

16658 S. Oak Park, Tinley Park, IL.

TINLEY PARK, IL



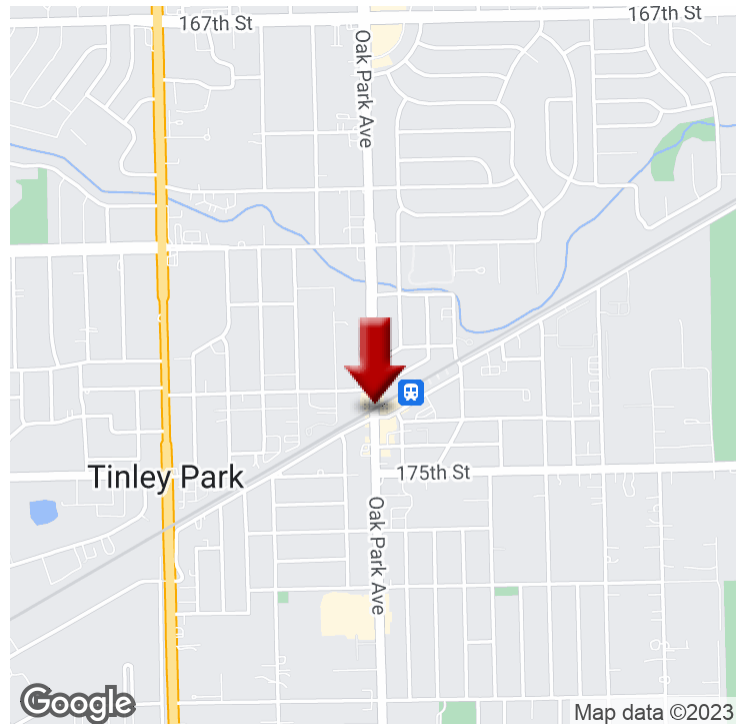
OFFERING MEMORANDUM

KW COMMERCIAL
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PRESENTED BY:

WILLIAM MUSTAFA
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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$750,000
NUMBER OF UNITS:	1
AVAILABLE SF:	
LOT SIZE:	1 Acres
BUILDING SIZE:	2,800 SF
RENOVATED:	2008
ZONING:	B-3
MARKET:	Chicago
SUBMARKET:	South Chicago Metro
PRICE / SF:	\$17.22

PROPERTY OVERVIEW

Investment is \$750,000
 Zoned B-3,
 2800 square foot remolded retail/office building,
 Approximately 1 acre of land.
 Parking in front of or south side of the building (34 parking spaces).
 Approximately 18,975 square feet (.43 acre) available for expansion.
 Frontage is about 299.5 feet.

PROPERTY HIGHLIGHTS

- \$750,000 investment in commercialised area.
- 2800 square feet commercial building on 1 acre.
- Property is located in the "Downtown District" of Tinley Park, Zoned B-3.
- Located on corner of 167th (Rt 43) & Oak Park Ave at Traffic Signal Light.
- Heavy traffic count from two main streets.
- Approximately 18,975 square feet (.43 acre) available for expansion.
- • Paved Parking Area.
- Building space is more wide than deep.
- Tinley Park was selected by BusinessWeek as the best place to raise a family

Property Description



PROPERTY OVERVIEW

Investment is \$750,000

Zoned B-3,

2800 square foot remolded retail/office building,

Approximately 1 acre of land.

Parking in front of or south side of the building (34 parking spaces).

Approximately 18,975 square feet (.43 acre) available for expansion.

Frontage is about 299.5 feet.

LOCATION OVERVIEW

The property is located on the corner of 167th (RT 43) & Oak Park Av, "Downtown District".

Downtown Tinley is where you'll find amazing events, delectable dining, wonderful local shops, services, treats, fun activities, health, beauty and more. Its a prime place for fantastic food, live music and great deals, There are much happening every month of the year, from the Boo Bash and Benches on the Avenue to Music in the Plaza, the Farmers Market, Cruise Nights, the Downtown Tinley Block Party and lots of Holiday Happening.

