

+/- 1,300 SF | AVAILABLE FOR LEASE
16725 S. OAK PARK AVE, TINLEY PARK, IL
HARD CORNER OF 167TH & OAK PARK AVE.



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- +/- 1,300 SF retail space – ideal for retail, fitness, medical, personal services and professional office space, and much more.
- Signalized hard-corner location positioned at 167th St. & Oak Park Ave.
- Excellent visibility with daily traffic counts of 14,971 VPD on Oak Park Ave. and 15,771 VPD on 167th St.
- Premises can accommodate a variety of users.
- Strong surrounding demographics with strong household counts and high consumer spending and incomes.
- Ample on-site parking to support customer and employee needs.
- Surrounded by national retailers, restaurants, and service providers, creating strong retail synergy.
- Convenient access to I-80, I-57, and major regional highways for easy customer and delivery access.
- Strategic position in a growing suburban market with long-term upside potential.



SITE PHOTOS





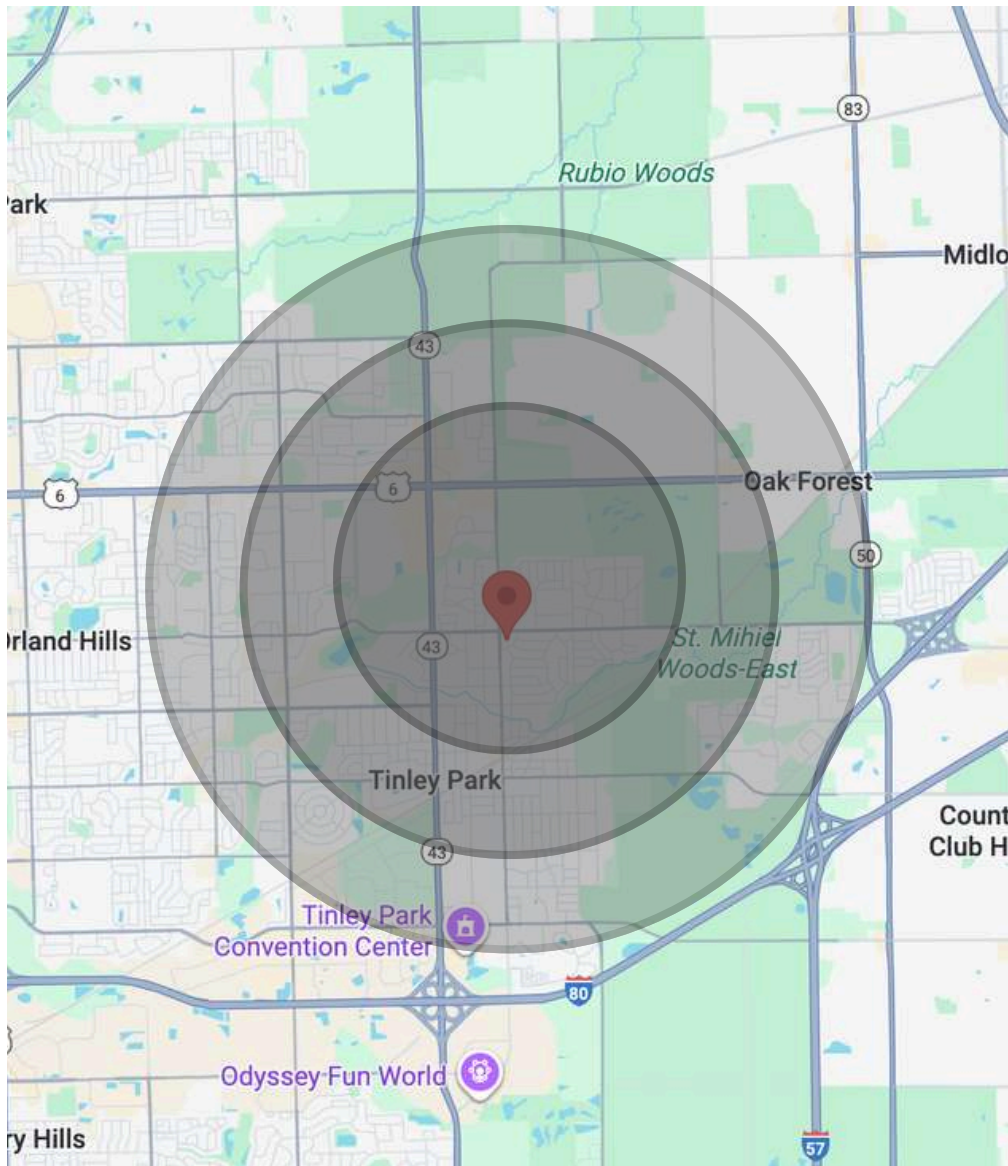
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16725 Oak Park Ave, Tinley Park, IL 60477

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	<u>DEMOGRAPHICS</u>		
	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
2025 AHI:	\$97,834	\$101,739	\$95,700
2025 POP:	44,396	207,666	782,976
2025 #HHs:	17,963	78,222	290,811

<u>Traffic Counts</u>	
Oak Park Ave:	+/- 14,791 VPD



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Exclusively Listed By:

Mark Mielnicki

(O) 773.779.3473 X101

(C) 773.297.7718

mark@firstinrealty.com

Dan Poole

(O) 773.779.3473 X103

(C) 773.615.3774

dan@firstinrealty.com