

PRIME RETAIL LOT

20555 S LA GRANGE RD, FRANKFORT, IL 60423

LM
Lagestee-Mulder
Commercial Real Estate

LAND FOR LEASE



PROPERTY HIGHLIGHTS

- Build-to-suit option available
- Access to stoplight
- Drive through proposed with 3,600 to 7,800 SF building
- Cross access easement for parking exceeding 45 cars
- Can divide

LOCATION OVERVIEW

Out lot adjacent to Dunkin Donuts and Alsip Garden Nursery

LEASE RATE **\$75,000 PER YEAR**

LEASE TYPE **FLAT**

OFFERING SUMMARY

Available SF: 0.57 Acres

Building Lease: Negotiable

Ground Lease: \$75,000 per year

County: Will

TAD LAGESTEE

President & Managing Broker
630.560.2800
TAD@LMTEAM.COM

Office Address: 361 S. Frontage Rd,
Suite 126
Burr Ridge, IL 60527
630.325.8338
LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Tad Lagestee represent(s) the Landlord only, and not the Tenant.

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,792	120,878	415,923
Median age	41.2	39.5	39.6
Median age (male)	39.9	37.8	38.0
Median age (Female)	42.1	40.5	40.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,261	41,086	147,332
# of persons per HH	3.0	2.9	2.8
Average HH income	\$109,230	\$103,610	\$91,496
Average house value	\$324,247	\$351,237	\$329,431

* Demographic data derived from 2010 US Census

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