The Tinley Park population was 56,703 at the 2010 census. It is one of the fastest growing suburbs south of Chicago. In 2009, Tinley Park was selected by BusinessWeek[as the best place to raise a family in America. In 2017, Tinley Park was listed as one of the 50 safest cities in America.

Property Details

SALE PRICE

\$750,000

LOCATION INFORMATION

Building Name	16658 S. Oak Park, Tinley Park, IL.
Street Address	16658 S. Oak Park Av.
City, State, Zip	Tinley Park, IL 60477
County/Township	Cook
Market	Chicago
Submarket	South Chicago Metro
Cross Streets	167th & Oak Park
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	RT 43 (167th Street)
Nearest Airport	Midway

BUILDING INFORMATION

Building Size	2,800 SF
Price / SF	\$17.22
Year Built	1996
Last Renovated	2008
Occupancy %	100%
Tenancy	Single
Number Of Floors	1
Average Floor Size	2,800 SF
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Retail Pad
Zoning	B-3
Lot Size	1 Acres
APN#	#28-19-300-008-0000, 28-19-300-0018-0000
Submarket	South Chicago Metro
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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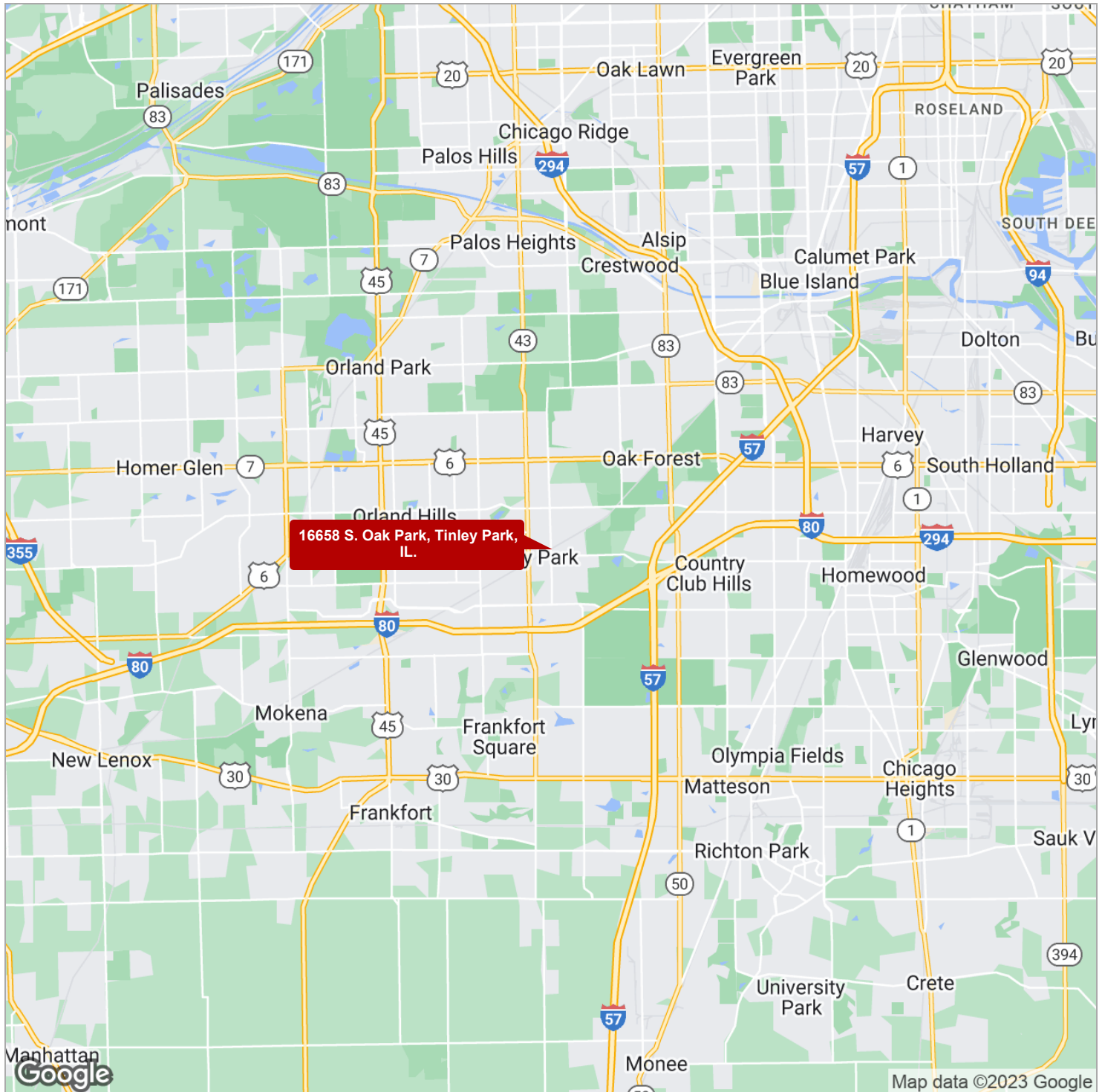
UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

