



For Lease

Governor's Plaza

22300 Governors Hwy, Richton Park, IL 60471

Negotiable

Explore leasing opportunities at Governors Plaza, Richton Park, Illinois! Newly renovated with a sizable anchor space available, this community-oriented shopping center boasts prime frontage along Governor's Highway. Join esteemed tenants like the United States Postal Service, Dollar General, and Laundry World. Conveniently located at a stoplight-controlled intersection, enjoy competitive rental rates, ample parking, and a robust daily traffic count exceeding 49,000 vehicles. Positioned just south of the Lincoln Mall, this plaza offers a revitalized environment for businesses to thrive. Secure your spot today for success in this dynamic retail space.

Contact us:

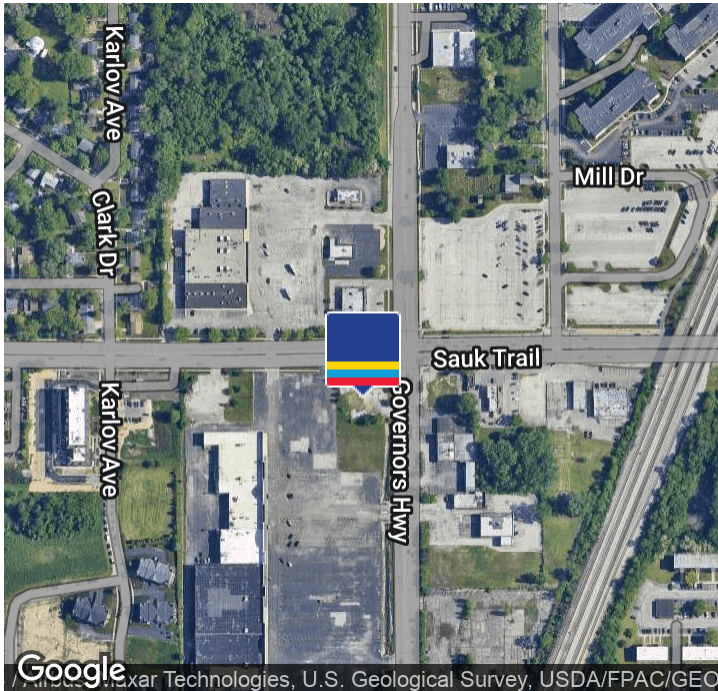
Brad Belden

Senior Vice President
847 698 8232
Brad.Belden@colliers.com

Chris Irwin

Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Property Summary



Property Highlights

- Newly Renovated Façade
- Huge Anchor Space Available
- Significant frontage along Governor' s Highway
- Signalized Intersection of Sauk Trail and Governor's Highway
- 698 Parking Spaces (6.15 spaces per 1,000 sq ft)
- Traffic counts over 49K along Governor's Highway
- Located just south of the Lincoln Mall

Property Description

Explore leasing opportunities at Governors Plaza, Richton Park, Illinois! Newly renovated with a sizable anchor space available, this community-oriented shopping center boasts prime frontage along Governor's Highway. Join esteemed tenants like the United States Postal Service, Dollar General, and Laundry World. Conveniently located at a stoplight-controlled intersection, enjoy competitive rental rates, ample parking, and a robust daily traffic count exceeding 49,000 vehicles. Positioned just south of the Lincoln Mall, this plaza offers a revitalized environment for businesses to thrive.

