



FOR LEASE

Roberts Road Move-In-Ready Spaces in Mixed- Use Building

8646 SOUTH ROBERTS ROAD

Justice, IL 60458

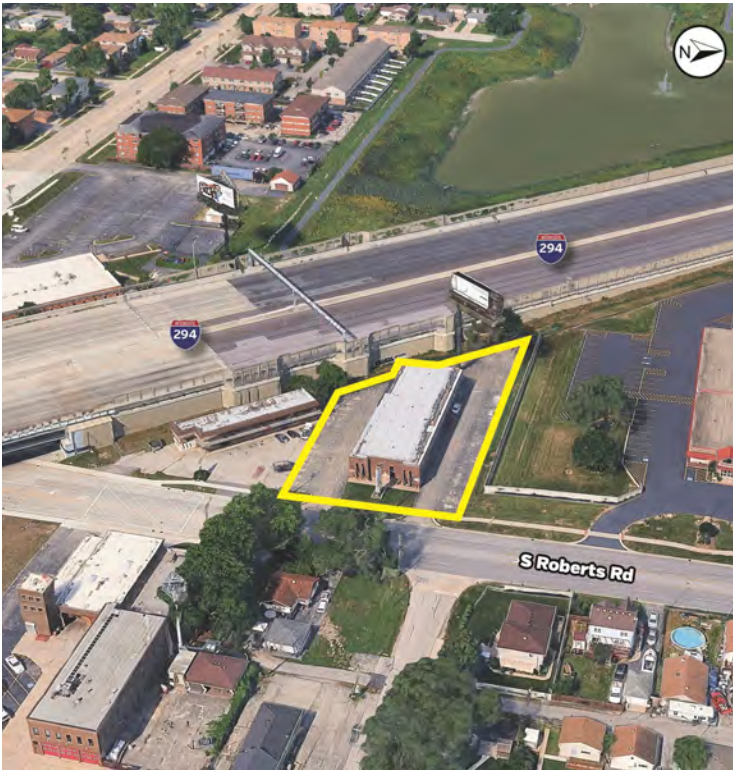
PRESENTED BY:

DEREK GONSCH

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21 SF/yr (MG)
AVAILABLE UNITS:	12
AVAILABLE SF:	850 SF
LOT SIZE:	0.29 Acres
BUILDING SIZE:	20,400 SF
ZONING:	B1
TRAFFIC COUNT:	17,000 VPD
YEAR BUILT:	1982
YEAR RENOVATED:	2025

PROPERTY DESCRIPTION

SVN Chicago Commercial proudly presents this exceptional leasing opportunity in business-friendly Justice, IL. These modular spaces are freshly renovated, and only need flooring installed before being move-in ready. This building consists of 12 retail spaces and 12 residential units, all of which are ready for the next renter to call it home. This property boasts great visibility from the main road, a large pylon sign, and billboards. It is easily accessible from main thoroughfares, the expressway, and public transit.

These spaces are perfect for a wide range of businesses and can be combined if needed. With high-end finishes throughout and minimal tenant costs, these are primed for small to midscale operation. Pre-marketing interest levels are high, reach out to schedule your tour today!

LOCATION DESCRIPTION

Just north of the Roberts Rd/87th St intersection, the property is on the east side of the street.

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RETAILER AERIAL



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ADDITIONAL PHOTOS



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ADVISOR BIO 1



DEREK GONSCH

Senior Advisor

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce. During his tenure at SVN Chicago, Derek was awarded the Rookie of the Year Award, and is also a member of the Centurion Club.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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