



**SALE / LEASE**

# Industrial Warehouse with Fenced Yard in Opportunity Zone

**4900-4932 173RD STREET AND 4851-4857 W  
171ST STREET**

Country Club Hills, IL 60478

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM**

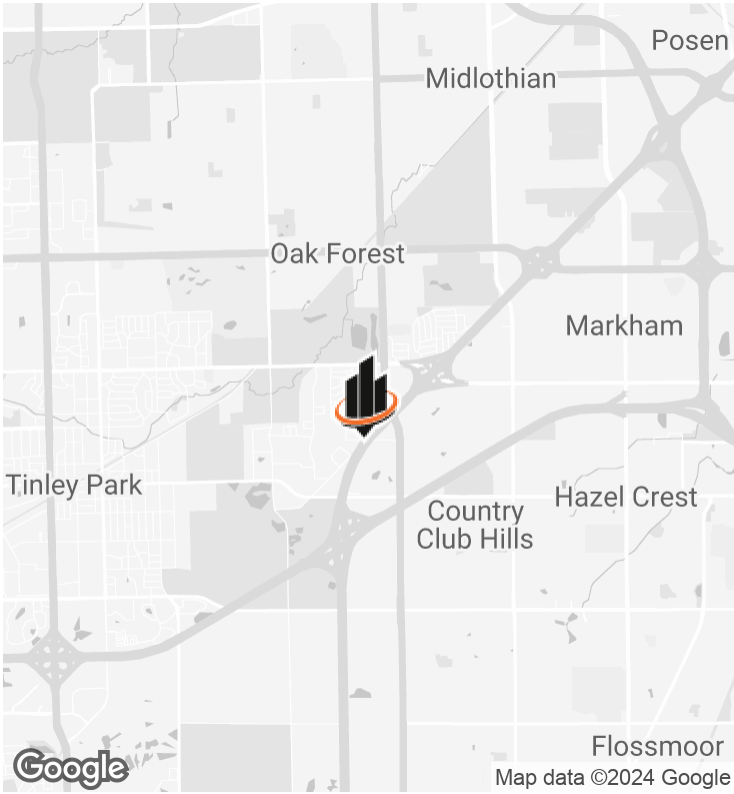
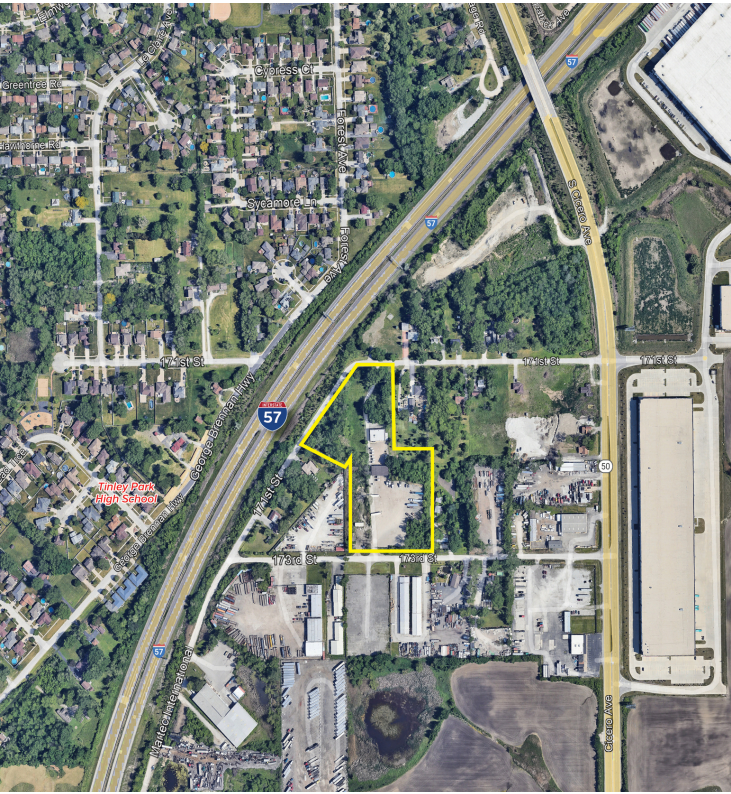
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IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	\$9.00 SF/yr (NNN)
BUILDING SIZE:	5,500 SF
AVAILABLE SF:	5,500 SF
LOT SIZE:	7 Acres
YEAR BUILT:	1945
RENOVATED:	2022
ZONING:	I-2
SUBMARKET:	South Suburban
APN:	28-28-409-001; -007; -020; -012, -019-0000

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a ±5,500 SF Warehouse on 7.0 AC located at 4900 & 4932 173rd Street and 4851 & 4857 W 171st Street in Country Club Hills, Illinois. This industrial property zoned industrial has two drive-in doors, an office, and a private restroom. Plenty of gated yard space allows for truck parking and a truck shelter for outdoor repairs.

