

FOR SALE

Retail Land Parcel Facing the Hilton Garden Inn LaGrange

18335 S. LAGRANGE ROAD

Tinley Park, IL 60487

PRESENTED BY:

RONALD WEISSENHOFER

Phone: 630.712.2573

ronald.weissenhofer@svn.com

LaGrange Rd 42,400 VPD

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	1.81 Acres
PRICE / ACRE:	\$414,365
ZONING:	B-3
TRAFFIC COUNT:	42,000
APN:	19-09-04-201-002

PROPERTY OVERVIEW

Unlock the potential of this exceptional 1.81-acre parcel located directly in front of the Hilton Garden Inn, along a bustling north-south thoroughfare. Situated just north of Route 80, this property benefits from high visibility and heavy traffic, making it an ideal location for commercial development or investment.

PROPERTY HIGHLIGHTS

- High Traffic Location: Strategically positioned on LaGrange Rd, ensuring maximum exposure for your business.
- Proximity to Major Routes: Easy access to Route 80 enhances connectivity and convenience for customers.
- Versatile Zoning Opportunities: Suitable for a variety of commercial uses, perfect for retail, hospitality, or office space.
- This area of Tinley Park is currently being developed. (Marriott Hotel, Carwash, Gas Station Restaurant)

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ADDITIONAL PHOTOS



RONALD WEISSENHOFER

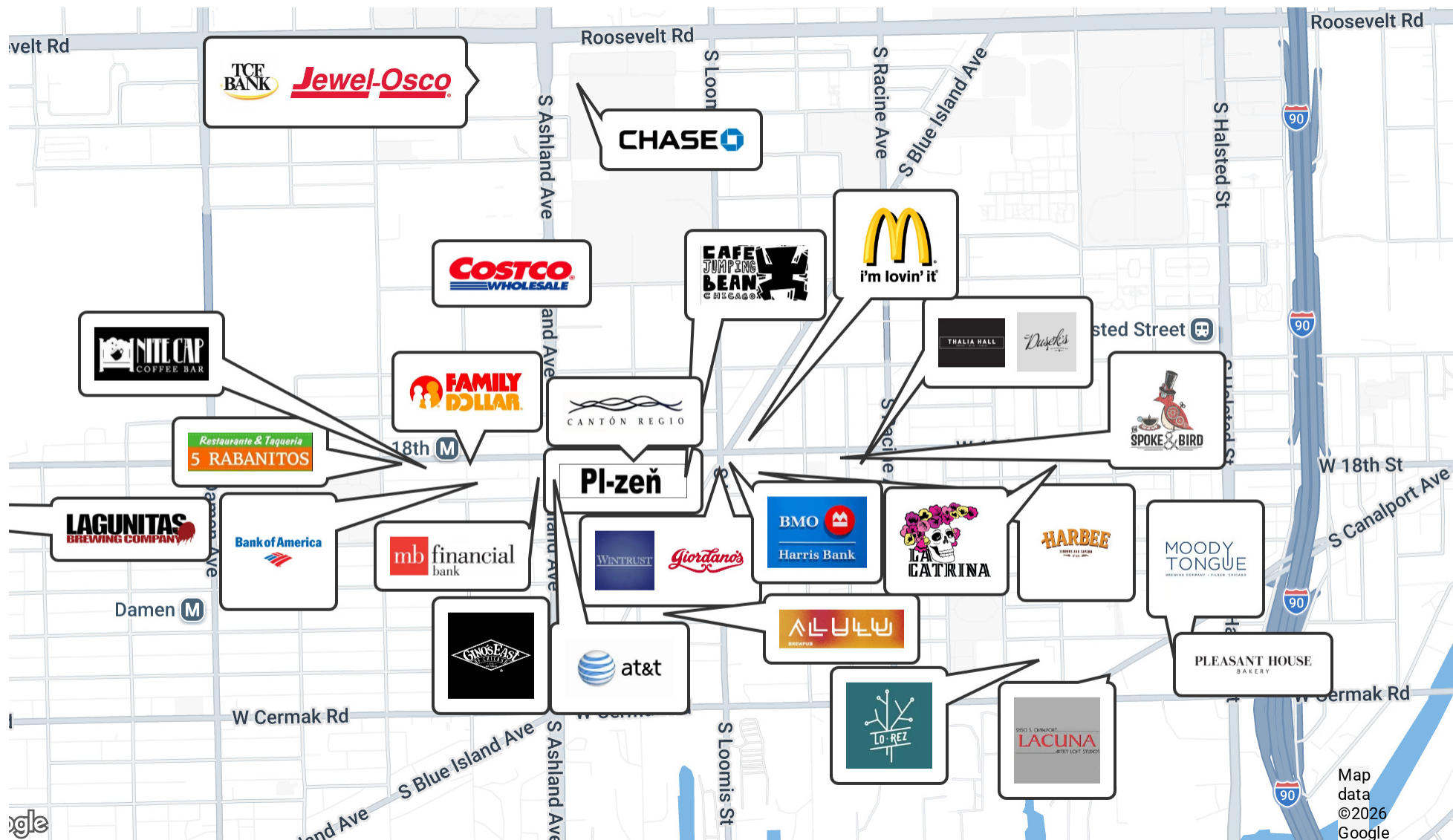
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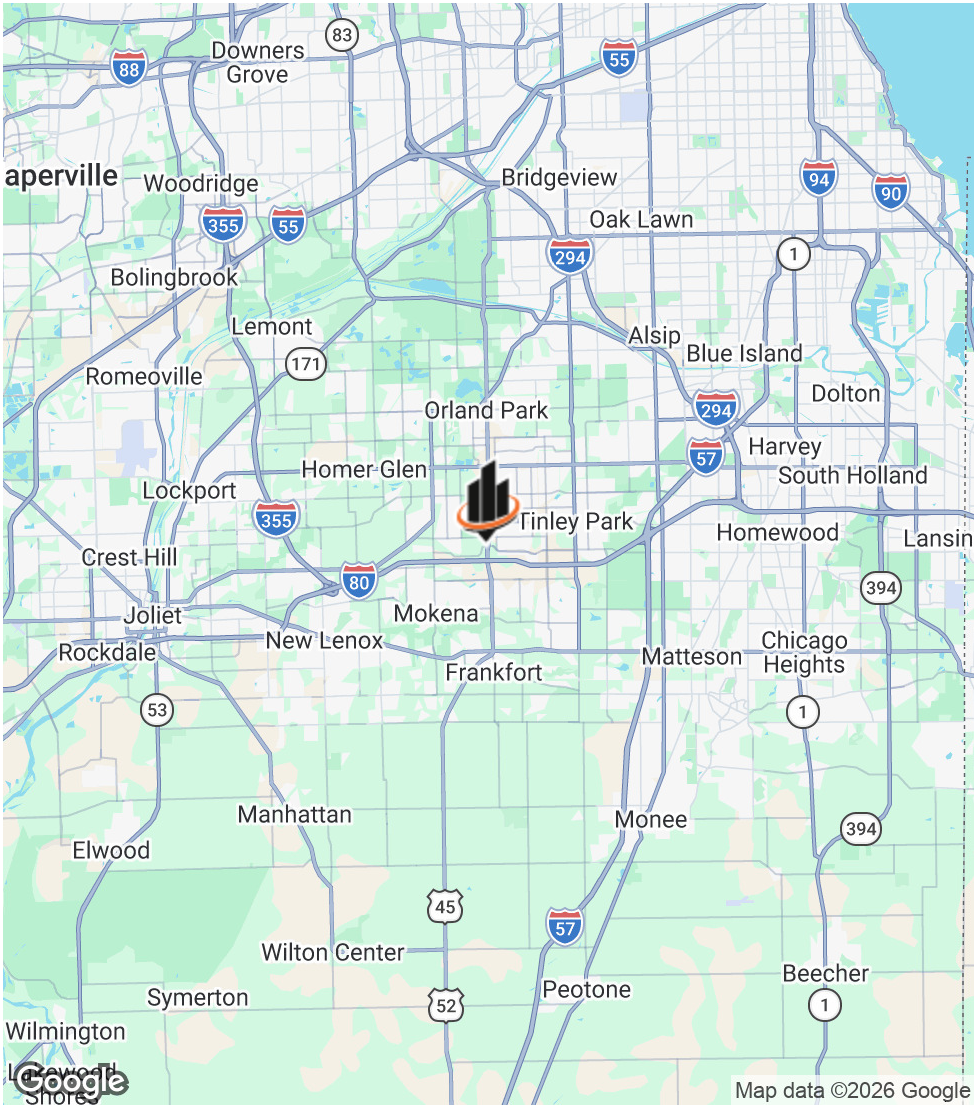
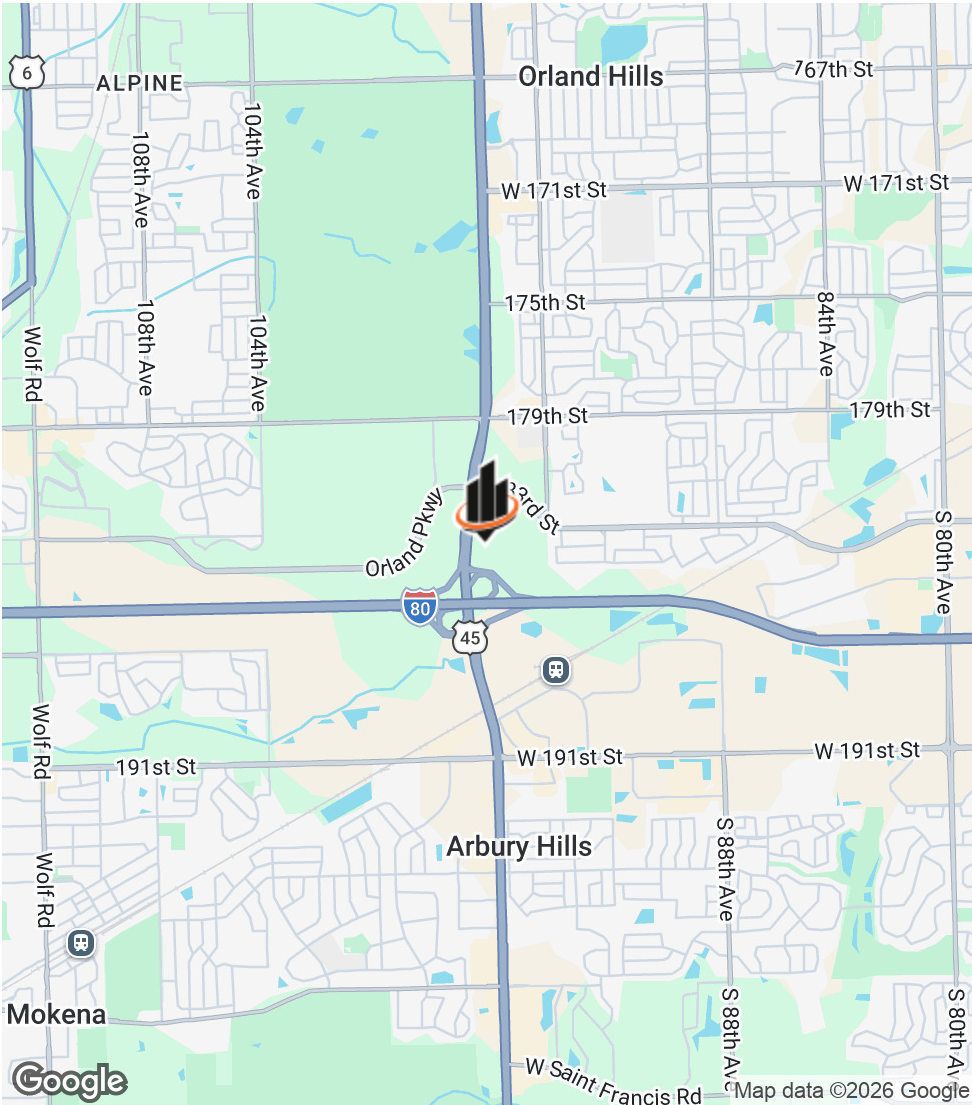
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LOCATION MAPS



