



## For Lease/Sale

1038 East 162nd Street  
South Holland, IL 60473

### Former Lash Lounge & Beauty Bar

1,100 SF Retail space available on major retail corridor of South Holland and located only 20 miles from Downtown Chicago. Pacesetter Plaza boasts a population of almost 94,000 within 3 miles and has over 900 businesses with 20,000+ employees. The trade area generated over \$1.1 Billion in retail sales in 2019. There is also a large student population drawing almost 20,000 students from South Suburban College and Thornwood HS.

#### Contact us:

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#### Colliers

[www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team](https://www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team)

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$4,350,000
Lease Rate:	\$13.00 SF/yr (NNN)
Building Size:	36,389 SF
Available SF:	1,100 SF
Buildout	Beauty Spa
Cap Rate:	8.16%
NOI:	\$355,000
Year Built:	1956
Renovated:	2018
Market:	South Holland
Traffic Count:	36,900 VPD

## PROPERTY OVERVIEW

Major retail corridor in South Holland only 20 minutes from Downtown Chicago. Pacesetter Plaza boasts a population of almost 94,000 within 3 miles and has over 900 businesses with 20,000+ employees. The trade area generated over \$1.1 Billion in retail sales in 2019. There is also a large student population drawing almost 20,000 students from South Suburban College and Thornwood HS.

## PROPERTY HIGHLIGHTS

- Adjacent to ALDI
- Located within TIF district
- Strong mix of National and Local tenants including freestanding Little Caesars with drive-thru
- Heavily traveled 162nd Street has over 37,000 VPD
- Highly visible site with 575 feet of frontage
- Multiple pylon signs on 162nd Street
- Less than a 1/4 mile from I55 (143,000 VPD)

## Brad Belden

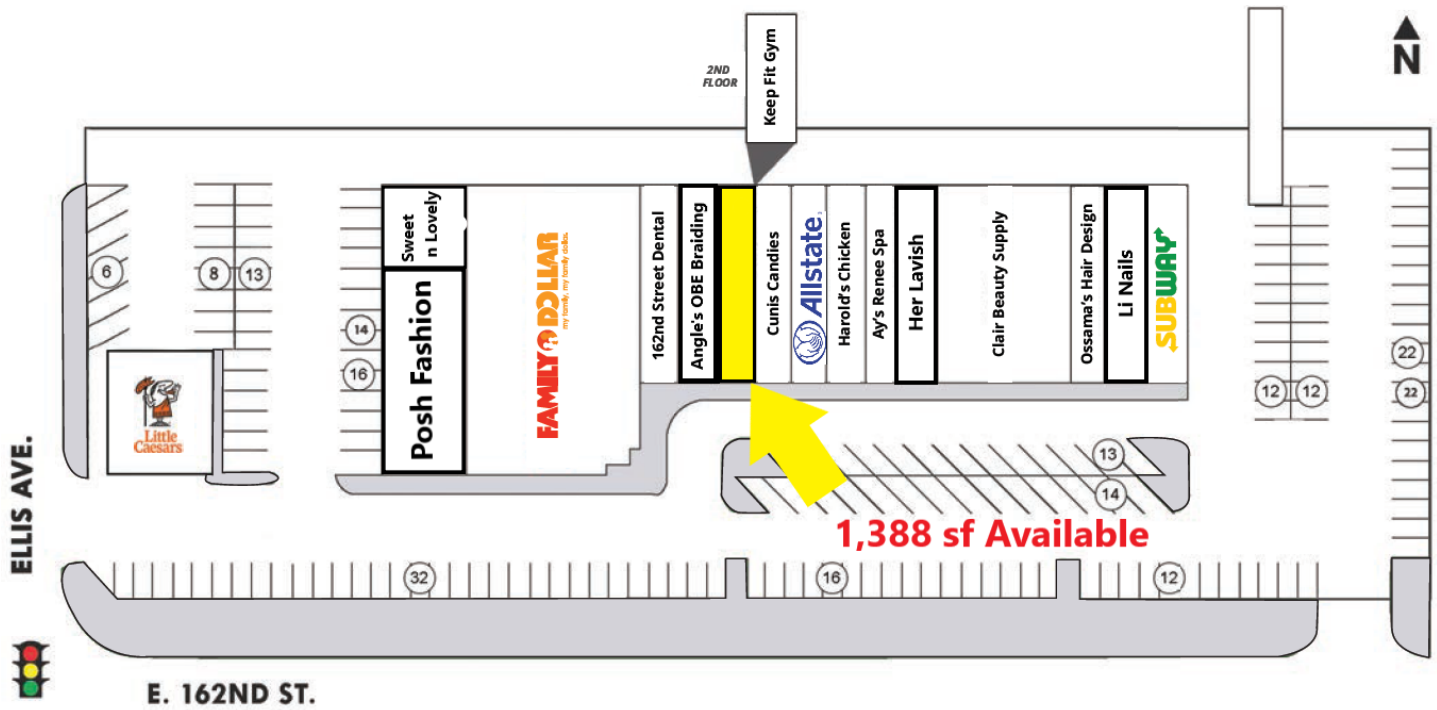
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The Colliers logo, featuring the word 'Colliers' in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.



