

RIGHTON PARK OPPORTUNITY

CURRENTLY USED AS A CHURCH ON 3.5 ACRES WITH REDEVELOPMENT POTENTIAL

4100 Maple Avenue Richton Park, IL 60471



SALE PRICE

\$575,000

Nicholas Smith
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FOR SALE

RIGHTON PARK OPPORTUNITY

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 4100 Maple Avenue, Richton Park, IL, 60471. This exceptional property boasts an ideal location in the Richton Park area. Currently a Church, this property can be a perfect location for an investor with a vision to repurpose or redevelop the space. With its versatile layout and ample space, this property offers endless potential for a variety of uses. Modern amenities and abundant parking add to the allure of this distinctive space. Don't miss the chance to transform this property into a thriving hub for your special purpose needs. A rare find in a sought-after location, this property is poised to elevate your vision to new heights.

OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	3.5 ACRES
Building Size:	9,385 SF

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	53,798	179,664	700,343
Total Population	142,901	474,726	1,837,721
Average HH Income	\$97,758	\$108,555	\$98,094

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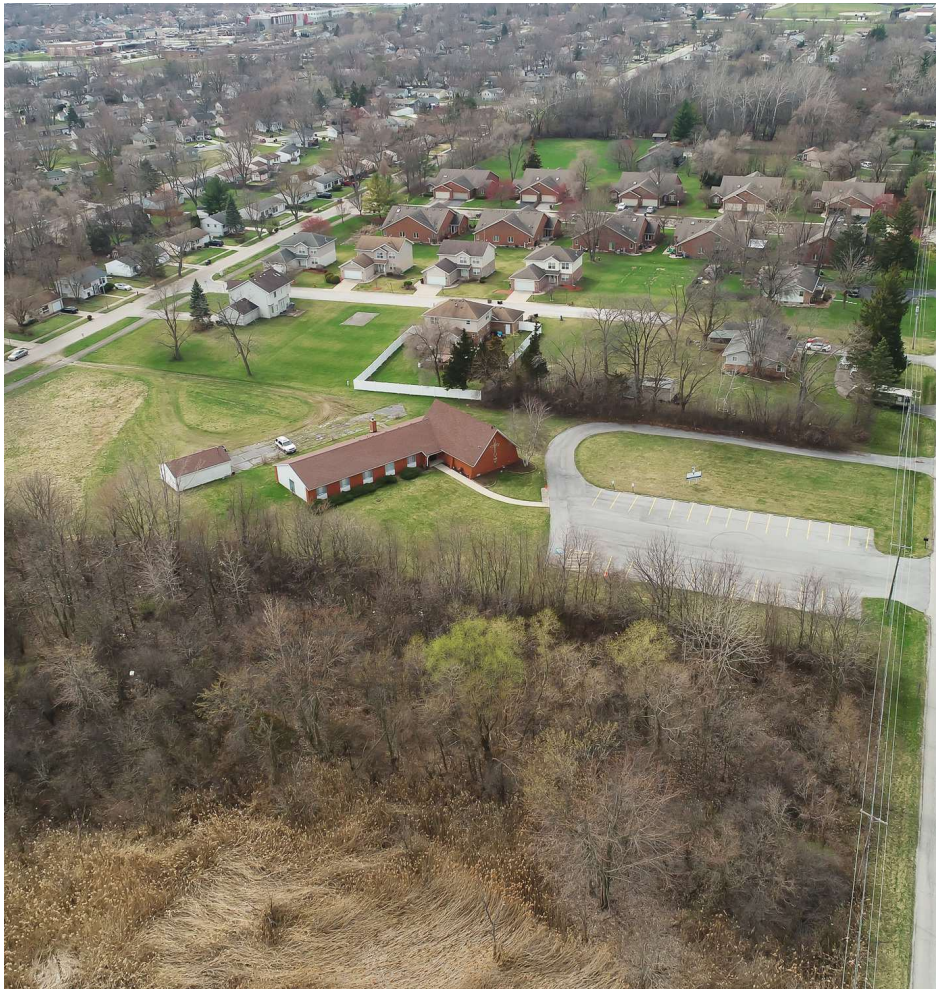


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LOCATION DESCRIPTION

Discover the vibrant community surrounding this property in Richton Park, IL. Boasting a rich tapestry of nearby attractions, including the Richton Park Public Library, Sauk Trail Woods, and the nearby amphitheater at Governors State University, this location offers abundant opportunities for community engagement and enrichment. Plus, with convenient access to local dining and shopping options, as well as close proximity to major transportation routes, this area provides the perfect setting for a special purpose use or redevelopment. Embrace the potential of this dynamic location, where the spirit of community thrives.