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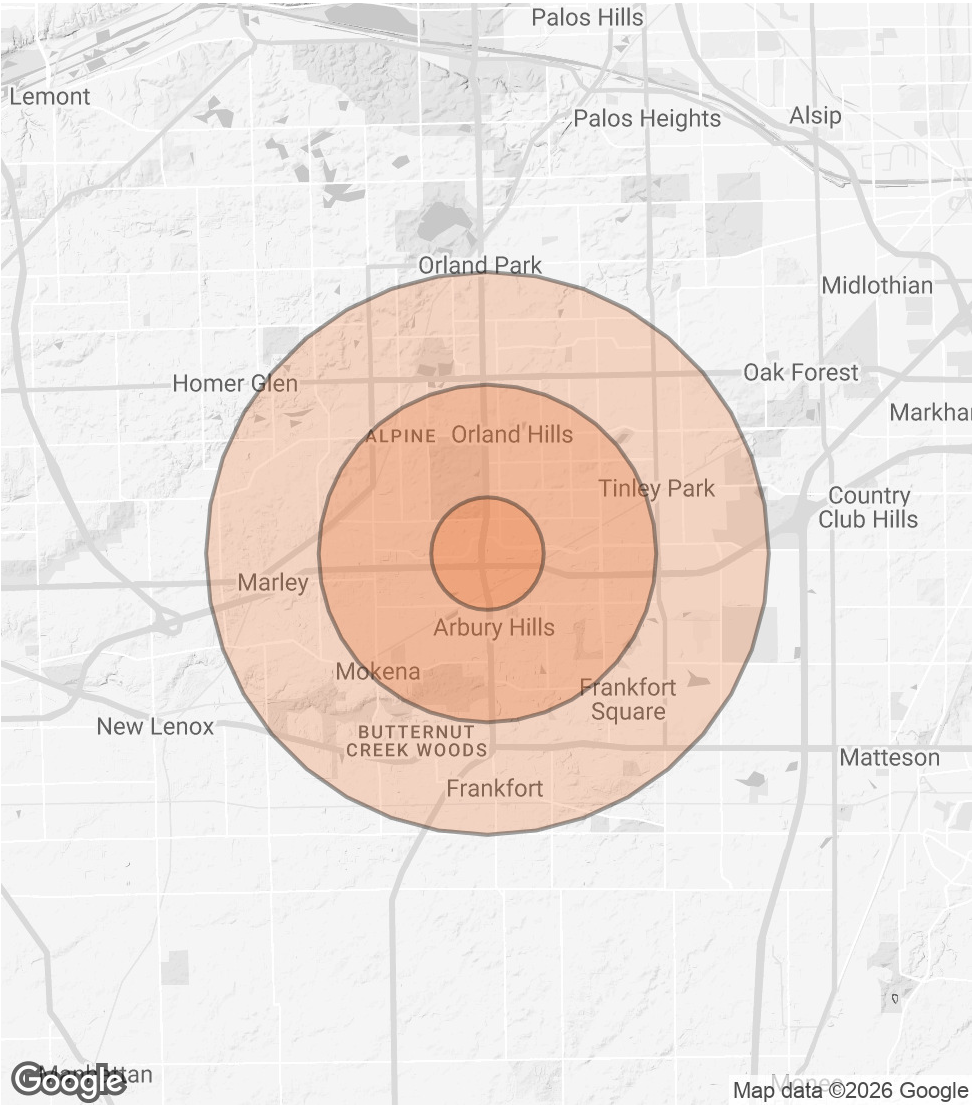
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,424	64,184	159,602
AVERAGE AGE	45.3	45.1	44.0
AVERAGE AGE (MALE)	43.2	43.1	41.5
AVERAGE AGE (FEMALE)	47.2	46.5	45.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,628	24,182	60,643
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$147,557	\$143,485	\$132,605
AVERAGE HOUSE VALUE	\$370,401	\$353,283	\$344,969

2023 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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