Offering Summary

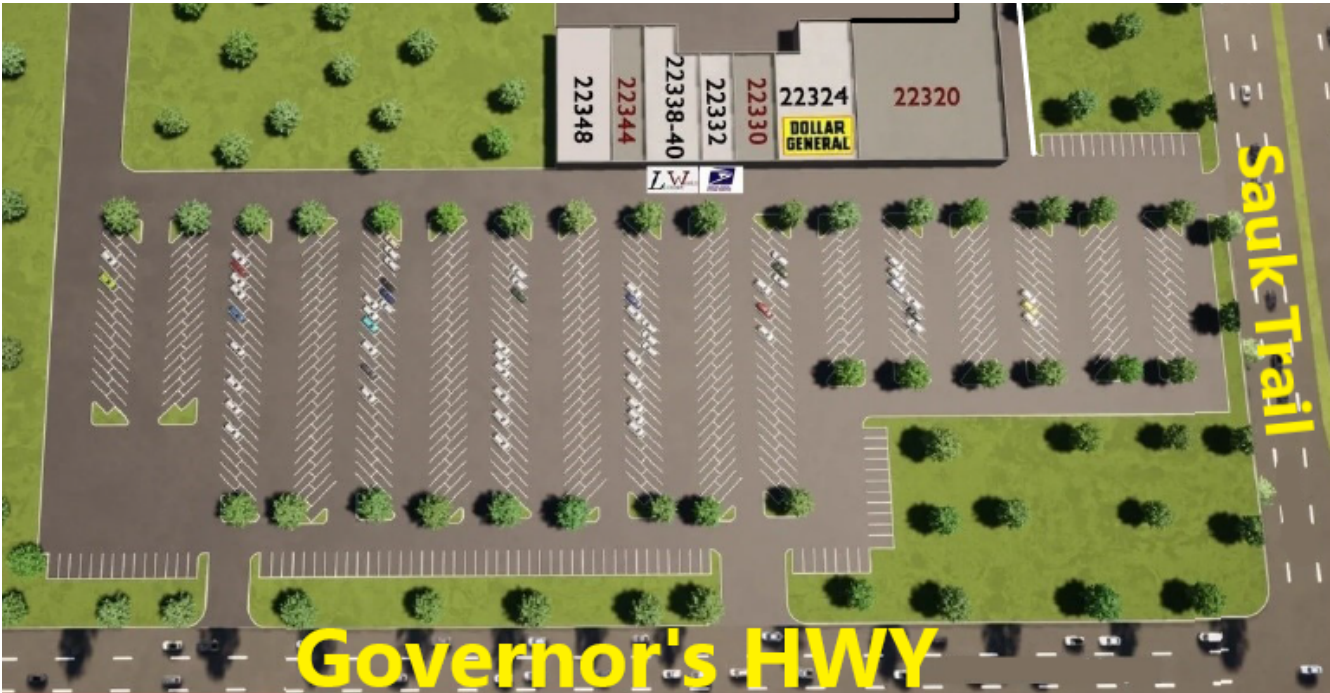
Lease Rate:	\$9.00 - 12.00 SF/yr (NNN)
Available SF:	3,226 - 18,362 SF
Lot Size:	11.91 Acres
Taxes:	\$2.10 SF/yr
Expenses:	\$1.50 SF/yr
Building Size:	128,676 SF

Spaces	Lease Rate	Space Size
22344	\$11.00 SF/yr	3,226 SF
22330	\$12.00 SF/yr	4,223 SF
22320	\$9.00 SF/yr	18,362 SF

Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Site Plan

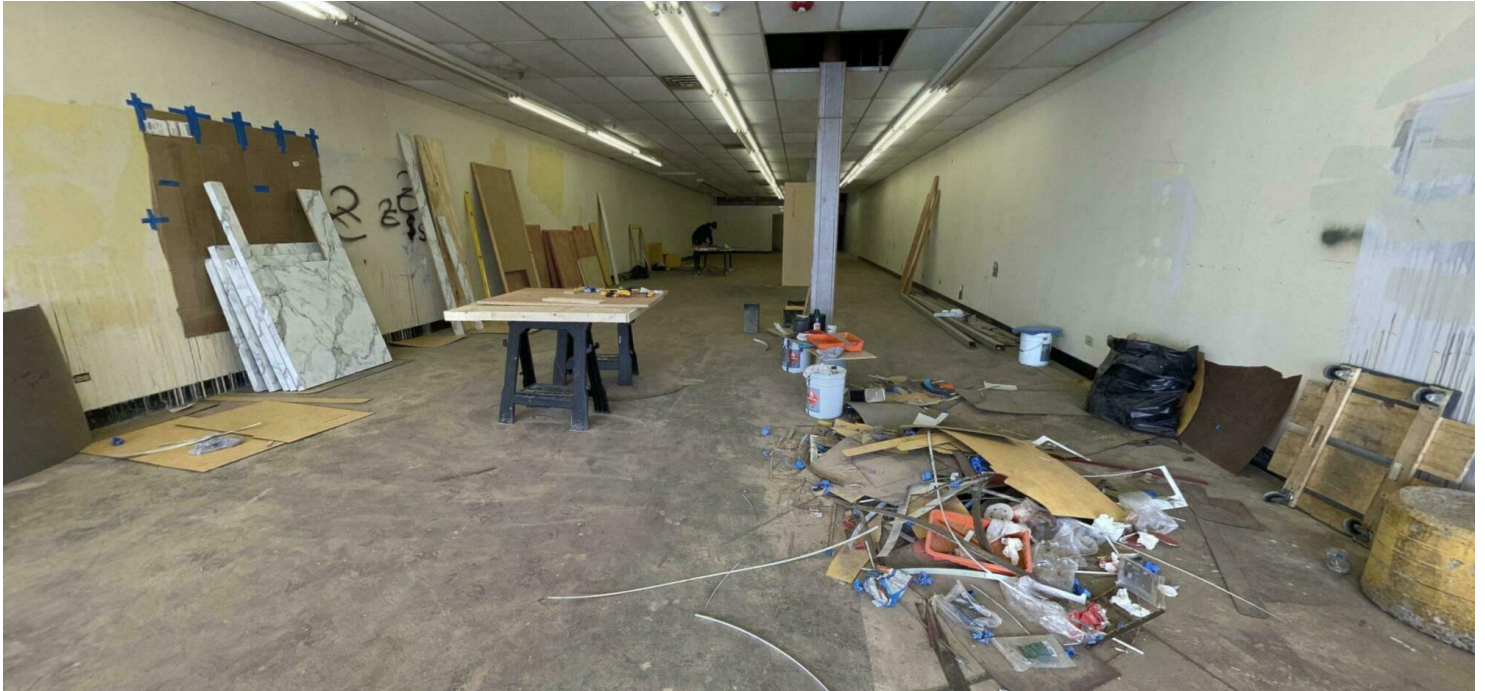


22348	THE SHANDELIER ROOM	6,000
22344	AVAILABLE	3,226
22338-40	LAUNDRY WORLD	5,516
22332	U.S. POST OFFICE	3,000
22330	AVAILABLE	4,223
22324	DOLLAR GENERAL	7,824
22320	AVAILABLE	18,362

Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Unit # 22344 - 3,226 sq. ft.



Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

colliers.com/chicago



Unit # 22330 - 4,223 sq. ft.



Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

colliers.com/chicago



Property & Area Highlights



3,226 - 18,362 SF

Space Size



11.91 Acres

Acreage



B

Zoning



698

Parking Spaces



\$80K

Average HH Income



\$148K

Median Home Value



Location Overview

Discover Richton Park, Illinois, a vibrant southern suburb of Chicago in Cook County. With a population of 12,775, the village spans 4.40 square miles, bordered by Matteson, Park Forest, and University Park. Education is a priority, featuring schools like Richton Square and Sauk Elementary. The Richton Park station offers convenient Metra service, connecting residents to Chicago and beyond.

Area Tenants

- Dollar General
- United States Postal Service
- Baskin Robbins
- Dunkin Donuts
- Popeyes
- Domino's Pizza
- 7 - Eleven
- Subway
- Taco Bell
- Menards
- JC Penney
- Sherwin Williams

