



ILLUSTRATIVE CONCEPTUAL RENDERING – COMMERCIAL / MIXED-USE DEVELOPMENT, FOR ILLUSTRATIVE PURPOSES ONLY

1041 & 1043 S. LA GRANGE RD. / 1046 & 1050 6TH AVE. ASSEMBLAGE

A Versatile ±0.86-Acre Redevelopment Site on South La Grange Road

±0.86 AC SITE AREA	\$2,700,000 ASKING PRICE	4 PARCELS	24,400 VEHICLES / DAY
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Four contiguous parcels – 1041 & 1043 S. La Grange Rd. and 1046 & 1050 6th Ave. – are offered together as an assembled redevelopment site on South La Grange Road. The corridor is addressed in the Village of La Grange's South La Grange Road Corridor Plan, an advisory planning document prepared with CMAP and presented to the Village Board on July 13, 2026; the Plan has not been formally adopted. The Plan discusses a site design guideline calling for parking to be sited at the side or rear of the building – a standard a single one of the four parcels would likely be unable to meet on its own. The assembled site's parking layout, as engineered, is consistent with that discussion.

REDEVELOPMENT FLEXIBILITY – MULTIPLE PATHS, ONE SITE

Commercial / Retail – Engineered 7,200 SF commercial building, flexible for a single user or 2–3 smaller retail spaces, with parking per Jacob & Hefner Concept Site Plan 3 (see reverse). Site plan not yet reviewed by the Village.	Drive-Thru – Compact Alternative ±3,000 SF footprint sized to accommodate a drive-thru lane on a reduced, unengineered site plan. Would require a Special Use Permit.	Mixed-Use Illustrative mixed-use redevelopment concept featuring ground floor commercial with residential above, consistent with concepts discussed in the Village's advisory South La Grange Rd Corridor Plan.
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Development Program

Illustrative program – mixed-use concept, subject to Village entitlement and engineering confirmation

SITE SUMMARY	
Site Area	±0.86 Acres
Frontage	La Grange Rd. & 6th Ave.
Commercial	7,200 SF
Residential	12 Units
Unit Mix	2BR / 2BA
Parking	44 Spaces*
Stories	3
Traffic Count	24,400 VPD
Status	Fully Assembled

**Per the engineer's Site Data Table (42 standard + 2 ADA); a manual count of the drawing suggests approximately 41 – final stall count to be confirmed with Jacob & Hefner Associates.*

This is one illustrative development concept, not a Village-approved plan. The assemblage also supports a single-tenant commercial or drive-thru concept on a smaller footprint. The site plan has not been reviewed by the Village, including as to a possible platted alley the layout crosses (see reverse). All figures are preliminary and subject to Village entitlement, survey, and engineering confirmation.

This brochure is provided for discussion purposes only and does not constitute an offer. All information is derived from sources believed reliable but is not warranted and is subject to buyer's independent verification and due diligence, including zoning, entitlements, survey, and construction costs. The South La Grange Road Corridor Plan referenced herein is an advisory document that has not been formally adopted by the Village of La Grange. © 2026. Prepared by Michelle Falesch, Broker, Keller Williams Infinity.