

OFFERING MEMORANDUM

9312 W 143rd Street

Orland Park, Illinois

Premier Outlot Development Opportunity

 **BUILD HOLDING COMPANY**

 STOREBUILD  MEDBUILD

±4.81 Acres

Up to 4 Available Outlots



Executive Summary

Build Holding Company is pleased to present a ±4.81-acre outlot development opportunity at the signalized northwest corner of 143rd Street and John Humphrey Drive in Orland Park — one of Chicago's most affluent and established southwest-suburban retail corridors.

63,400

VEHICLES PER DAY (COMBINED)*

\$112K+

AVG 5-MI HOUSEHOLD INCOME

169K+

5-MILE POPULATION

THE SITE

- ±4.81 acres of developable outlots
- Flexible site plan options
- Shared on-site stormwater detention
- Ground Lease or Build-to-Suit

THE LOCATION

- Signalized NW corner of 143rd & John Humphrey
- Visibility on 143rd Street and LaGrange Road
- Adjacent to Mariano's & Orland Park Crossing
- UChicago Medicine less than ½ mile away
- 232-unit Residences at Orland Park Crossing behind site

THE TRADE AREA

- LaGrange Rd — primary SW-suburban retail corridor
- Minutes from Downtown Orland Park Triangle, Orland Square Mall, Target, Whole Foods, Lifetime Fitness & Metra
- Surrounded by regional anchors and dense daytime traffic

DEAL STRUCTURE

Ground Lease • Build-to-Suit • Pricing available upon request

*At the intersection of LaGrange Rd & 143rd St.