SITE PLAN



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ADDITIONAL PHOTOS



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**ADDITIONAL PHOTOS**



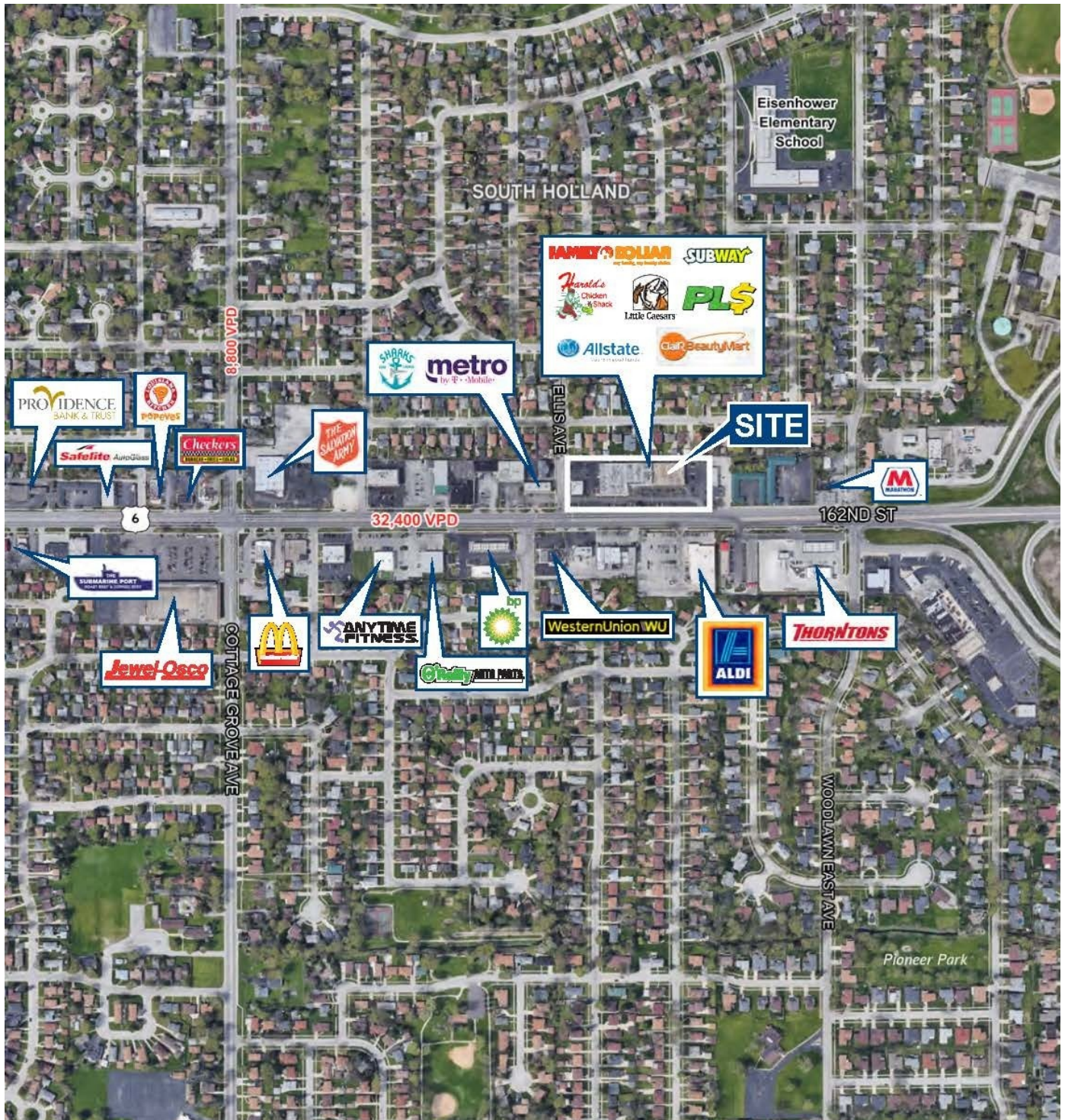
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RETAIL MAP