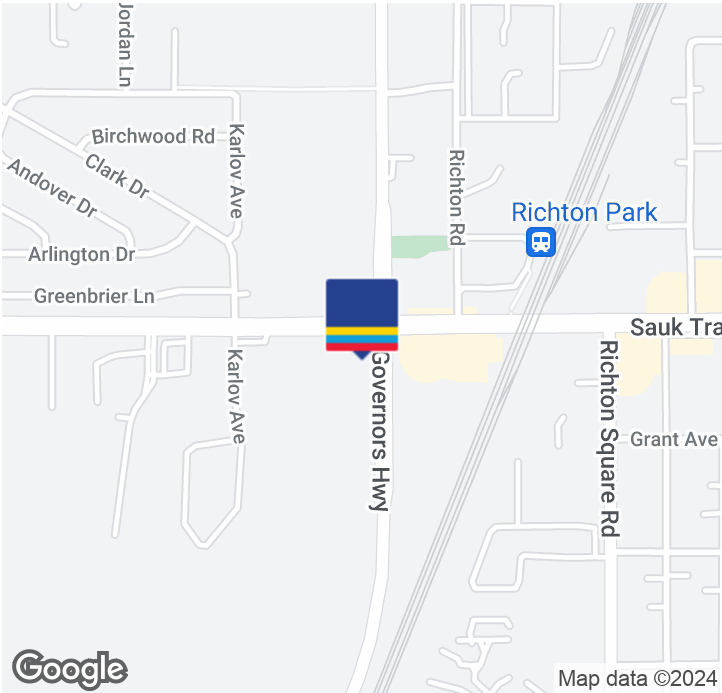
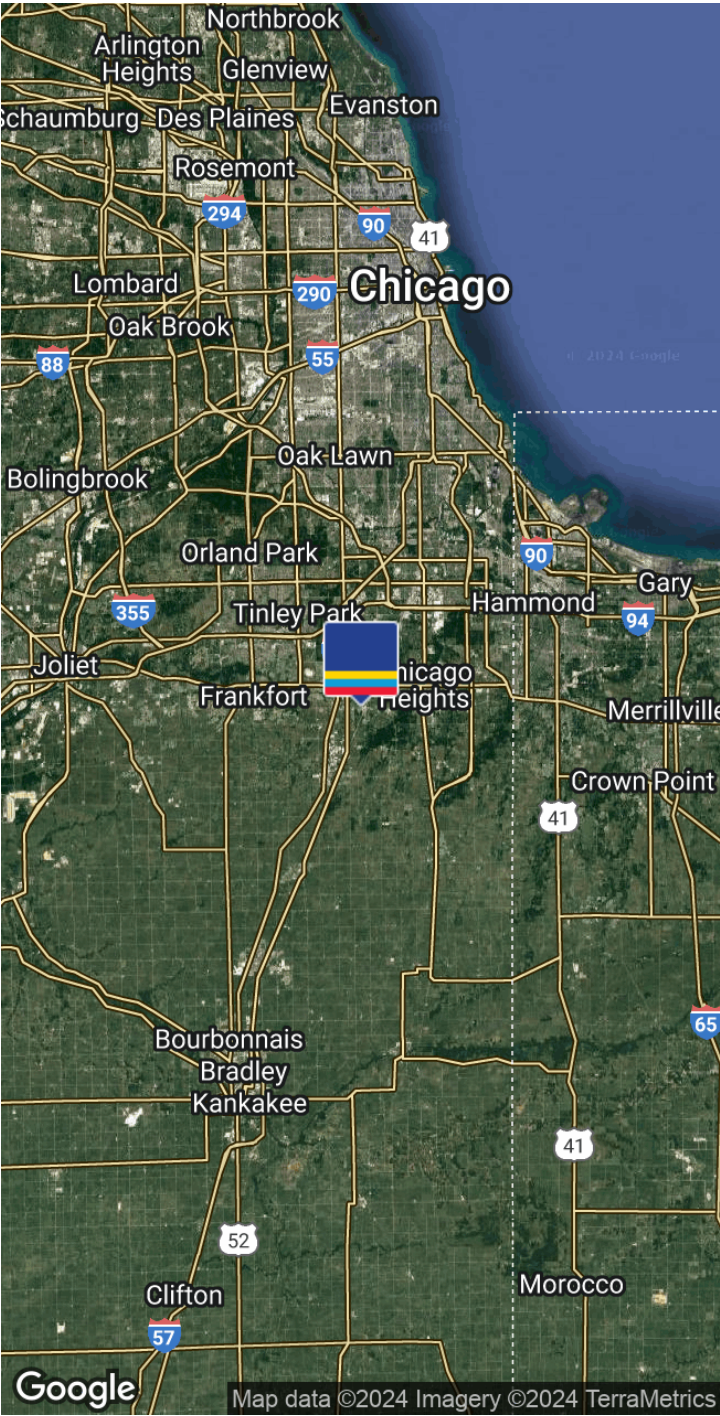
Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Area Retail Tenants



