

# INVESTMENT PROPERTY FOR SALE

2457 RIDGE ROAD, LANSING, IL 60438

**LM**  
Lagestee-Mulder  
Commercial Real Estate

OFFICE BUILDING FOR SALE AND LEASE



## PROPERTY HIGHLIGHTS

- 2,000 SF available for lease
- Located on busy Ridge Road
- Easy access to I80 and Torrence Ave.
- Easy access to Munster Community Hospital
- One space for lease
- 1 business office
- 2 bath rooms
- 1 conference room
- Approximately 5,000 SF building
- Suite 1: 3,000 SF (OCCUPIED)

**SALE PRICE** \$699,000

**LEASE TYPE** GROSS

## OFFERING SUMMARY

Building Size: 5,000 SF

County: Cook

Price / SF: \$139.80

## MARTHA WINTER

Senior Vice President & Managing Broker  
224.523.9174  
MARTHA@LMTEAM.COM

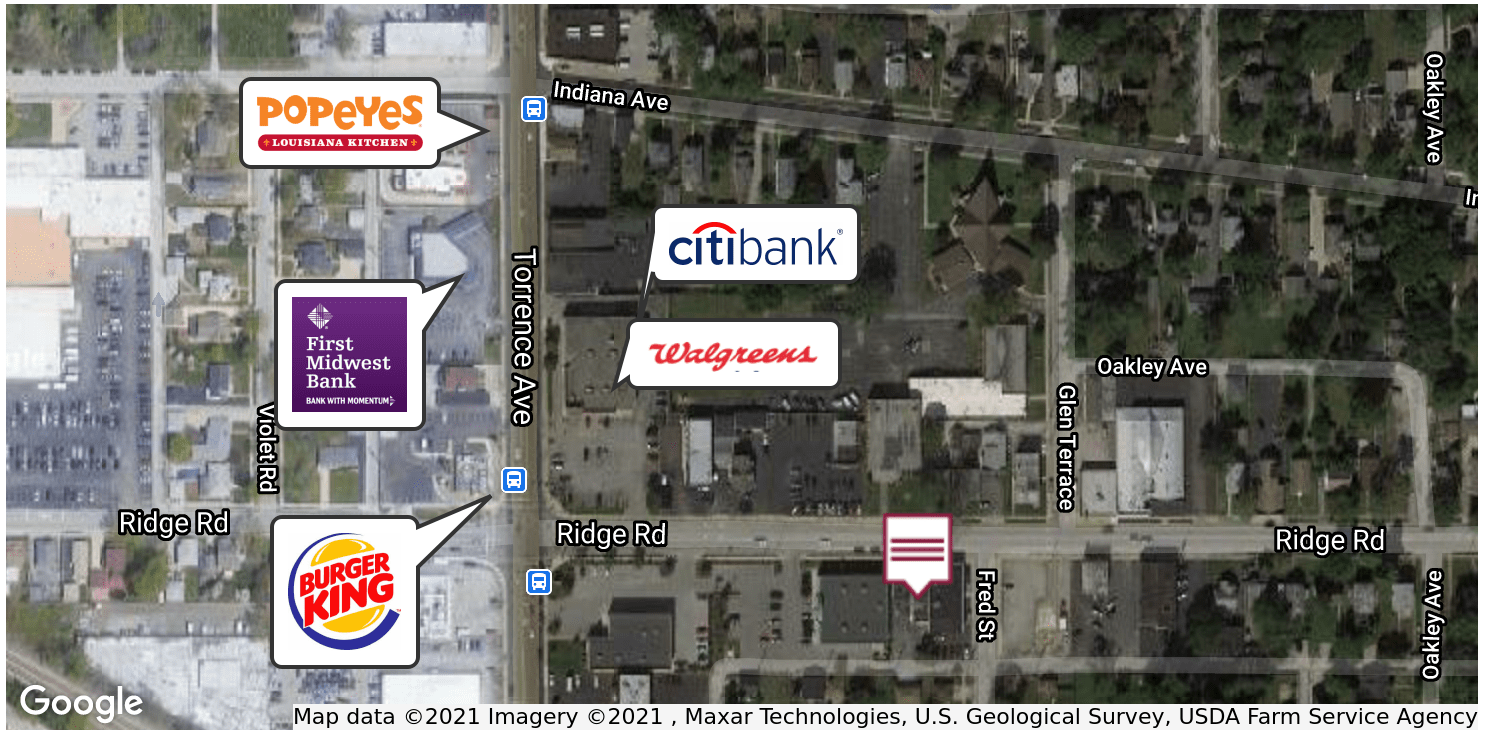
17005 Westview Ave.,  
South Holland, IL 60473  
630.325.8338  
WWW.LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.