PROPERTY HIGHLIGHTS

- ±5,500 SF Warehouse on 7.0 AC
- Yard for lease at \$4,000/AC
- 2- 14' DID | Fenced Yard
- Private Office | Zoned Industrial
- Unincorporated Cook County
- Opportunity Zone
- Easy access to I-57 and I-80



## ADDITIONAL PHOTOS



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# TRAFFIC COUNTS AND INDUSTRIAL AREA



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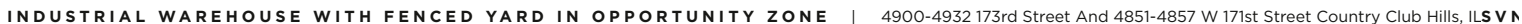
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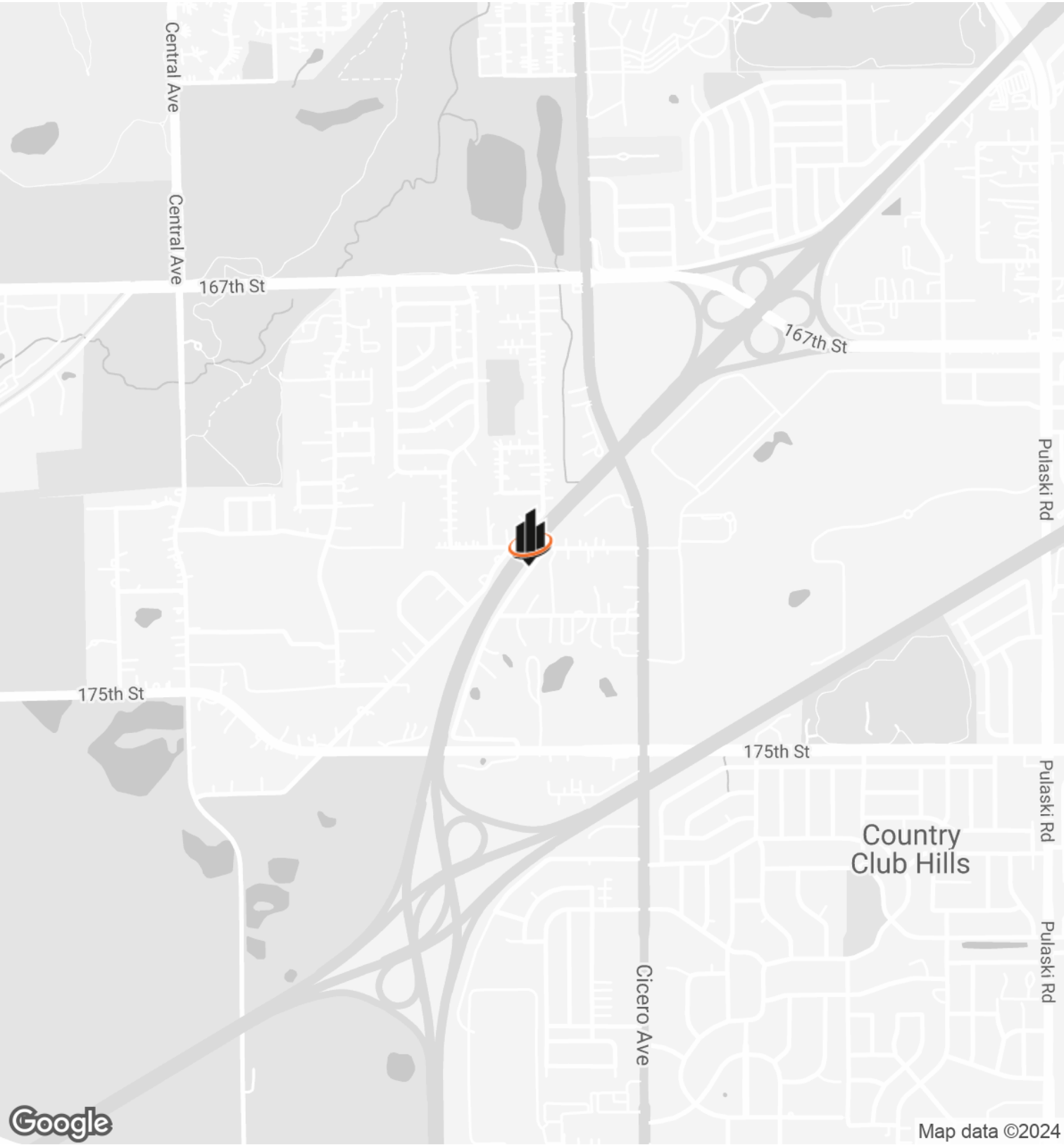