Richton Park is an emerging suburban hub located just 30 miles south of downtown Chicago, making it a prime location for commercial real estate investors looking for strong growth potential, accessibility, and an expanding local economy. The village offers a unique blend of established infrastructure, affordable commercial property prices, and a growing population, all of which make it an attractive market for investment.

Visit the City of Richton Park site here: <https://www.richtonpark.org/>

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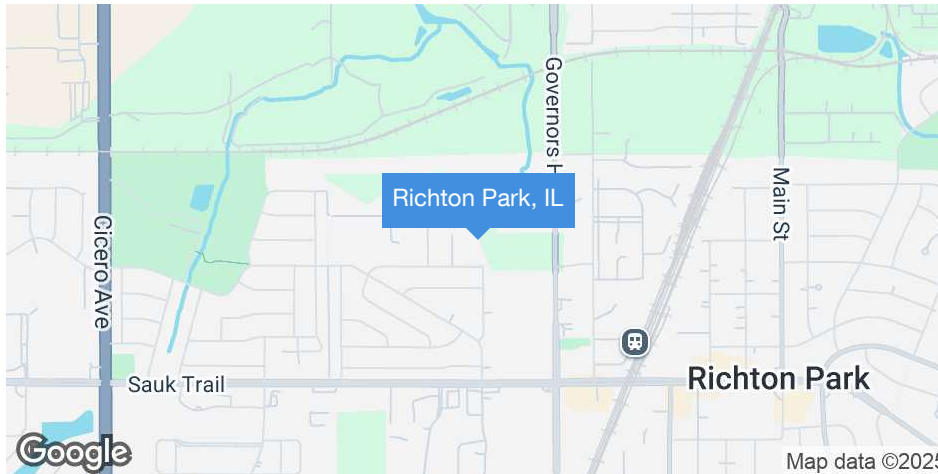


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LOCATION INFO

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WHY CHOOSE THIS LOCATION?

- **Strategic Location with Easy Access to Major Highways:** Richton Park sits at the intersection of major highways, including I-57 and I-80, which provides excellent connectivity to the greater Chicago metropolitan area and beyond. This makes the area ideal for businesses looking to expand their footprint or for companies that require efficient transportation routes. The proximity to Chicago allows for easy access to a vast customer base while benefiting from lower operating costs typical of suburban markets.
- **Richton Park is seeing a push towards economic revitalization,** with investments in infrastructure, local business incentives, and community development projects. The local government is focused on attracting new businesses and fostering a pro-business environment, creating an ideal setting for commercial investment. This growth is expected to drive demand for retail, office, and industrial spaces in the area.
- **Expanding Residential Market:** With the area's growing population and a steady demand for housing, commercial real estate investors have an opportunity to cater to the increasing number of residents who will need services, shopping, and business amenities. As the residential market strengthens, retail and service-based businesses will see a boost in customer traffic, making it a promising market for commercial development.
- **The location boasts a mix of small businesses, light manufacturing, and retail establishments,** providing a diverse commercial ecosystem. The community's economic base is also bolstered by its proximity to nearby industrial zones and corporate headquarters in the greater Chicago area. This creates a dynamic environment where businesses of all types can thrive.
- **The village has several areas zoned for commercial development,** with ongoing projects and opportunities for new retail, office, and industrial spaces. This means that commercial property investors can expect to see continued growth, making it a great area to consider for long-term investment. As Richton Park's commercial base expands, property values are likely to increase, providing a solid return on investment.

