

9502 179TH STREET, TINLEY PARK, IL 60487



For more information, please contact:

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

BRETT MCDERMOTT
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com



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9502 179TH STREET

9502 179th Street, Tinley Park, IL 60487



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,800 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Lot Size:	0.3 Acres
Year Built:	2021
Building Size:	5500 SF
Zoning:	B-3

PROPERTY HIGHLIGHTS

- 1,800 SF Endcap w/Dunkin Donuts as Co-Tenant
- Excellent visibility and Signage on 179th
- Raw Space allowing for easy buildout
- Excellent Traffic Counts of over 41,000 VPD on La Grange & 13,000 on 179th
- Heavy Traffic to the building via Dunkin/Baskin.



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PROPERTY DESCRIPTION



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1,800 SF Endcap now available for lease with Dunkin Donuts/Baskin Robins as the co tenant in Tinley Park, IL. This building has excellent visibility and signage located right on 179th St. Traffic Counts on 179th of over 13,000 VPD and over 41,000 on La Grange Rd The space is currently raw allowing for an easy buildout to any type of user. Lots of traffic to the center via Dunkin/Baskin. Great Opportunity to get your footprint in Tinley Park!

LOCATION DESCRIPTION

Tinley Park is a village in Cook County, Illinois, (with a small portion in Will County), and is a suburb of Chicago. Per the 2020 census, the population was 55,971 and it is among the fastest-growing suburbs southwest of Chicago. In 2009, BusinessWeek named Tinley Park the "best place in America" to raise a family. Since its opening in 1990, Tinley has been the home to the Hollywood Casino Amphitheatre (formerly World Music Theater, Tweeter Center Chicago and First Midwest Bank Amphitheatre) music venue, accommodating around 28,000 people.

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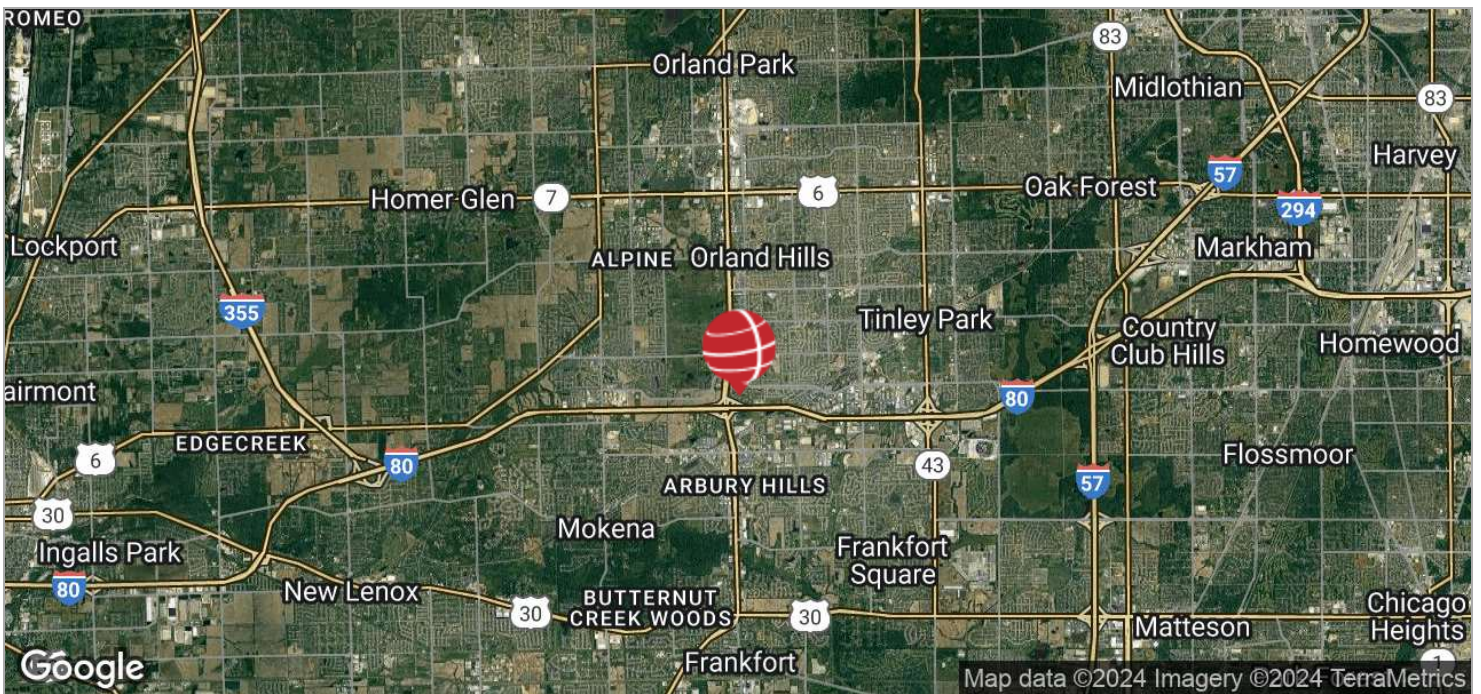
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LOCATION MAPS



