

RETAIL PROPERTY FOR LEASE

PALOS CROSSING

11845 SOUTHWEST HWY., PALOS HEIGHTS, IL 60463

GREGG COMEAUX

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BRIAN PROPERTIES, INC.

2045 S. Arlington Heights Rd. Suite #100
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EXECUTIVE SUMMARY

PALOS CROSSING

11845 SOUTHWEST HWY. | PALOS HEIGHTS, IL 60463



OFFERING SUMMARY

Building Size: 22,598 SF

Available SF: 1,897 - 6,161 SF

Rental Rate: \$15.00 SF/yr (NNN)

CAM: \$3.25 / SF

Real Estate Taxes: \$7.00 / SF

Traffic Count: 17,150

Parking Ratio: 5.0 per 1,000

Zoning: PUD - Planned Unit Development

PROPERTY OVERVIEW

Brian Properties, Inc. is pleased to present the Palos Crossing Shopping Center for lease. The subject property is a 22,598 square foot Class B neighborhood shopping center. The available space can fit a variety of tenant needs, from retail to restaurants or medical users the available units can be demised to fit specific tenant needs. The shopping center has ample parking and is well-maintained with the potential of a drive-through on its north end cap.

PROPERTY HIGHLIGHTS

- High Traffic Location: Southwest Hwy. sees an average of 17,150 cars per day
- Turnkey Restaurant: This 2nd generation restaurant is ready to go with all the necessary equipment in place
- Drive-Thru Potential: The North end cap offers drive-thru potential
- Ample Parking: There are 5.0 parking spaces per 1,000 SF available

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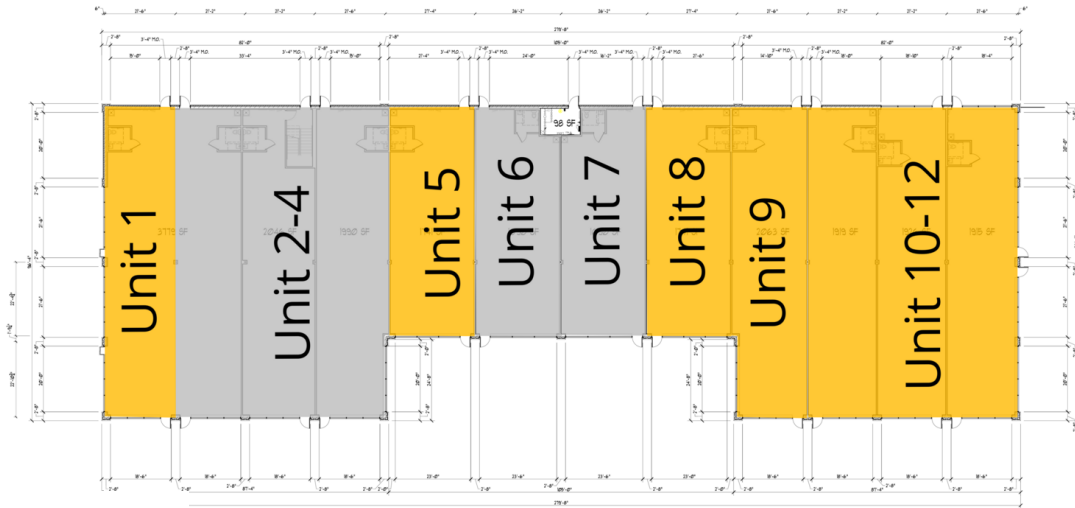


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PLANS

PALOS CROSSING

11845 SOUTHWEST HWY. | PALOS HEIGHTS, IL 60463



LEGEND

Available

Unavailable

FIRST FLOOR KEY PLAN
SCALE: 1/8" = 1'-0"

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,897 - 6,161 SF

Lease Term:	Negotiable
Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 1	Available	2,075 SF	NNN	\$15.00 SF/yr	Rent, CAM & Tax are \$4,366 per month
Unit 5	Available	1,897 SF	NNN	\$15.00 SF/yr	Rent, CAM & Tax are \$3,991 per month
Unit 8	Available	2,651 SF	NNN	\$15.00 SF/yr	Rent, CAM & Tax are \$5,578 per month
Unit 9	Available	2,043 SF	NNN	\$15.00 SF/yr	Rent, CAM & Tax are \$4,298 per month
Unit 10-12	Available	6,161 SF	NNN	\$15.00 SF/yr	Rent, CAM & Tax are \$12,963 per month