Property Snapshot

ADDRESS

9312 W 143rd Street

Orland Park, IL 60462

TOTAL SITE

±4.81 Acres

Hard-corner outlots

INTERSECTION

143rd & John Humphrey Dr

Signalized hard corner

NEARBY ANCHORS

Mariano's

UChicago Medicine, Orland Park Crossing

ZONING

VCD

Village Center District

AVAILABILITY

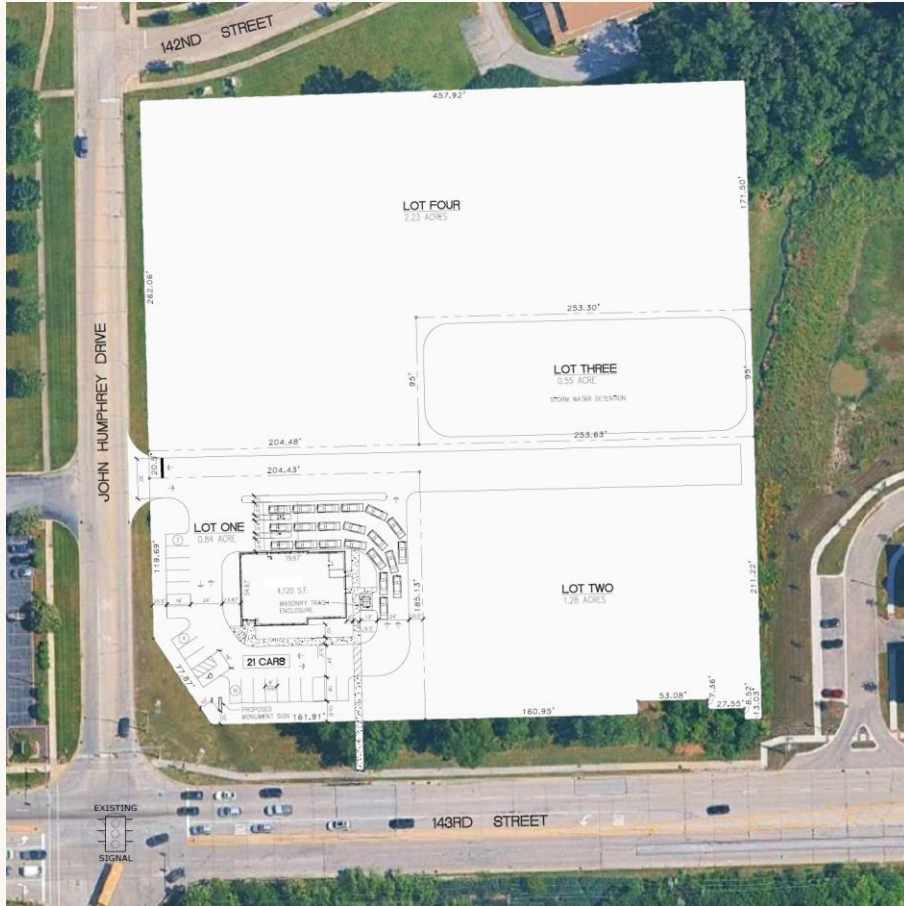
Up to 4 Outlots

GL or BTS

Strategically positioned at one of Orland Park's premier retail intersections, this assemblage offers national tenants a rare opportunity to plant a flag in an established, high-velocity trade area with proven co-tenancy.



Outlot Configuration (Flexible Parcel Sizes)



1

LOT 1
0.84 Acres

COMMITTED

2

LOT 2
1.28 Acres

AVAILABLE

3

LOT 3
0.55 Acres – Detention

SHARED

4

LOT 4
2.23 Acres

AVAILABLE

Total: ±4.81 Developable Acres

Co-Tenancy & Surrounding Uses



MAJOR SURROUNDING TENANTS

Mariano's

UChicago Medicine

Orland Park Triangle

Orland Park Crossing

Starbucks

Marquette Bank

Established daily-needs, medical traffic, and ongoing development surrounding the site.

A Proven, Affluent Trade Area

TRAFFIC COUNTS

41,700

VPD on LaGrange Road

North-south arterial frontage

20,000

VPD on 143rd Street

East-west signalized corner

5-MILE DEMOGRAPHICS

~215K

Population (5-mile)