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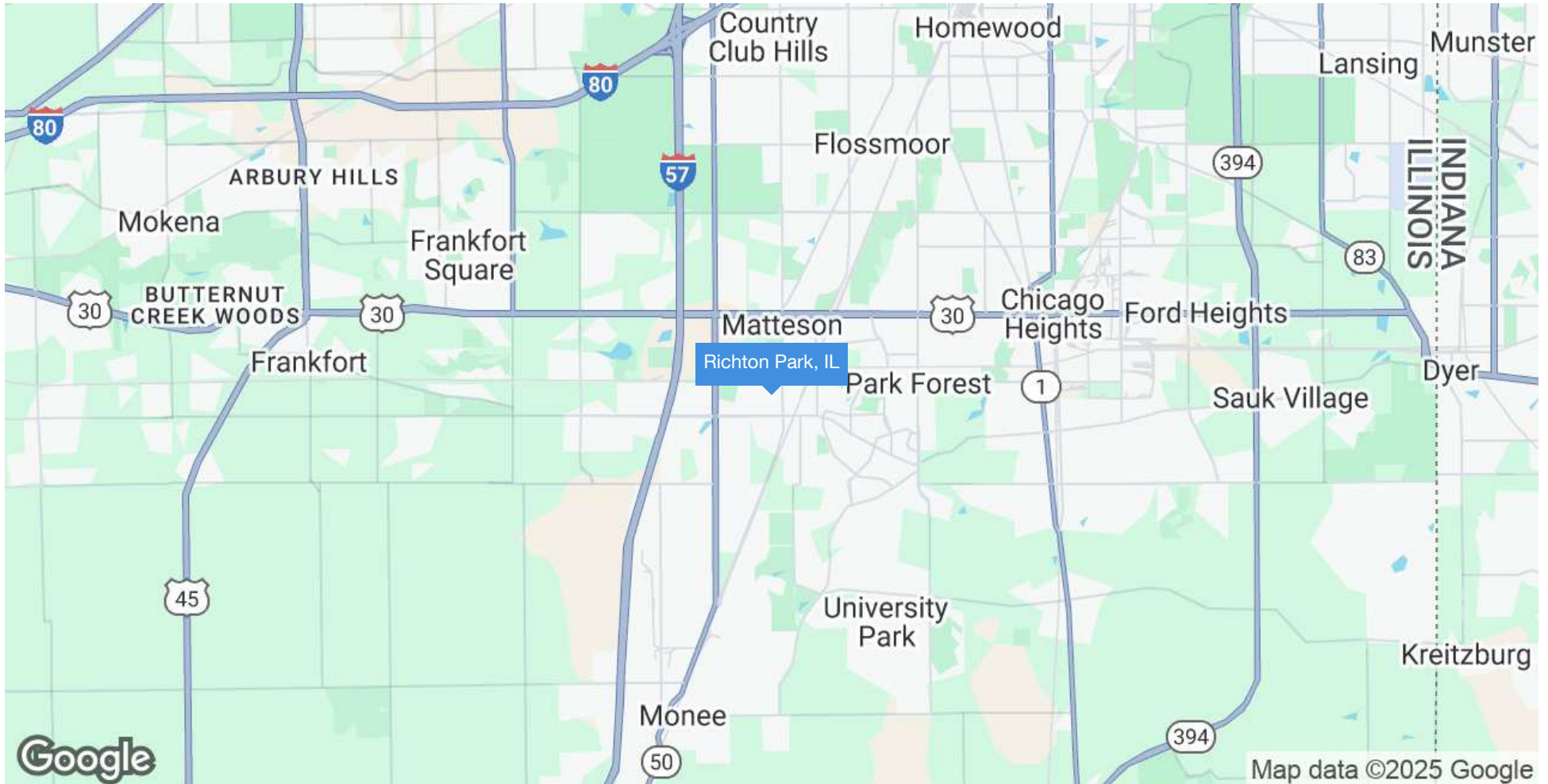


