

Join
Walmart*



26,300 ADT



133,000 ADT

metro
by T-Mobile

AVAILABLE
GROUND LEASE

AVAILABLE
UP TO 25,416 SF

17525 SOUTH TORRENCE

SEQ TORRENCE AVENUE & I-80/94
LANSING, IL

FREESTANDING JUNIOR BOX
ADJACENT TO WALMART



176th St

T-Mobile

SUNRISE
HEALTHFOODS



178th St

Torrence Ave

Sprint
Round the Clock



see via
BEAUTY
Kali Beauty

Checkers
"EAT. DRINK. GO."



DUNKIN'

Walmart*

BUFORD WALKER
SENIOR HOUSING

EISENHOWER
SCHOOL

FREESTANDING JUNIOR BOX ADJACENT TO WALMART
17525 S. TORRENCE
 SEQ Torrence Avenue & I-80/94 | Lansing, IL

SITE
PLAN

SPACE AVAILABLE

25,461 SF (will subdivide)

GROUND LEASE AVAILABLE

1 Acre

SITE SUMMARY

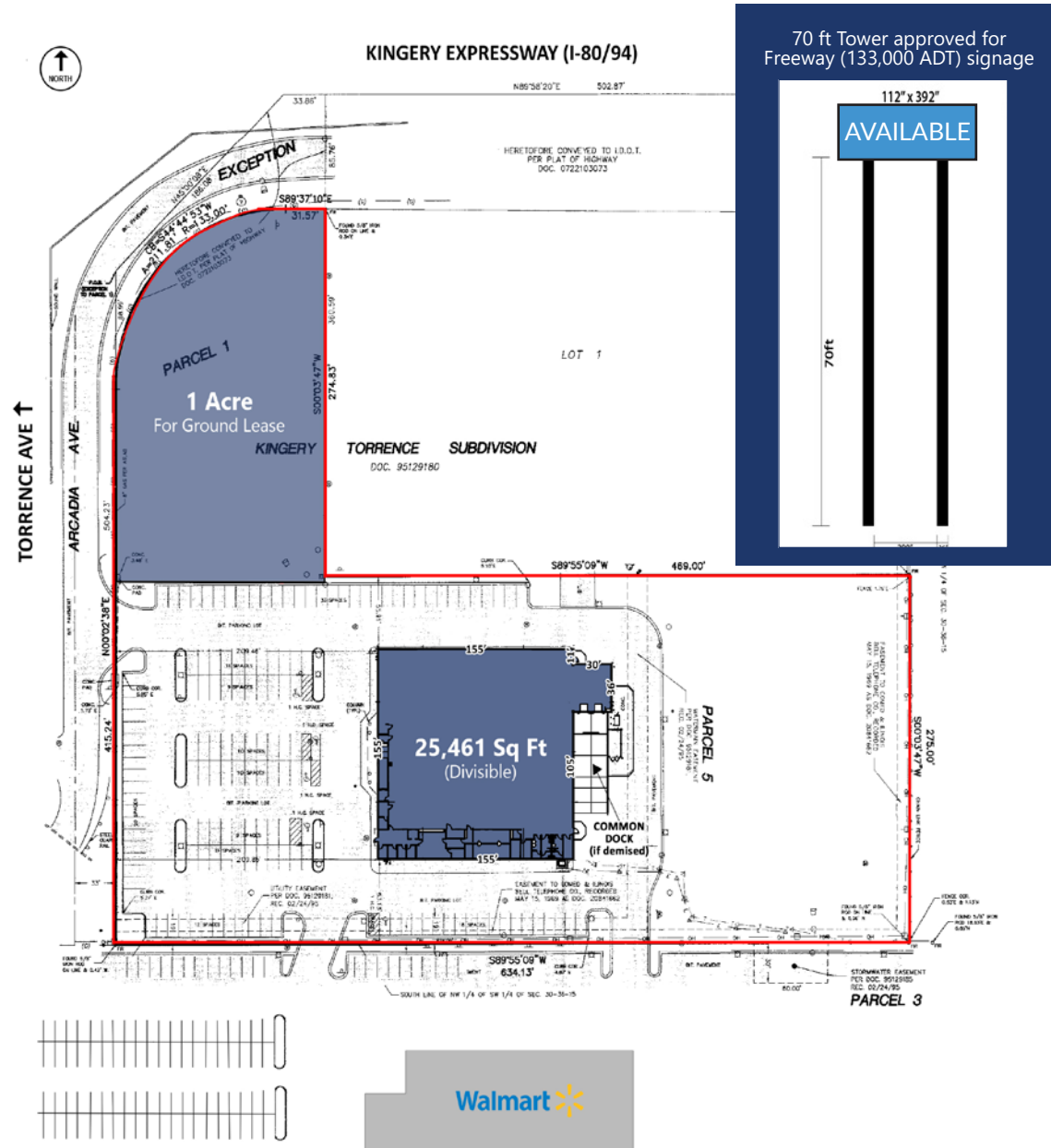
- Up to 25,461 SF available in freestanding junior box with dock, at the interchange of I-80/94 and Torrence Avenue
- Site has cross-access to adjacent Walmart Supercenter and is not bound by any REA/OEA use restrictions. Since opening in 2015, Walmart has shifted the focal point of the Lansing/Calumet City trade area south of I-80/94 to this location
- Space can be subdivided
- Adjacent 1 acre parcel available for ground lease
- 150 parking spaces
- 12 year property tax abatement

TOTAL POPULATION

11,570	1 Mile
93,767	3 Mile
238,146	5 Mile

AVERAGE HH INCOME

\$54,997	1 Mile
\$62,445	3 Mile
\$61,396	5 Mile



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REAL ESTATE

FREESTANDING JUNIOR BOX ADJACENT TO WALMART

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AERIAL



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