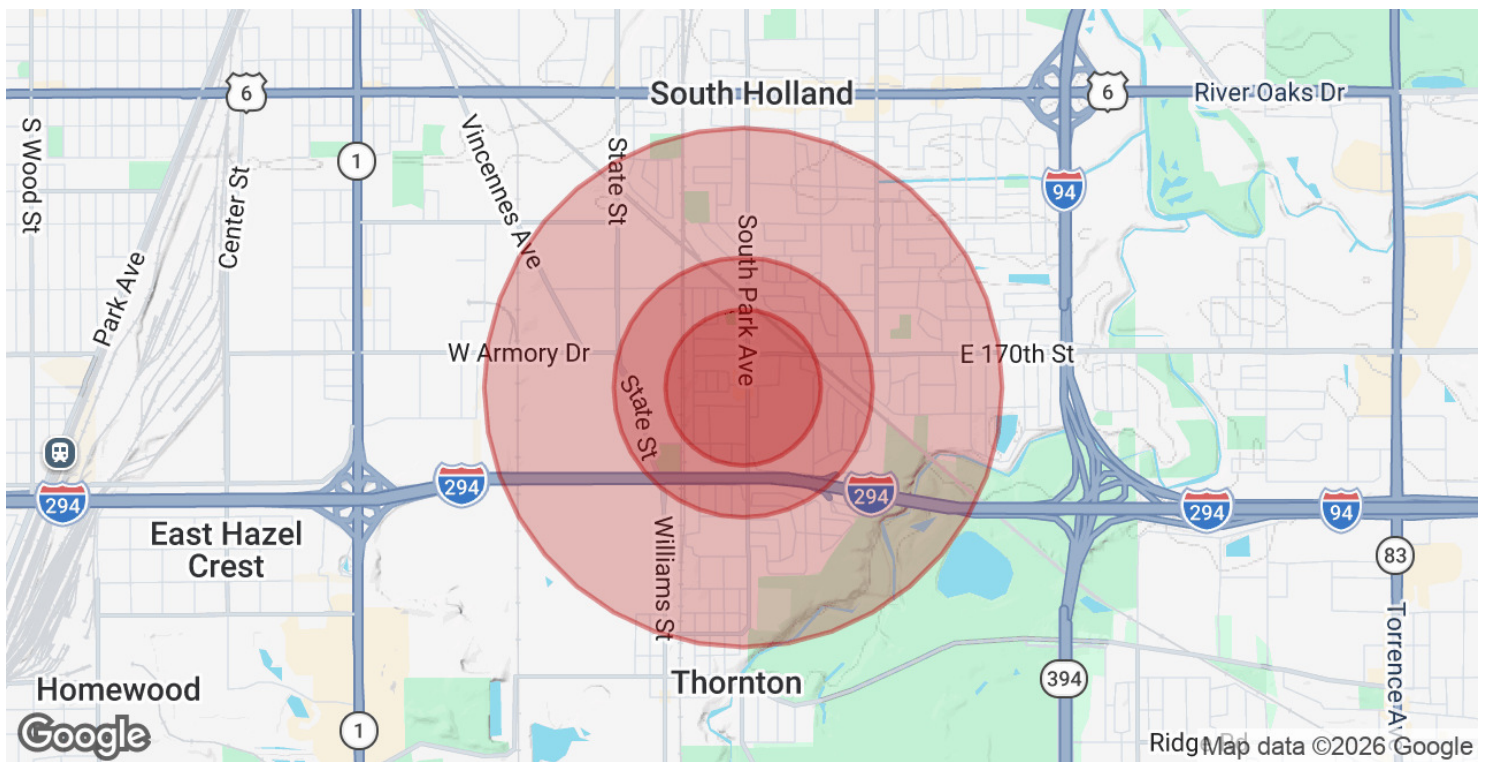
17100 SOUTH PARK AVENUE

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	730	2,162	8,273
Average Age	42	43	44
Average Age (Male)	41	42	42
Average Age (Female)	43	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	264	808	3,109
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$95,771	\$98,010	\$95,553
Average House Value	\$180,825	\$196,039	\$200,519

2020 American Community Survey (ACS)



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# ADDITIONAL INFORMATION

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SITE PLANS

# Site Plans