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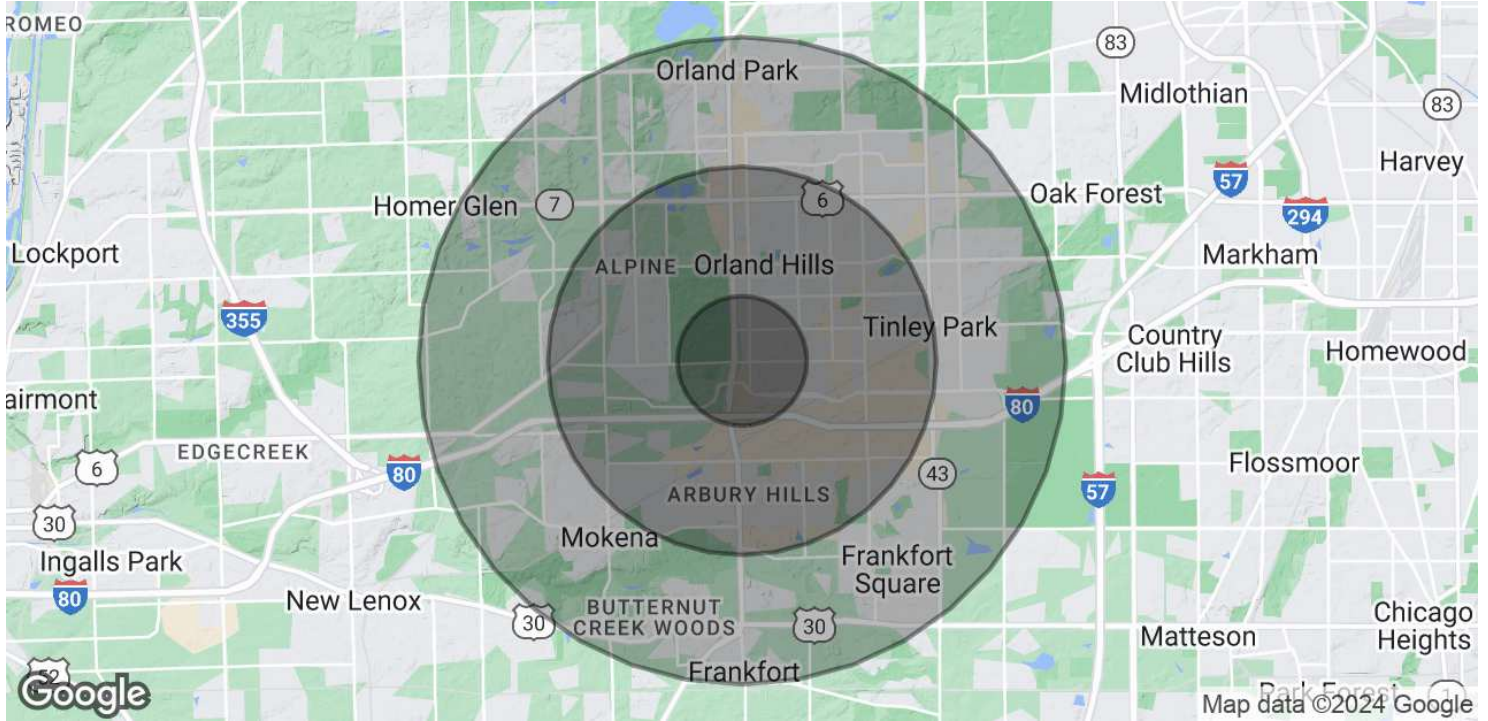
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,136	69,383	162,154
Average Age	45	44	44
Average Age (Male)	43	42	42
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,317	25,903	62,278
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$160,977	\$140,123	\$134,319
Average House Value	\$371,946	\$361,706	\$367,686

Demographics data derived from AlphaMap

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