

**AVISON  
YOUNG**



82,141  
Square Feet

## User/Investor Opportunity

14000 Rockland Road  
Green Oaks, Illinois

### SPECS

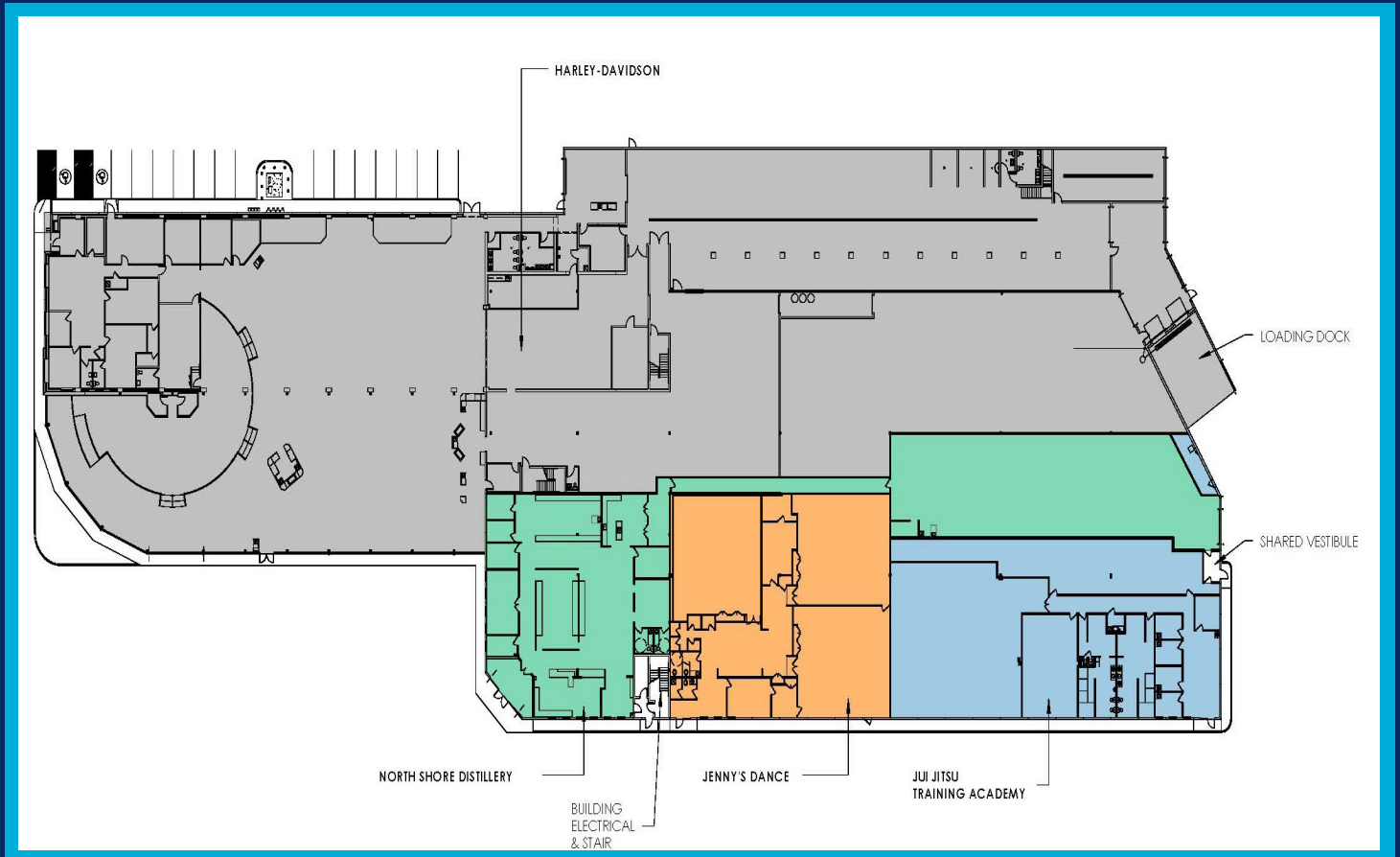
Building Size:	82,141 SF
Site Size:	4.23 acres
Warehouse Size:	48,000 SF
Clear Height:	24'
Year Built:	2002

### OVERVIEW

- Attractive mixed use facility with excellent exposure along Route 176 at I-94
- Fully leased (4 tenants)
- Ideal for commercial, retail or office use.