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AVAILABLE SPACES

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
Unit 1	2,075 SF	\$15.00 SF/yr	\$7.00 SF/yr	\$3.25	\$4,366	NNN	Rent, CAM & Tax are \$4,366 per month
Unit 5	1,897 SF	\$15.00 SF/yr	\$7.00 SF/yr	\$3.25	\$3,991	NNN	Rent, CAM & Tax are \$3,991 per month
Unit 8	2,651 SF	\$15.00 SF/yr	\$7.00 SF/yr	\$3.25	\$5,578	NNN	Rent, CAM & Tax are \$5,578 per month
Unit 9	2,043 SF	\$15.00 SF/yr	\$7.00 SF/yr	\$3.25	\$4,298	NNN	Rent, CAM & Tax are \$4,298 per month

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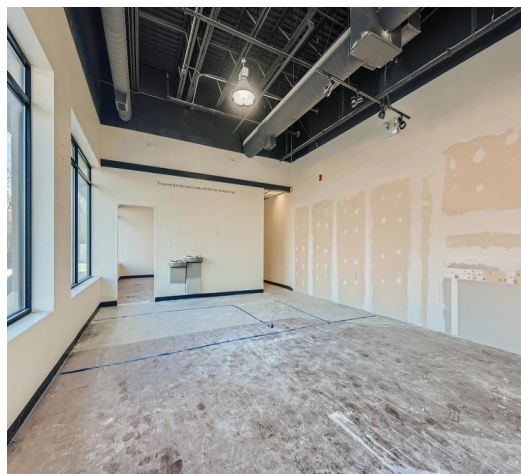
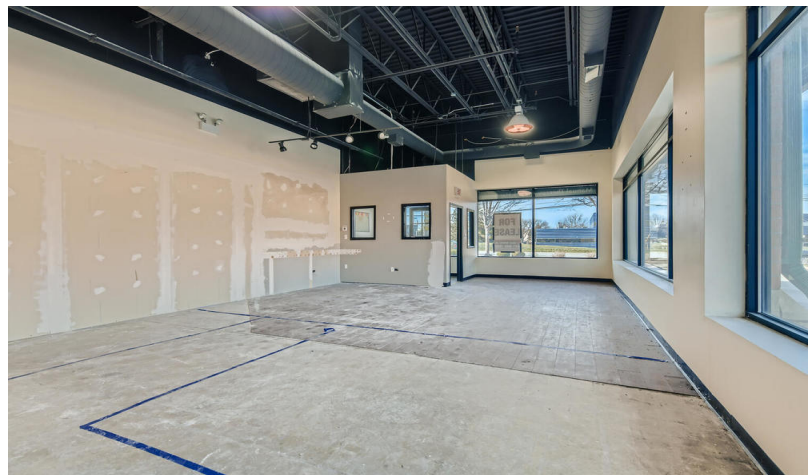


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ADDITIONAL PHOTOS

PALOS CROSSING

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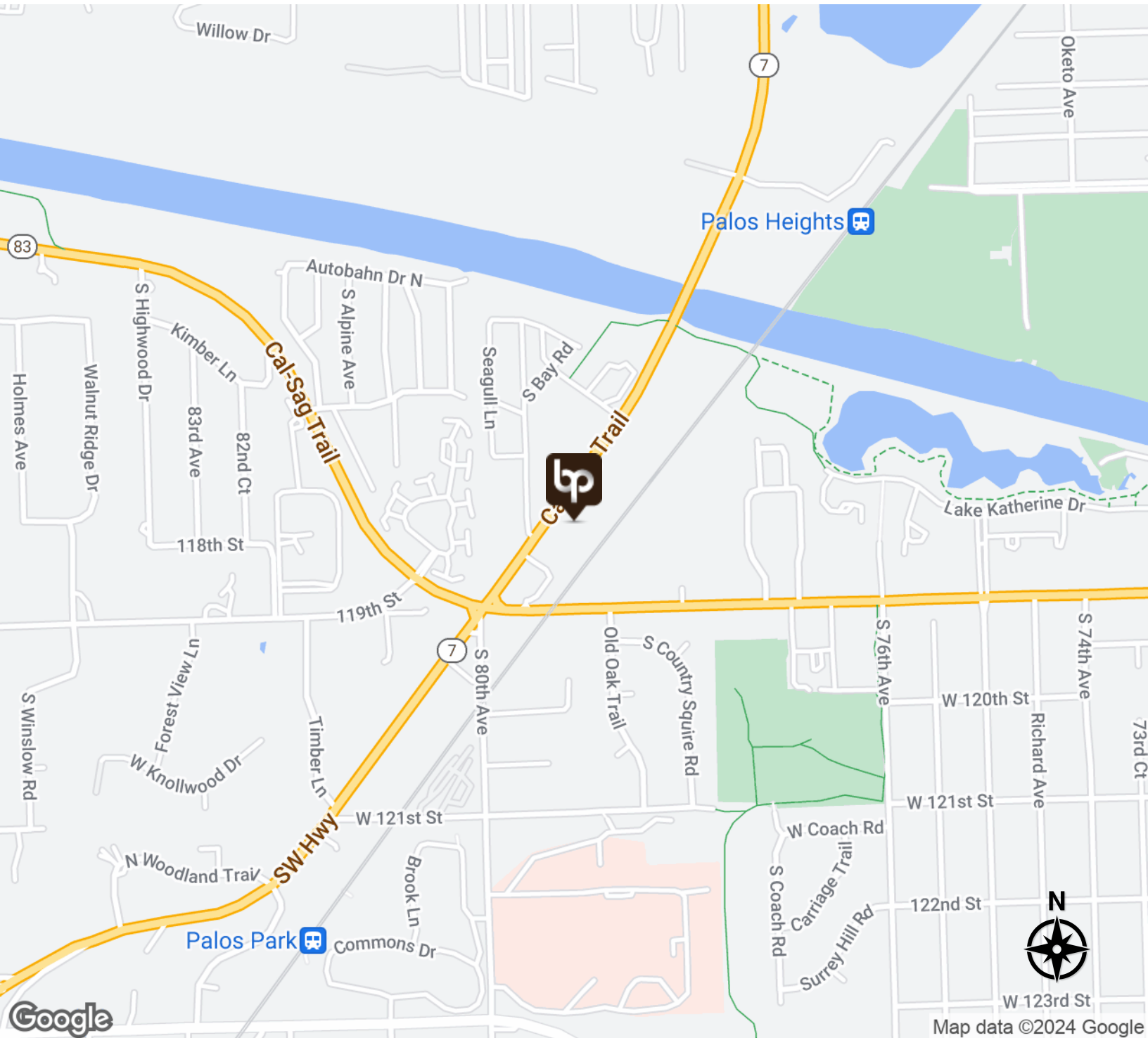


