

9901 South Roberts Road, Palos Hills, IL 60465

99th & Roberts Rd



OFFERING SUMMARY

Available SF:	1,700 SF
Lease Rate:	\$19 SF/yr (NNN)
Year Built:	1985
Building Size:	5,200
Renovated:	2022

PROPERTY OVERVIEW

1800sf North end unit available at 9901 South Roberts Road, Palos Hills, IL 60465. Site presents a well-maintained, high-visibility property ideal for office or retail users. The property offers a welcoming facade with abundant glazing and signage exposure to maximize brand presence. Interior space allows for flexible merchandising configurations, adaptable to various retail or office concepts. Generous frontage and plenty of parking in the front and rear of the building ensure a convenient customer experience The property’s structural integrity and attractive curb appeal underscore long-term stability. Perfectly positioned for immediate occupancy.

PROPERTY HIGHLIGHTS

- Highly visible convenient location
- 1,800sf north end unit
- Ample parking for employees and customers
- Flexible floor plan to accommodate various businesses
- Close proximity to major highways for easy access
- Professionally landscaped grounds for a welcoming environment
- Pylon Signage

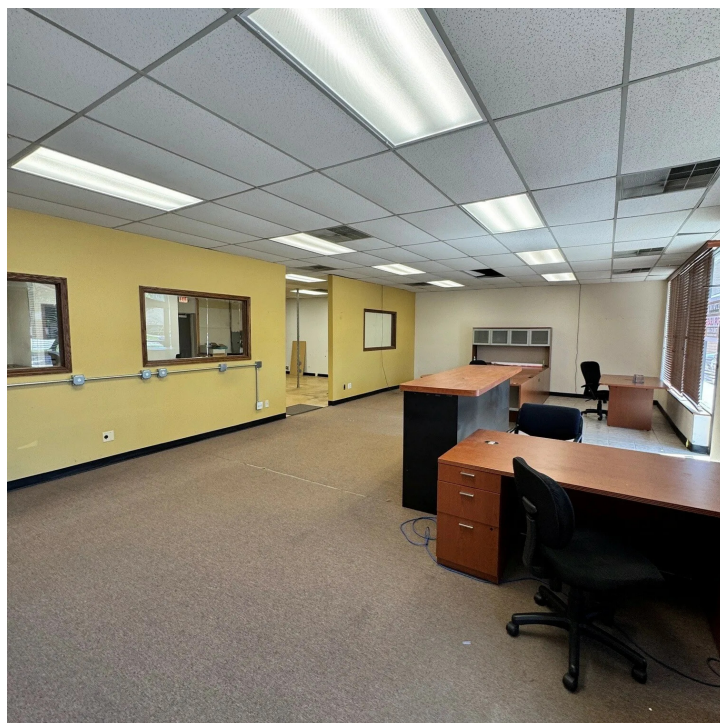
for more information

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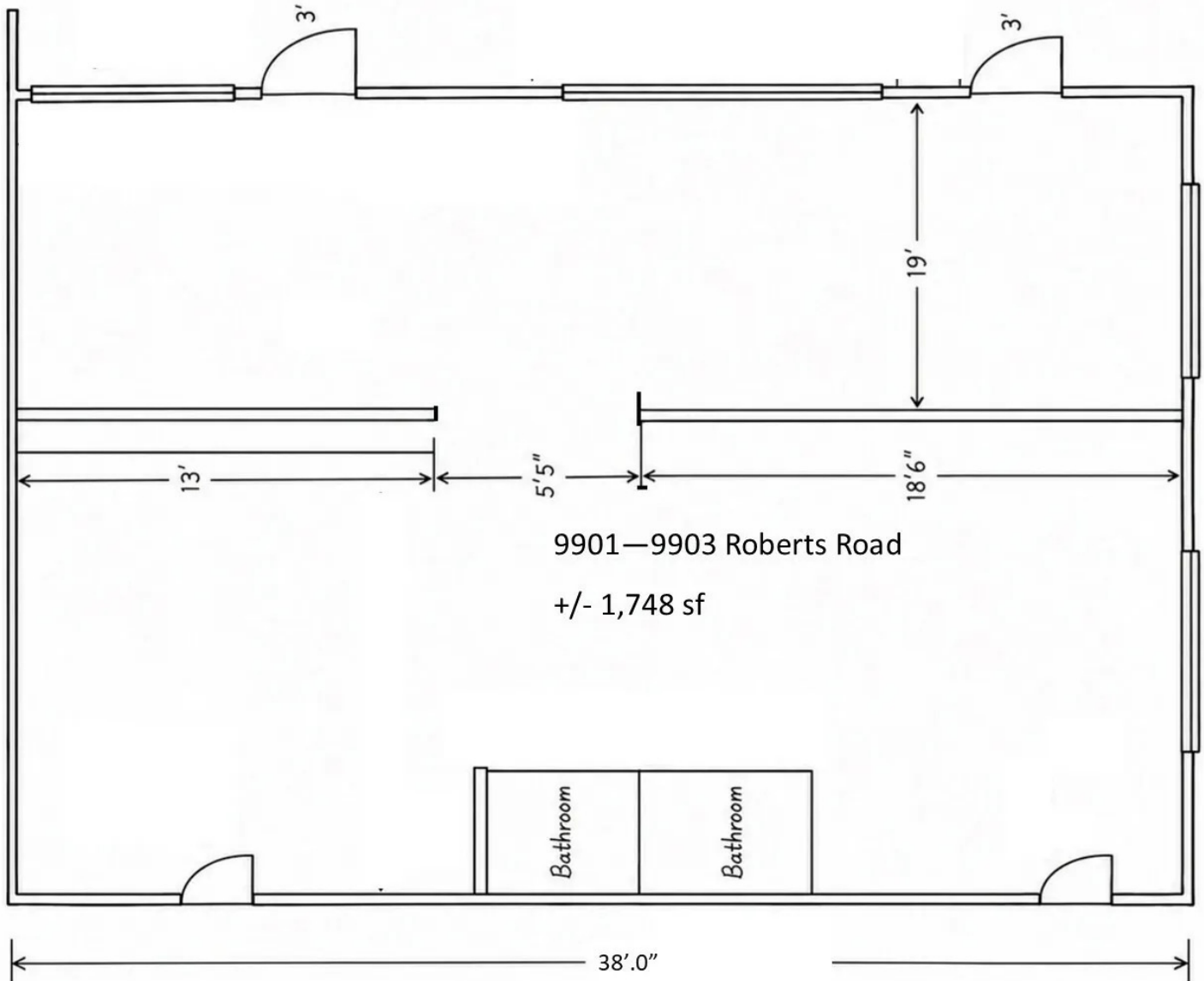
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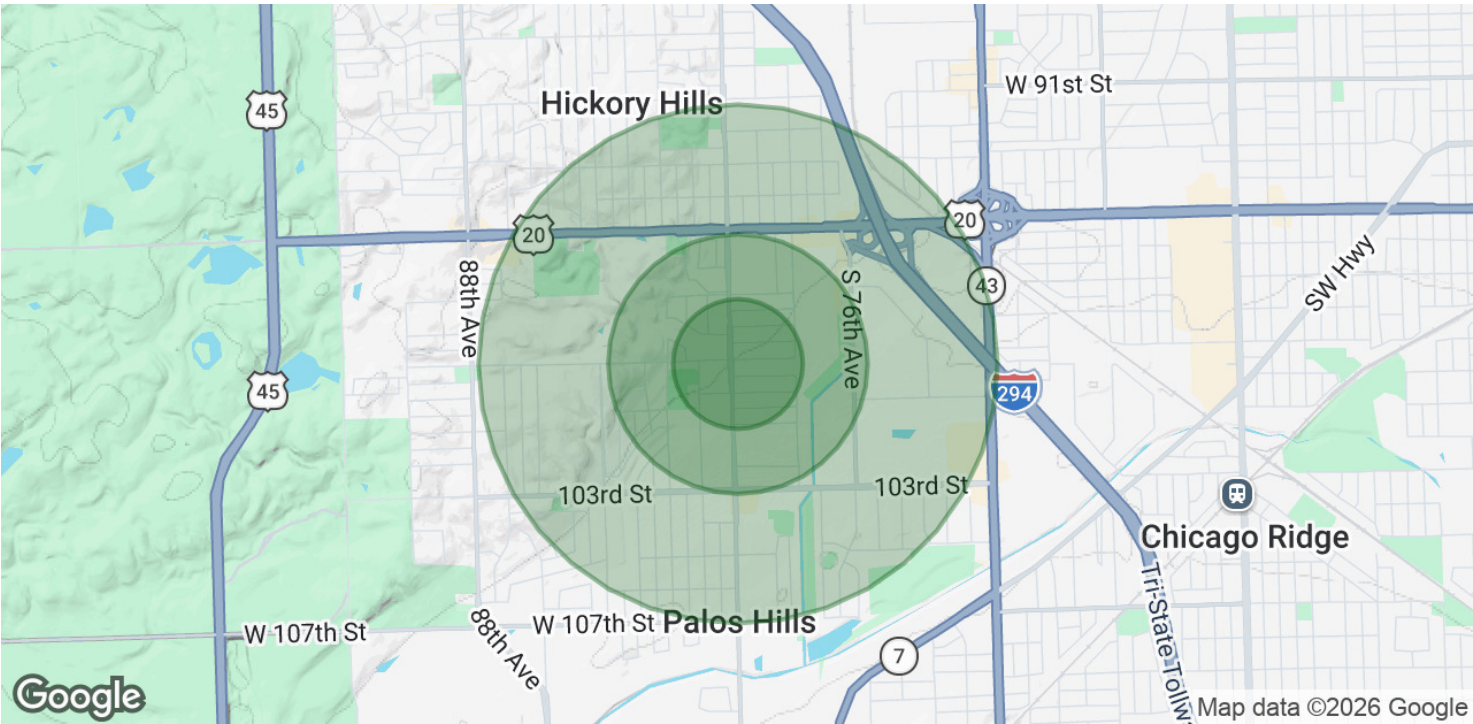
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	625	2,630	14,264
Average Age	34.5	35.6	40.7
Average Age (Male)	39.3	39.5	39.1
Average Age (Female)	32.8	34.2	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	245	1,064	5,441
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$87,944	\$90,038	\$99,269
Average House Value	\$295,446	\$306,387	\$300,565

2023 American Community Survey (ACS)

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