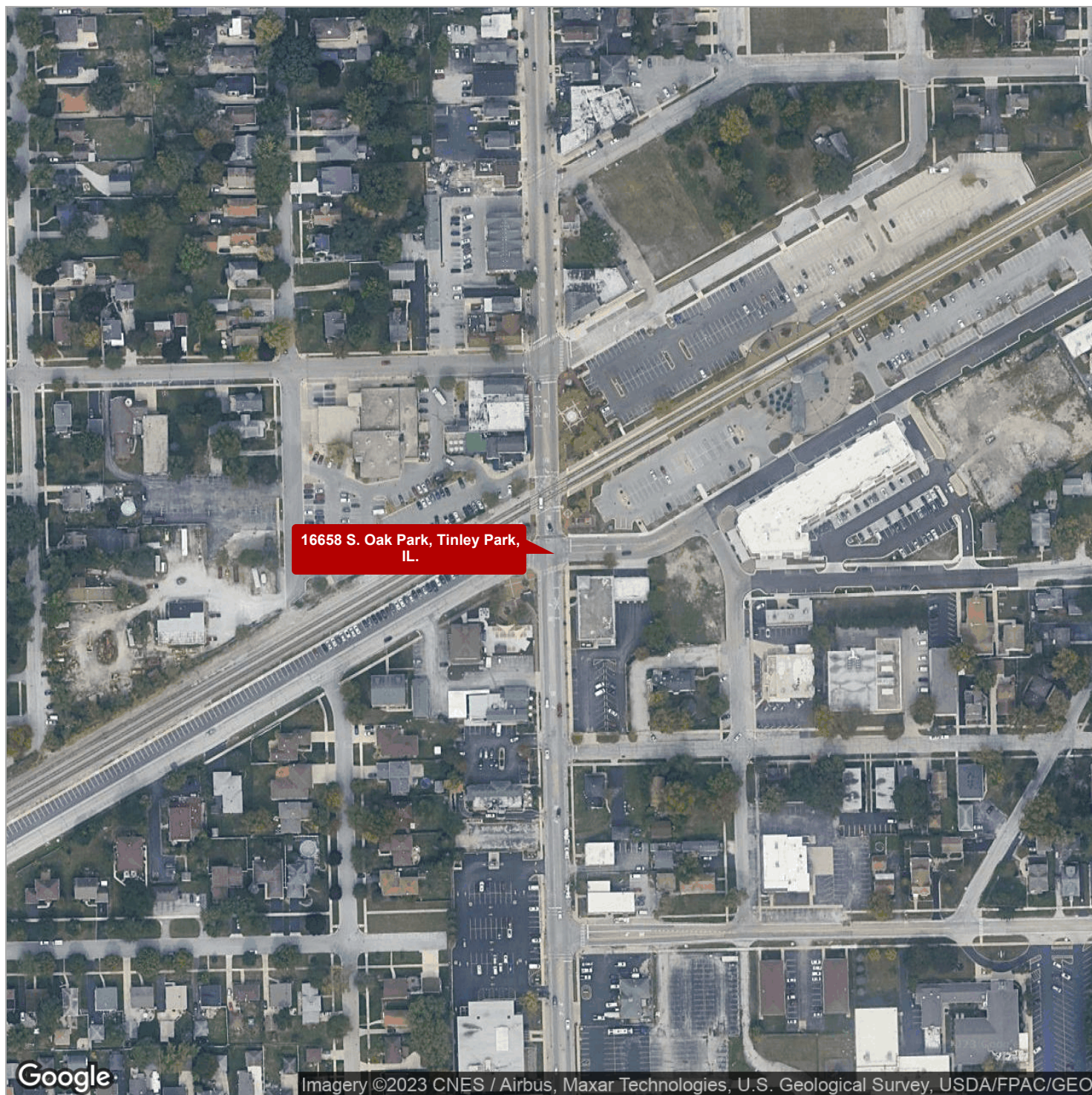
Additional Photos



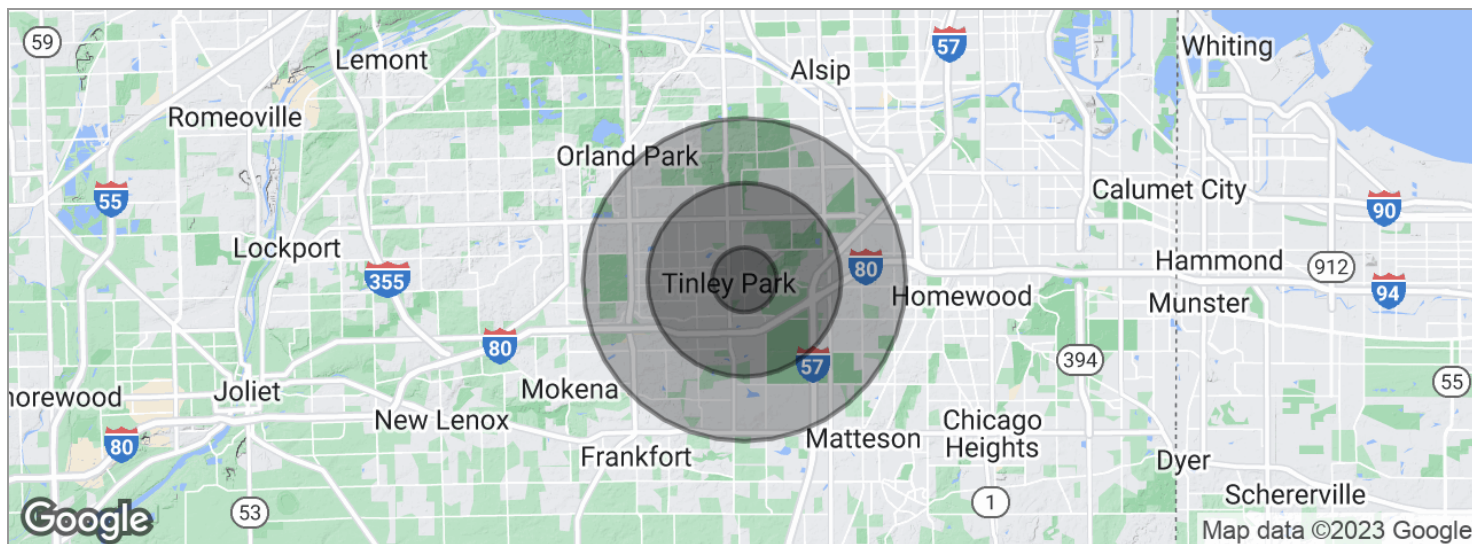
Regional Map



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,126	90,454	213,833
Median age	35.0	39.1	39.9
Median age (male)	34.0	37.5	37.9
Median age (Female)	36.7	40.6	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,328	33,621	78,890
# of persons per HH	2.6	2.7	2.7
Average HH income	\$72,903	\$79,002	\$81,947
Average house value	\$274,925	\$268,181	\$266,279

* Demographic data derived from 2020 ACS - US Census