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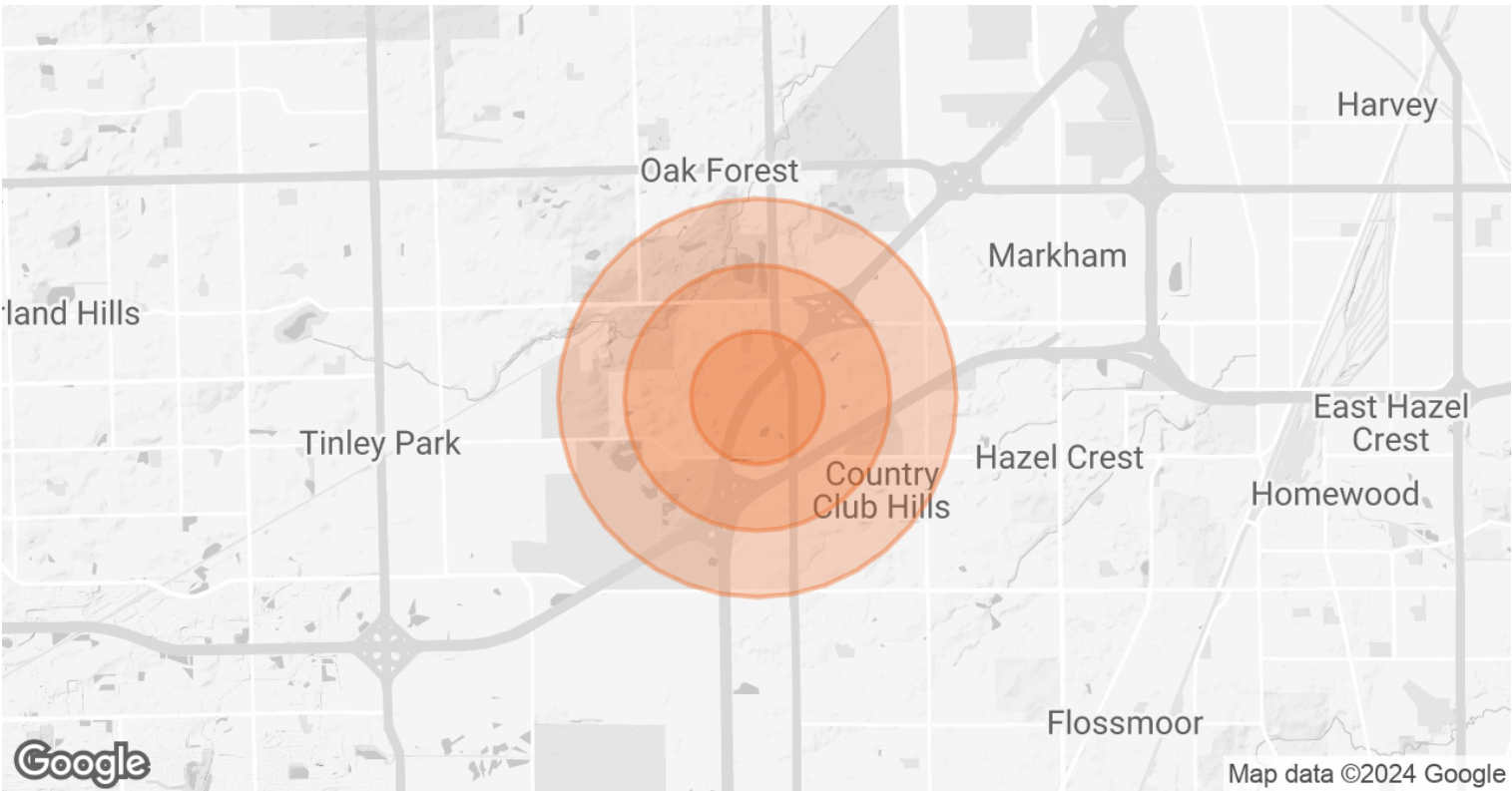
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,395	5,351	13,366
AVERAGE AGE	35.4	39.4	40.3
AVERAGE AGE (MALE)	31.7	37.4	40.0
AVERAGE AGE (FEMALE)	42.9	42.9	42.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	443	1,855	4,978
# OF PERSONS PER HH	3.1	2.9	2.7
AVERAGE HH INCOME	\$118,851	\$97,250	\$81,533
AVERAGE HOUSE VALUE	\$223,651	\$205,505	\$185,076

2020 American Community Survey (ACS)

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