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REGIONAL MAP

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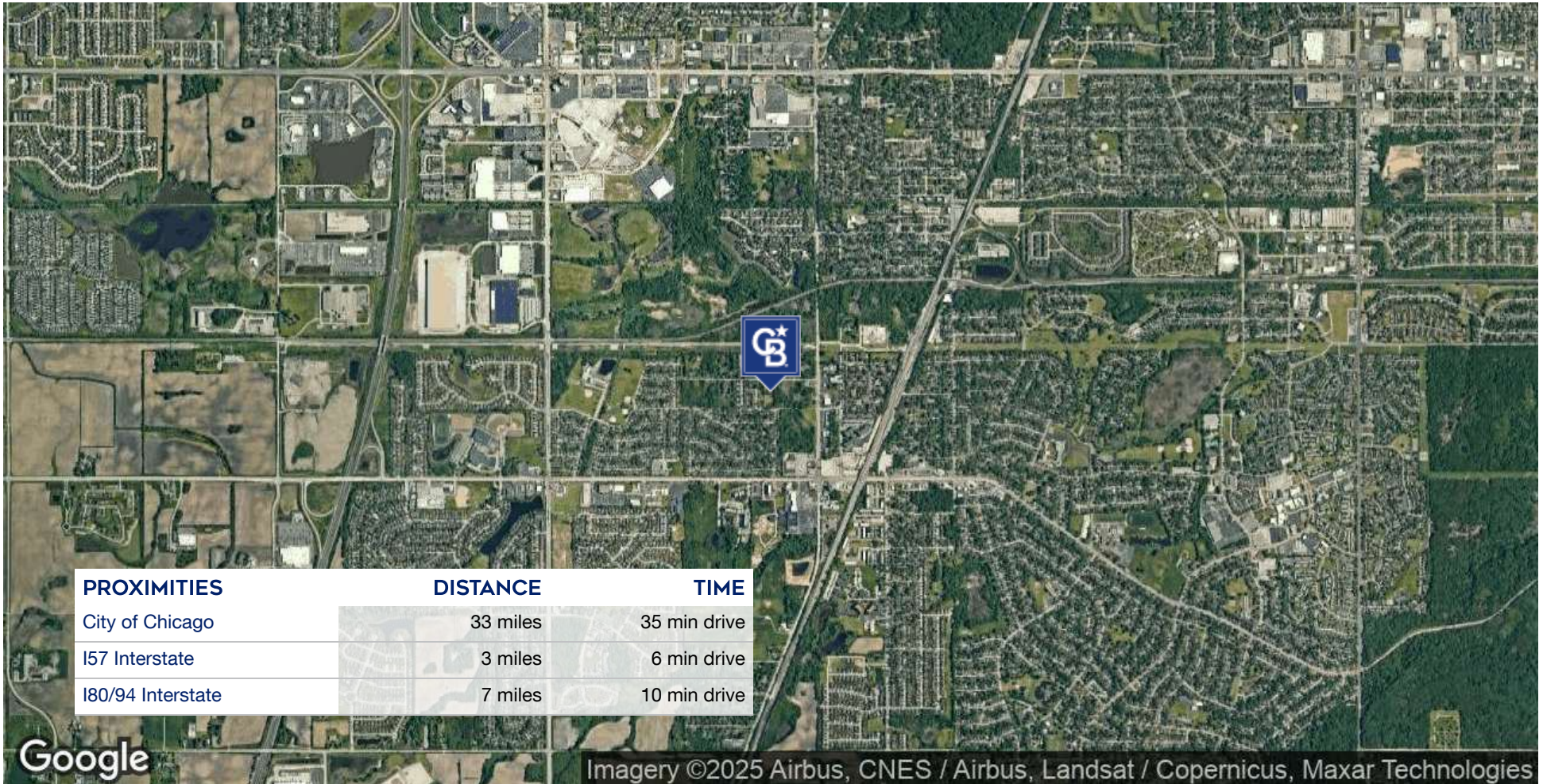