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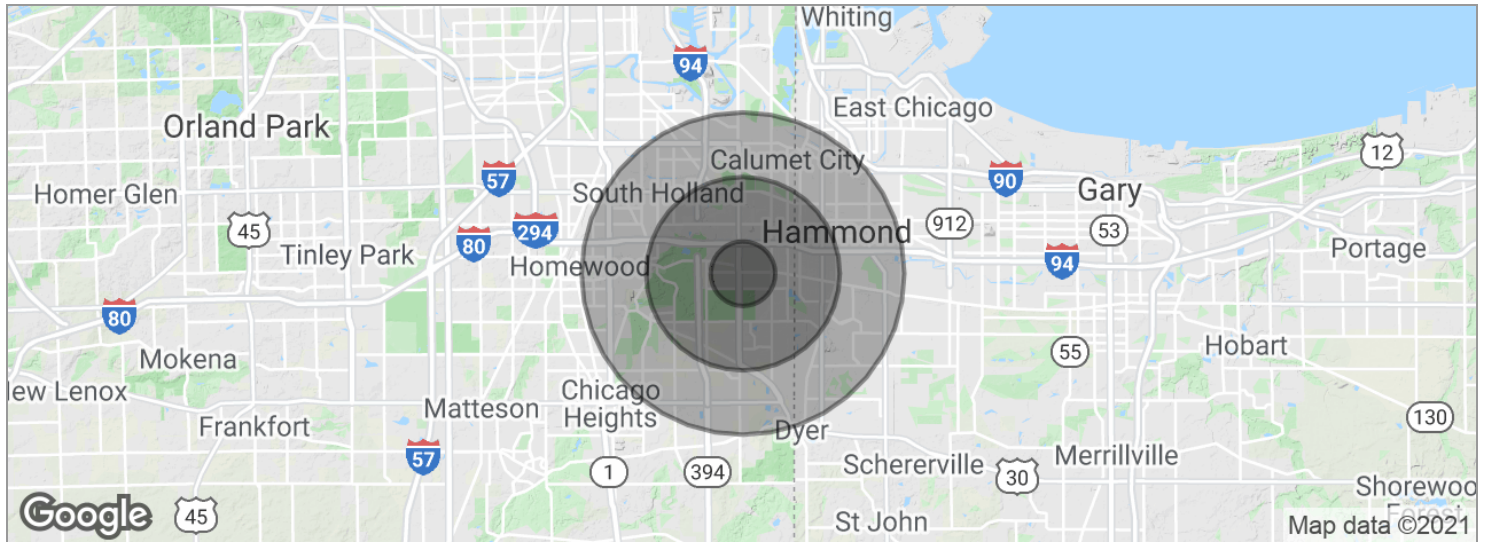
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,639	73,883	228,826
Median age	37.2	38.6	37.1
Median age (male)	34.5	36.5	34.9
Median age (Female)	39.3	40.3	38.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,637	29,058	85,731
# of persons per HH	2.5	2.5	2.7
Average HH income	\$59,749	\$60,758	\$61,015
Average house value	\$174,589	\$152,803	\$162,458

\* Demographic data derived from 2010 US Census

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