



SINGLE TENANT INVESTMENT PROPERTY

17702 OAK PARK AVE, TINLEY PARK, IL 60477

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OFFERING SUMMARY

Sale Price:	\$495,000
Cap Rate:	4.47%
NOI:	\$22,140
Lease Type:	Gross
Lot Size:	0.13 Acres
Year Built:	1985
Building Size:	4,100 SF
Zoning:	Neighborhood General Legacy District

PROPERTY HIGHLIGHTS

- Fully leased single tenant building (leased through 2028)
- Excellent visibility and access along Oak Park Avenue
- Rent roll and lease available after NDA is signed

LOCATION OVERVIEW

Great location near downtown Tinley Park.
Zoned Tinley Park's downtown legacy district.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,486	29,098	75,060
Total Population	9,803	72,378	192,395
Average HH Income	\$79,890	\$96,432	\$94,349

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