



# 3325 RIDGE ROAD

LANSING, IL 60438



## FOR SALE | RETAIL

WELL PERFORMING CURRENTLY OPEN AND OPERATING BAR! BAR HAS OVERSIZED SIGNAGE THAT PROVIDES INCREASED VISIBILITY. LARGE BACK PATIO AND NEARBY CITY-OWNED PARKING LOT PROVIDE ADDED VALUE. SPACE HAS 5 HIGH EARNING GAMING MACHINES, WITH A 6TH COMING, FOR IMMEDIATE ROI.

**BUILDING SIZE** | 3,536 SF

**LOT SIZE** | 7,772 SF

**PRICE** | \$895,000 FOR BUSINESS AND BUILDING

**TAX** | \$8,427 / SF

**DAYTIME POPULATION** | 275,000+ WITHIN 3 MILES

**POPULATION** | 278,000+ WITHIN 3 MILES

**AVERAGE HH INCOME** | \$69,000+ WITHIN 3 MILES

**TRAFFIC** | 12,500 VEHICLES PER DAY

\*Available spaces only



AREA  
TEANANTS  
INCLUDE



CONTACT

## TERRI COX

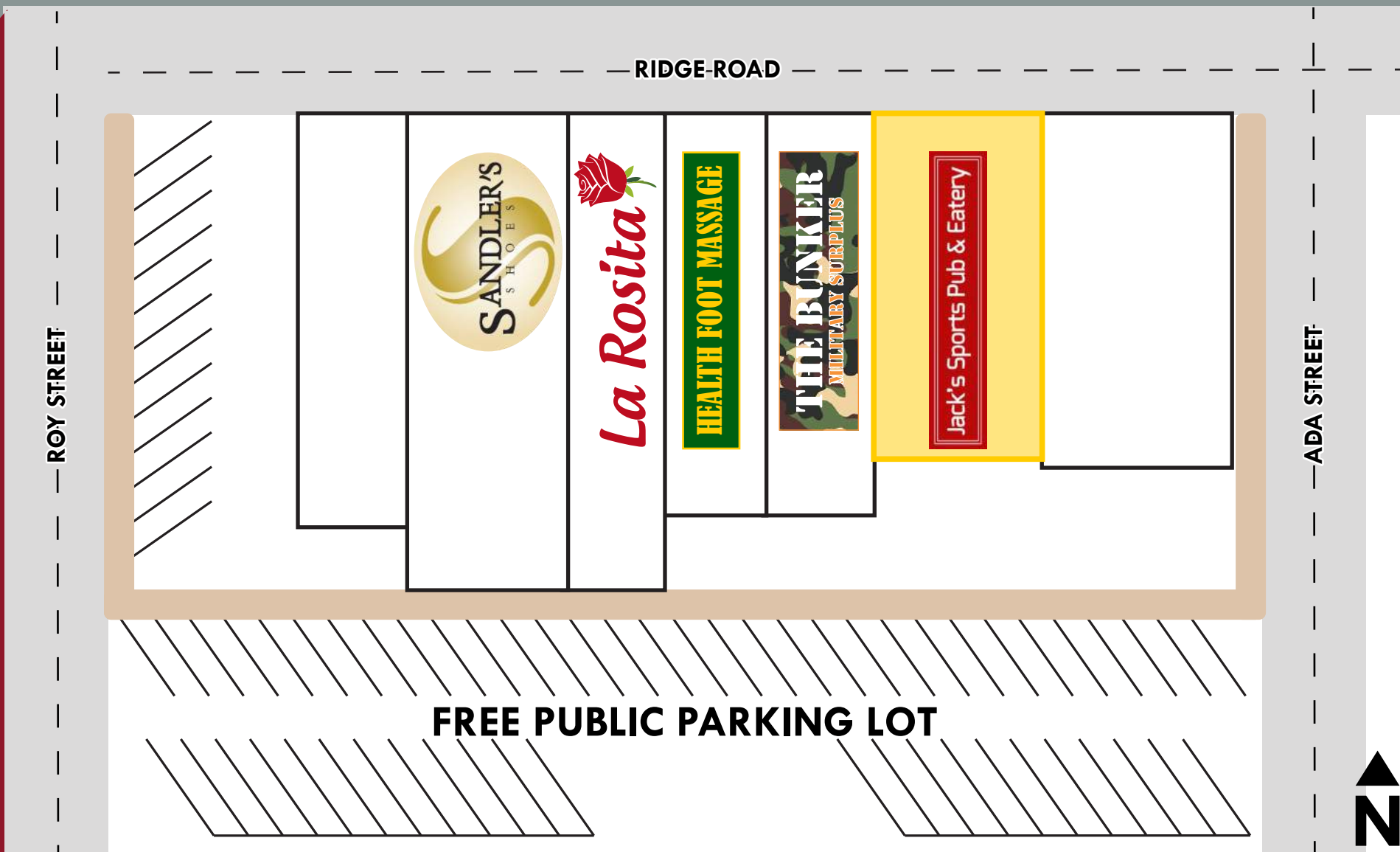
312.977.2028

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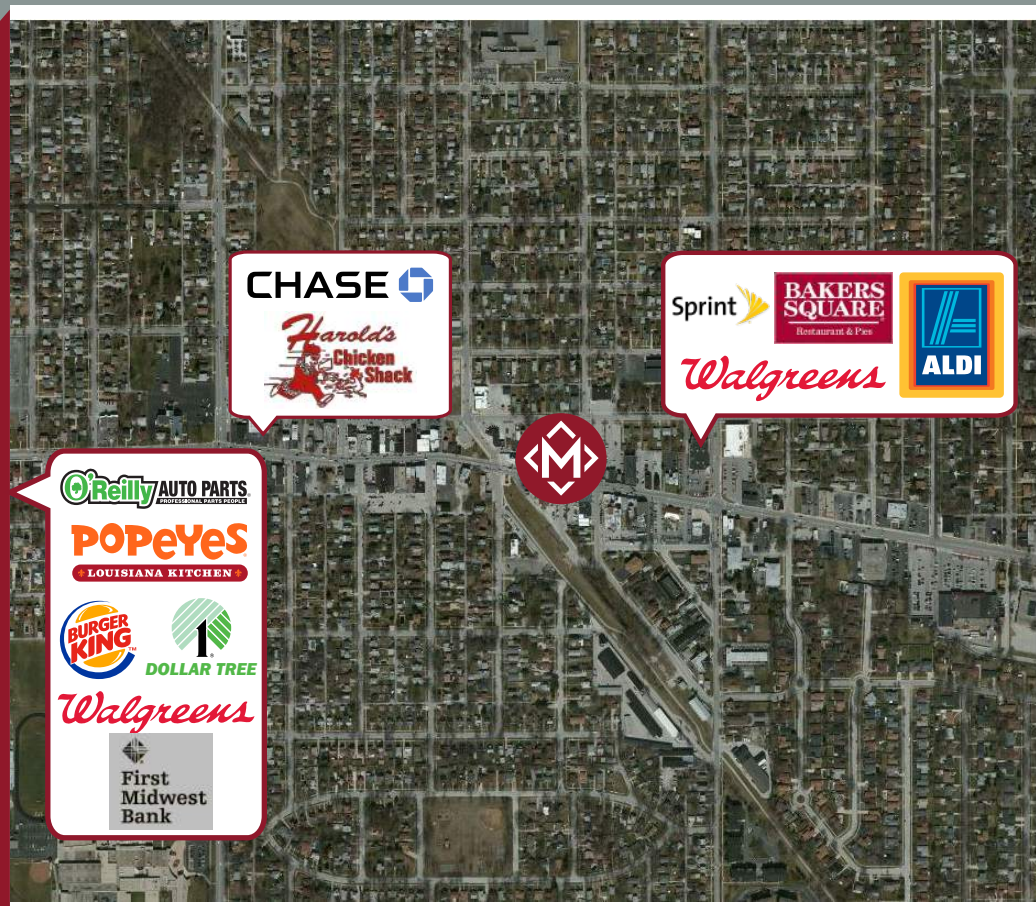
SITE PLAN



LOCATION



AERIAL



312-337-1001



TERRI COX

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