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AERIAL MAP

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NEARBY RETAILERS

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DEMOGRAPHICS

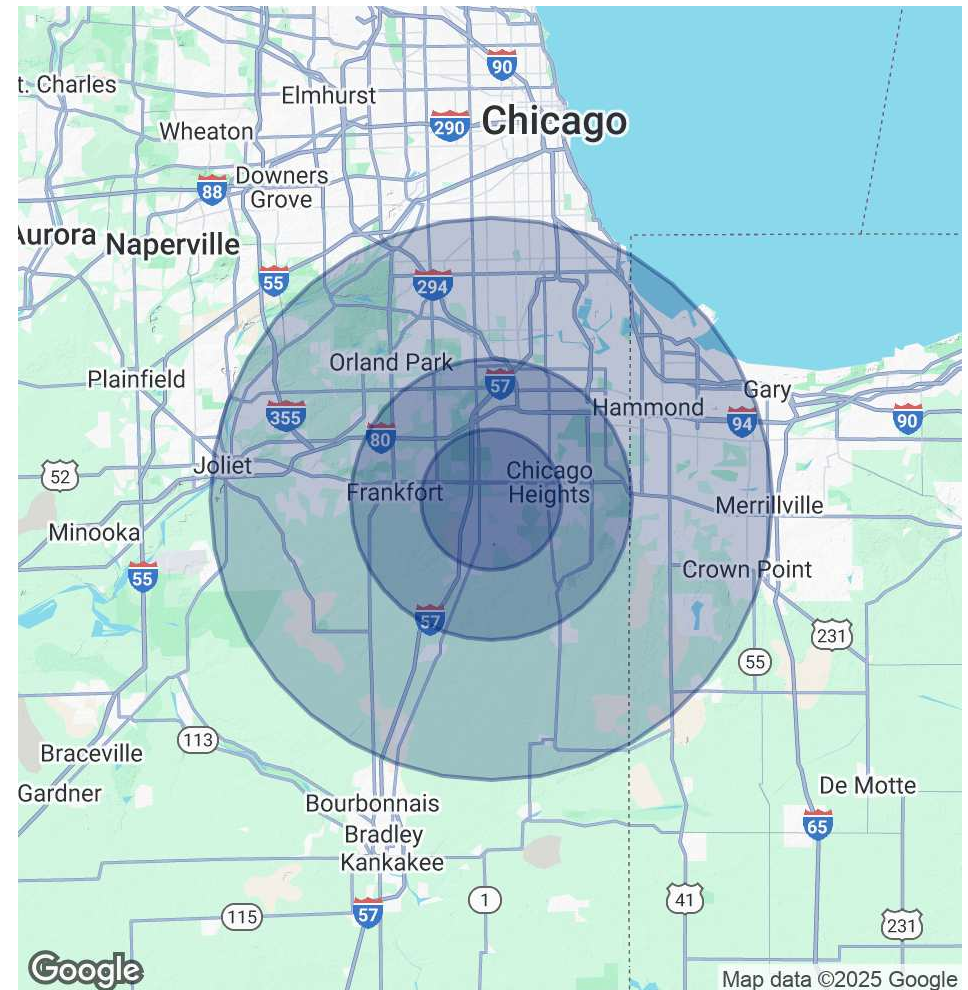
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	142,901	474,726	1,837,721
Average Age	41	42	41
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	53,798	179,664	700,343
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$97,758	\$108,555	\$98,094
Average House Value	\$217,094	\$264,043	\$266,351

Demographics data derived from AlphaMap



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AREA ANALYTICS

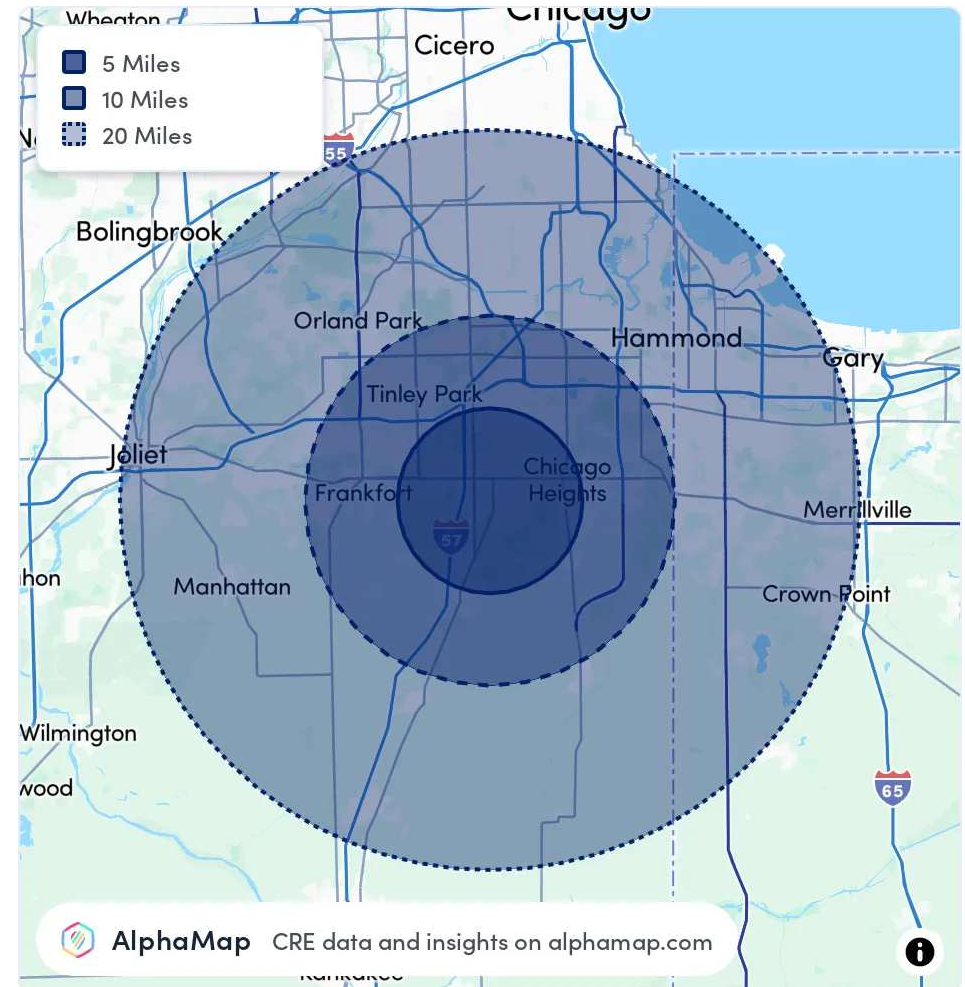
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Average House Value	\$217,094	\$264,043	\$266,351
Per Capita Income	\$36,206	\$41,751	\$37,728