**Offering Price:           \$5,750,000**

## FLOOR PLAN



## AERIAL VIEW







### Excellent location at I-94 and Route 176

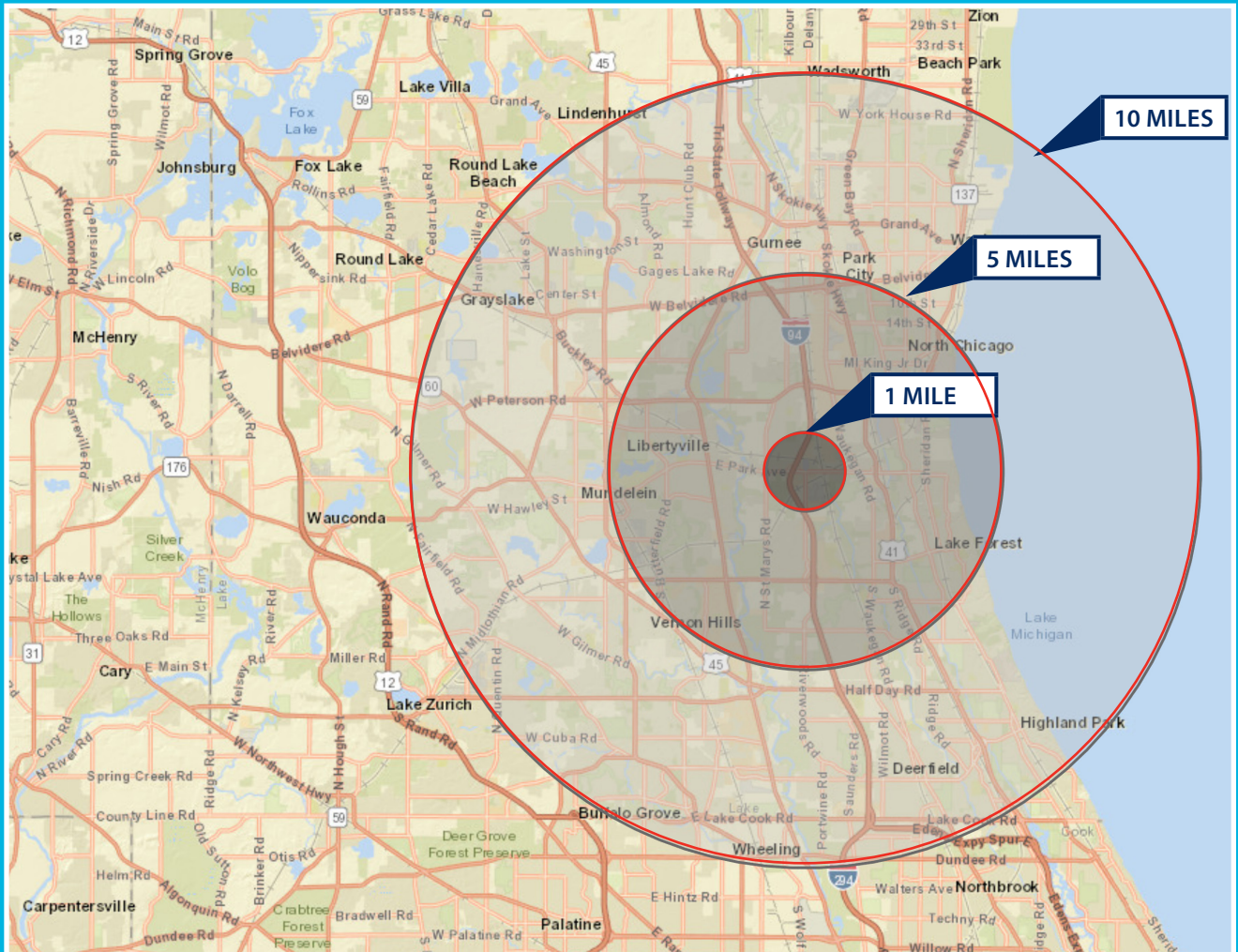
- Traffic Count on 176 - 16,900 cars daily
- Traffic Count on I-94 - 110,200 cars daily



### Abundant on-site parking



### Outstanding area amenities



	1 mile	5 miles	10 miles
2018 Total Population	1,208	121,514	476,283
2018 Total Households	347	39,809	165,703
2018 Average Median Income	\$150,643	\$96,639	\$90,302
2018 Income Per Capita	\$65,354	\$49,350	\$46,338

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Partnership. Performance.

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