Location Map



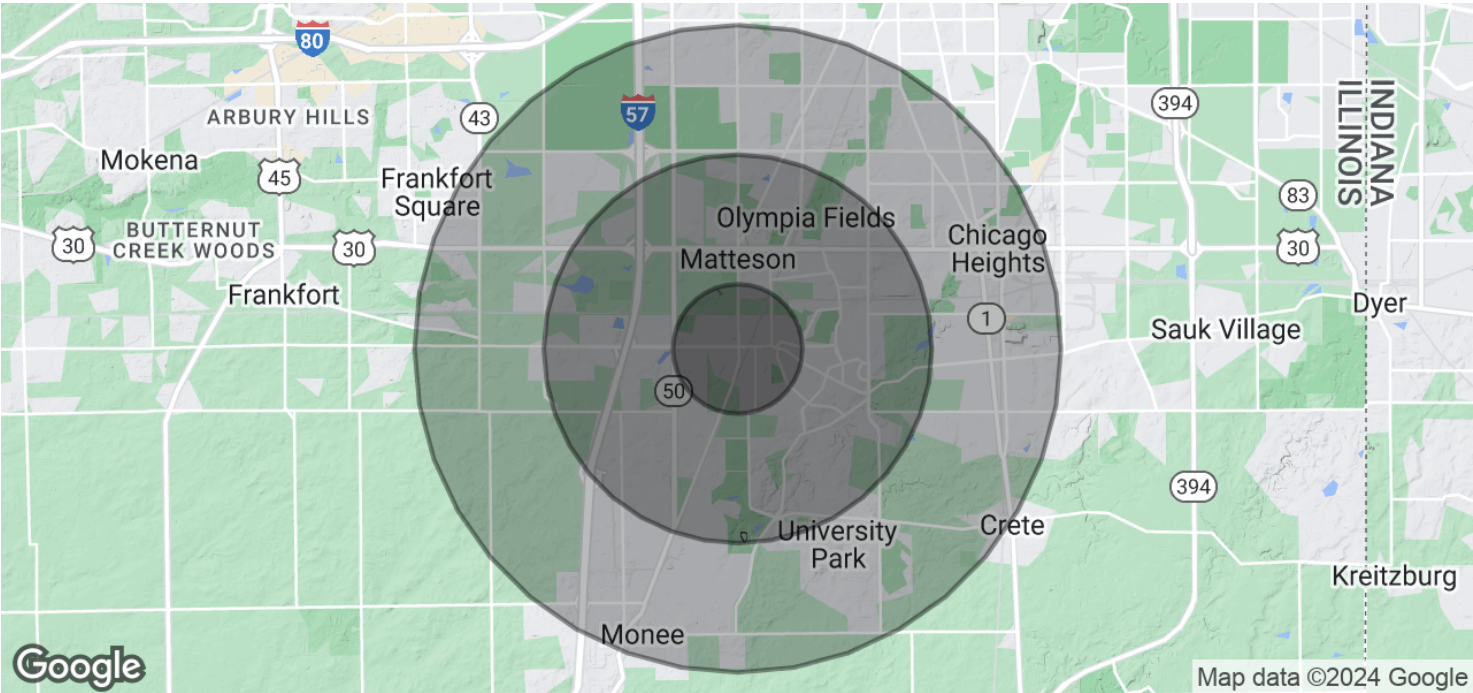
Demographics	1 Mile	3 Miles	5 Miles
Total population	11,669	53,120	138,023
Median age	39.5	40.8	39.7
Median age (Male)	33.1	35.9	37.2
Median age (Female)	47.2	44.9	41.9
Total households	5,250	23,021	56,873
Total persons per HH	2.2	2.3	2.4
Average HH income	\$56,204	\$67,720	\$74,929
Average house value	\$148,015	\$136,501	\$146,643

Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com



Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	11,669	53,120	138,023
Average Age	39.5	40.8	39.7
Average Age (Male)	33.1	35.9	37.2
Average Age (Female)	47.2	44.9	41.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,250	23,021	56,873
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$56,204	\$67,720	\$74,929
Average House Value	\$148,015	\$136,501	\$146,643

* Demographic data derived from 2020 ACS - US Census

Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