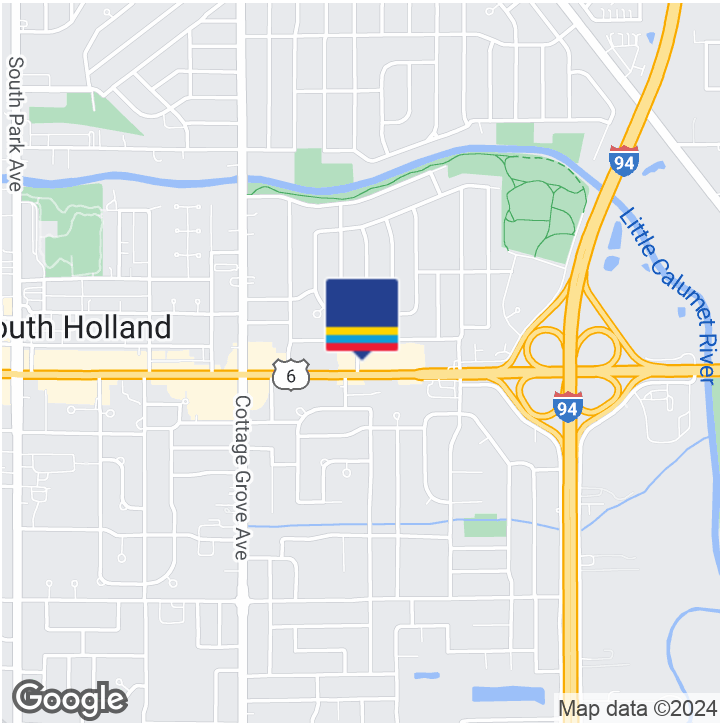
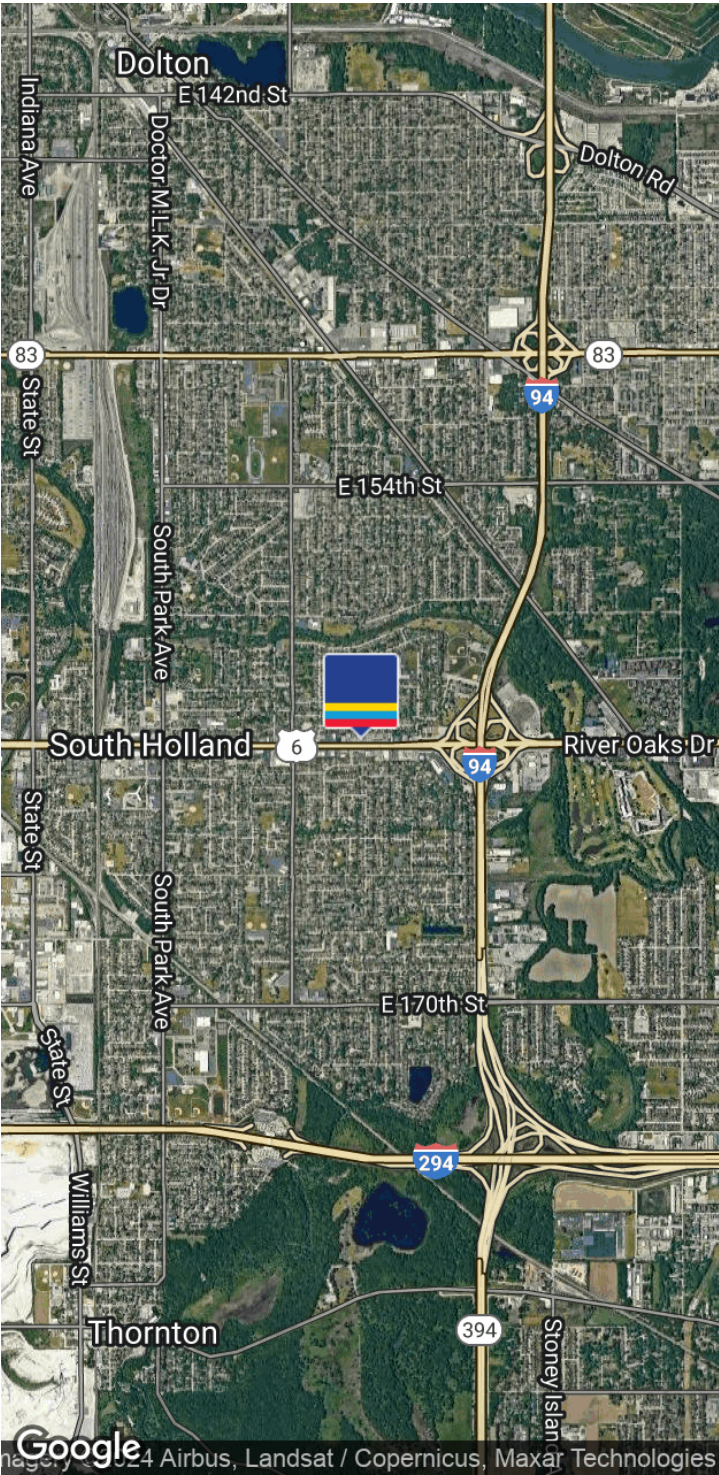
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LOCATION MAP



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total population	23,824	95,201	199,949
Median age	39.5	36.9	36.7
Median age (Male)	37.6	35.6	35.1
Median age (Female)	40.6	38.1	38.2
Total households	8,918	33,241	69,219
Total persons per HH	2.7	2.9	2.9
Average HH income	\$68,197	\$70,563	\$71,526
Average house value	\$217,815	\$236,668	\$234,058

LOCATION OVERVIEW

South Holland is a suburb of Chicago with a population of 21,677. South Holland is in Cook County. Living in South Holland offers residents a rural feel and most residents own their homes. In South Holland, there are a lot of parks. Many young professionals live in South Holland and residents tend to be liberal.

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