\$110K+

Avg. household income

85%+

Owner-occupied housing

57,900

Orland Park residents

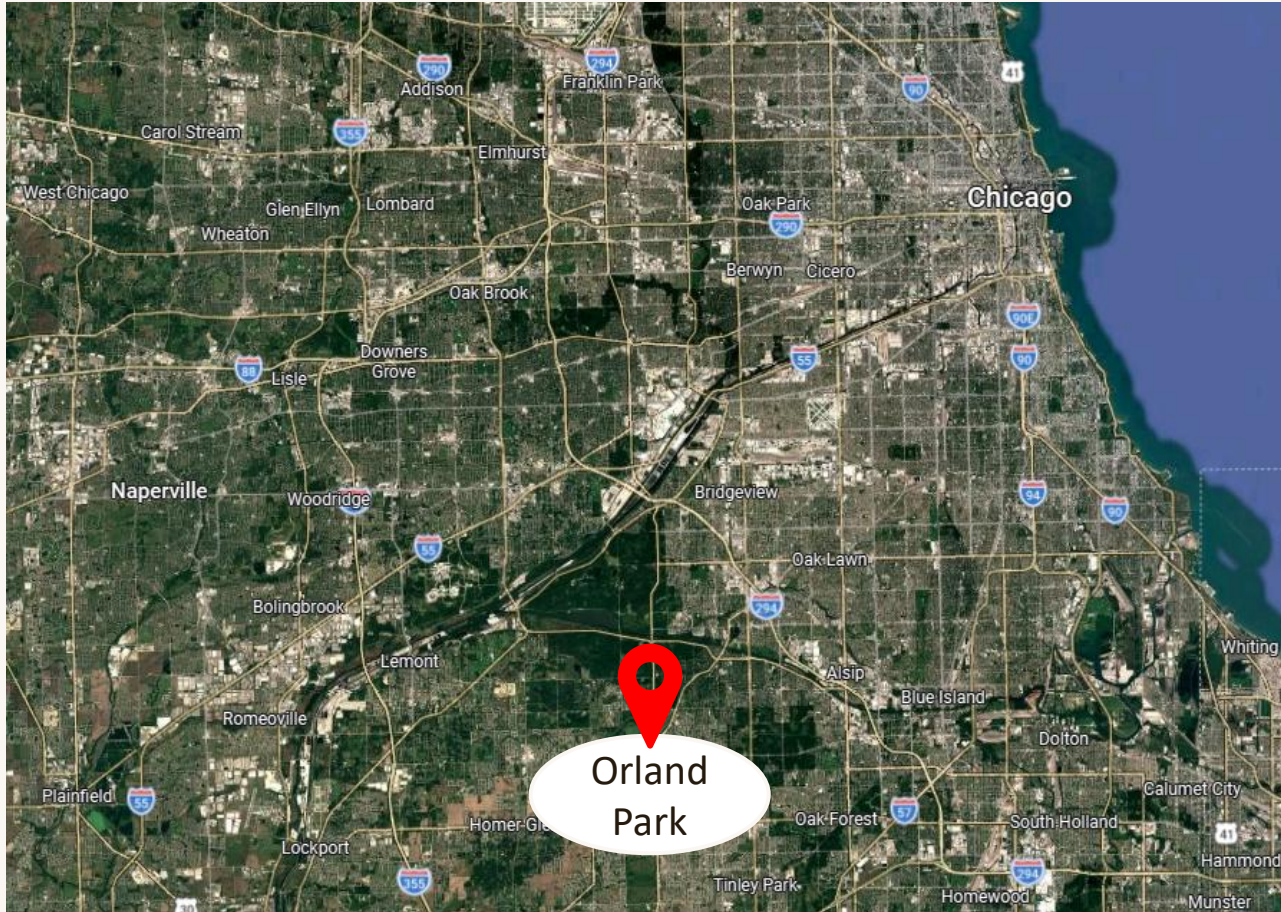
LOCATION DRIVERS

Within walking distance of the 232-unit Residences at Orland Park Crossing • Minutes from Orland Square Mall, Target, Whole Foods, Lifetime Fitness • Direct access to the 143rd St. Metra commuter station

Demographic figures based on US Census / ACS estimates for Orland Park and surrounding 5-mile radius. Detailed STDB report available upon request.



Demographics



	1-Mile	3-Mile	5-Mile
Population	10,289	62,418	172,731
Median Age	43.7	46.3	45.2
Households	3,918	24,190	65,768
Avg Household Income	\$118,791	\$124,576	\$125,023
Median Household Income	\$100,851	\$102,522	\$100,090
Total Specified Consumer Spending	\$136.4M	\$864.6M	\$2.4B

How We'll Work With You

Build Holding Co. will retain ownership of the land and deliver flexible terms tailored to each user's program and deal structure.

Ground Lease

- Long-term ground lease structure
- User constructs and owns improvements
- Long-term lease
- Ideal for credit users seeking control and balance-sheet efficiency

Build-to-Suit

- Custom shell delivered to user spec
- Build Holding Co. funds development
- Long-term lease
- Single-point accountability through delivery
- Ideal for users who want occupancy without capital deployment





Build Holding Co. develops and redevelops well-positioned retail and medical real estate for national brands and healthcare systems. Through our two development platforms, StoreBuild and MedBuild, we deliver sites with speed, certainty, and operator-grade execution.

70+

YEARS OF COMBINED LEGACY
IN RETAIL & MEDICAL DEVELOPMENT

\$500M+

MEDICAL, RETAIL & RESTAURANT
REAL ESTATE DEVELOPED

900+

COMMERCIAL DEALS COMPLETED



Retail development for national brands — banks, QSR, c-store, and shopping centers.



Medical real estate for hospital systems and physician groups — clinics, diagnostics, MOBs.

Let's Build Together.

For site tours, lease economics, and to discuss a tailored ground lease or build-to-suit structure for 9312 W 143rd Street, please contact:



**BUILD HOLDING
COMPANY**

Jake Sandresky
jake@storebuild.com
(713) 890-2203

Pricing & deal terms available upon request

THE PROPERTY

9312 W 143rd Street
Orland Park, Illinois

±4.81 ACRES • GROUND LEASE OR BUILD-TO-SUIT