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LOCATION MAP

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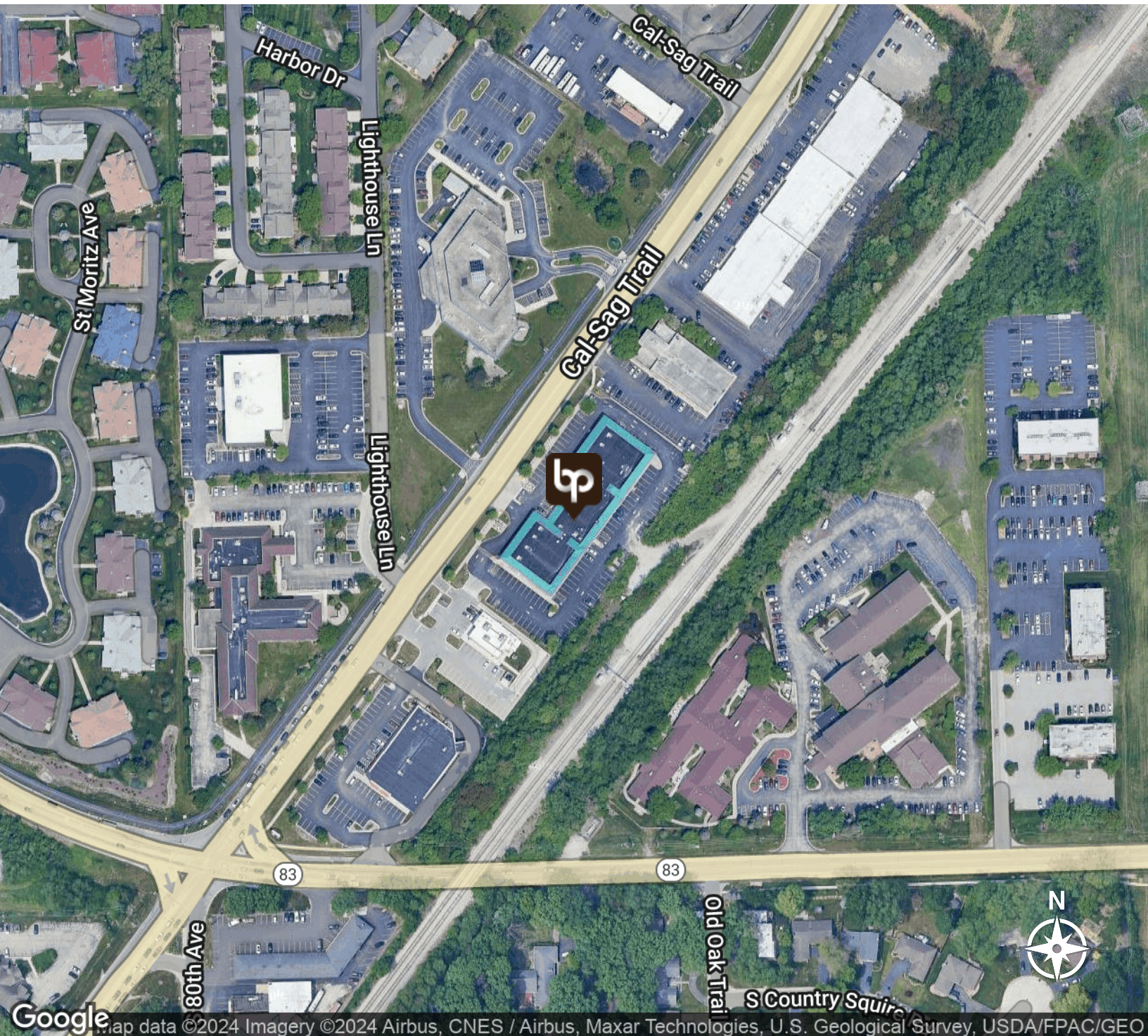