Map and demographics data derived from AlphaMap



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EXTERIOR

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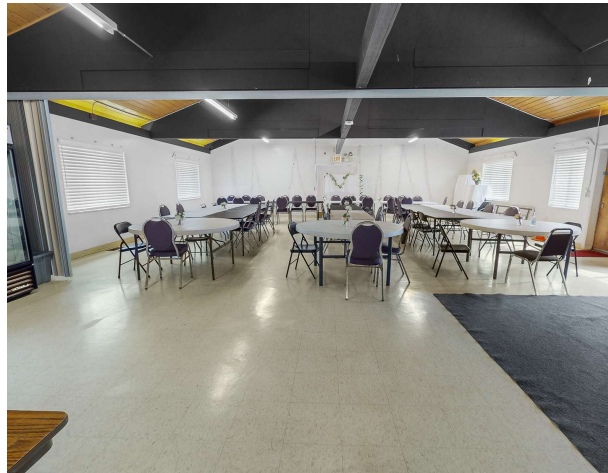
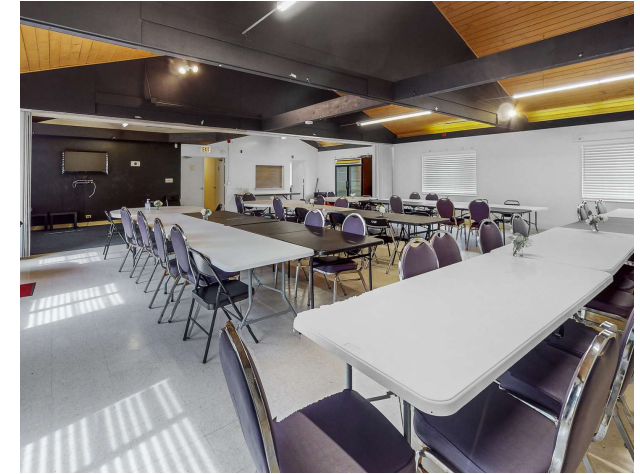


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INTERIOR

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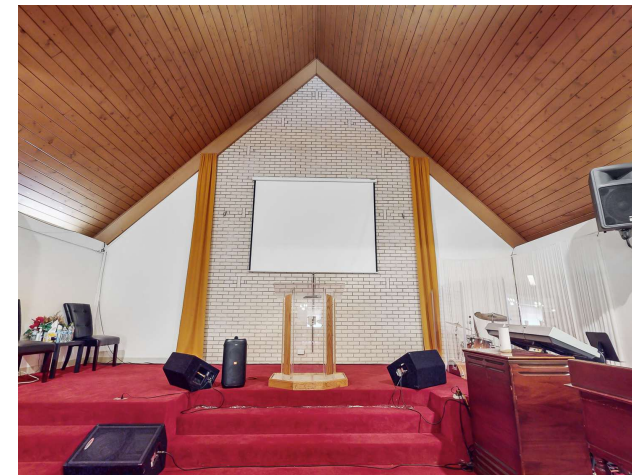


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