

17500 Duvan Dr., Tinley Park, IL

**NOW: \$1,495,000**



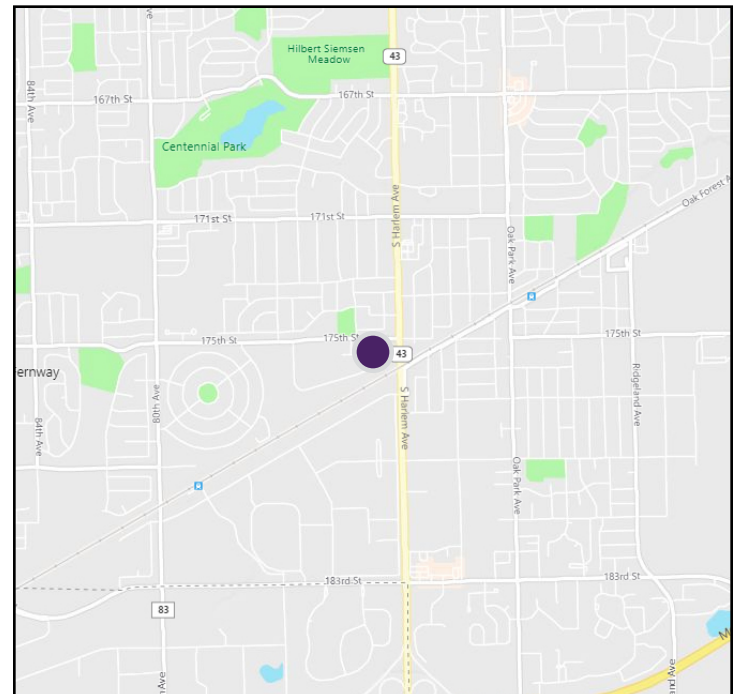
## Property Highlights

- 33,000 SF former sports complex and community center
- Built-out with basketball court, lap pool, batting cage, a lounge, locker rooms, racquetball court
- Available to rehab or redevelop
- Opportunity for user to operate
- Potential for office or medical use
- Close to expressway and many other amenities
- Land Area: 68,131 SF
- Zoning: ORI
- 2018 Taxes: \$78,550, under protest

## Property Overview

A 33,000 square foot sports complex near Harlem Ave is available for sale. Currently, the two story community center is built-out with a basketball court, a lap pool, a batting cage, locker rooms, offices and more. There are a variety of spaces available for fitness or office users. This building has great potential for a gym operator looking to expand their presence in the south suburbs. The property can also be rehabbed or redeveloped.

Tinley Park and neighboring Orland Park are two of the fastest growing suburbs south of Chicago. The property is just west of the intersection of Harlem Ave and 175th St, close to a significant number of apartment buildings and single family homes.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	13,642	81,361	190,957
Households	5,523	30,928	70,120
Median Income	\$70,832	\$81,460	\$80,824

**Daniel J. Hyman**  
Chairman and CEO  
(312) 338 - 3003  
dhyman@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.