

## PALOS CROSSING

11845 SOUTHWEST HWY, PALOS HEIGHTS, IL 60463 // RETAIL PROPERTY FOR LEASE



### PROPERTY OVERVIEW

This site is located just off the northeast corner of Route 83 & Southwest Hwy. In the immediate area, you will find Palos Northwestern Hospital and a cluster of mixed-use office buildings. CVS and Dunkin Donuts are at the intersection. Route 83 & Southwest Hwy. are major arterial streets.

### LOCATION OVERVIEW

The Palos Heights Physician Center is situated on the west side of heavily-trafficked Southwest Hwy and is just minutes from I-294. Additionally, the Palos Hospital is only 0.7 miles from the subject property.

SPACES	LEASE RATE	SPACE SIZE
5 Southwest Hwy.	Negotiable	1,847 SF
8 Southwest Hwy	Negotiable	2,421 SF
7 Southwest Hwy	Negotiable	1,617 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,966	27,830	87,409
Total Population	7,307	69,732	225,453
Average HH Income	\$115,353	\$110,307	\$107,014

FOR MORE INFORMATION CONTACT:

ILIJA POD  
847.870.8585  
ilijapod@horizonrealtyservices.com

HORIZON REALTY SERVICES  
3400 W. STONEGATE BLVD, SUITE 101, ARLINGTON HEIGHTS, IL 60005  
847.870.8585 // HORIZONREALTYSERVICES.COM