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AERIAL MAP

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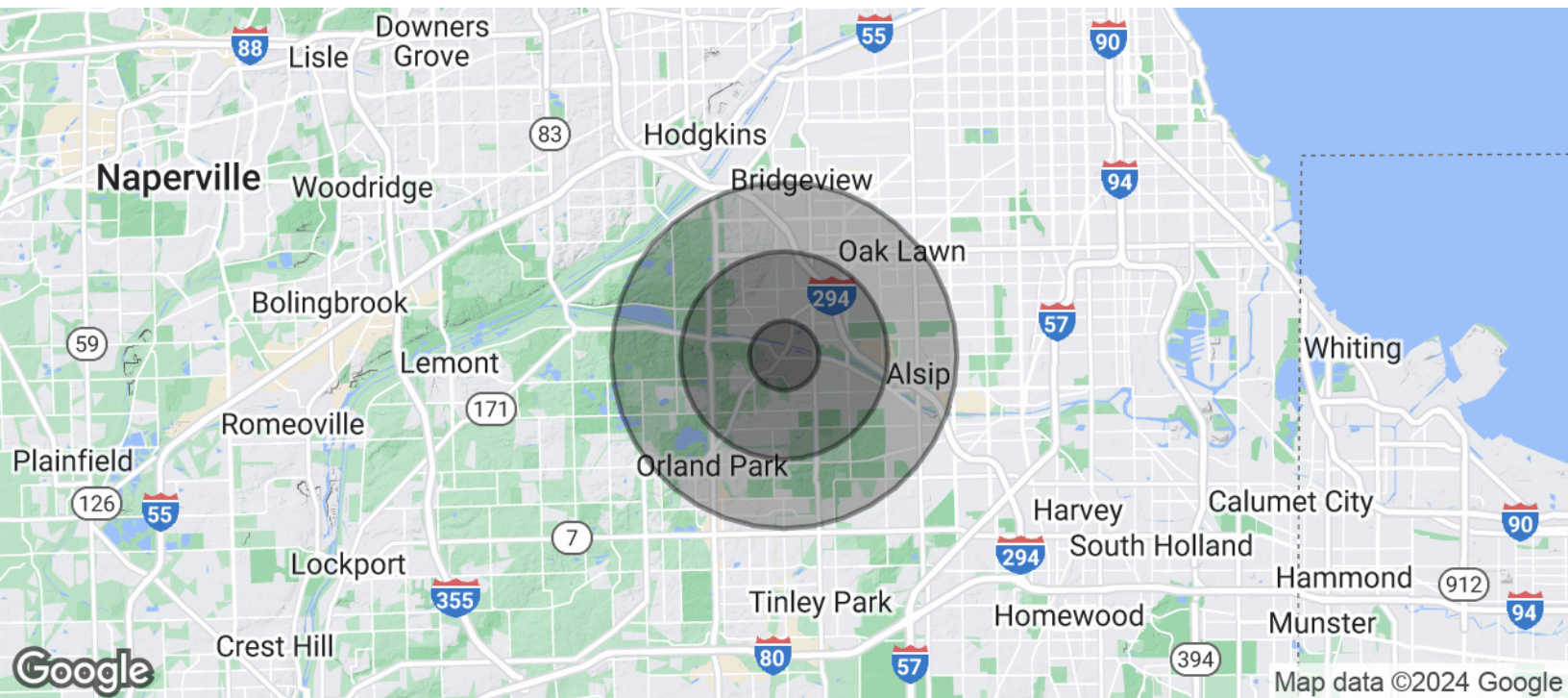


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,198	76,845	223,523
Average Age	46.5	43.4	41.3
Average Age (Male)	45.4	42.4	39.6
Average Age (Female)	47.4	44.7	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,256	31,198	86,219
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$85,235	\$79,287	\$75,643
Average House Value	\$333,109	\$299,934	\$283,726

* Demographic data derived from 2020 ACS - US Census

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