



# VACANT COMMERCIAL BUILDING

400 E 162ND STREET  
SOUTH HOLLAND, IL 60473  
162nd Ave

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4-way Lighted Intersection

162 nd Street



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162 nd Street

4-way Lighted Intersection

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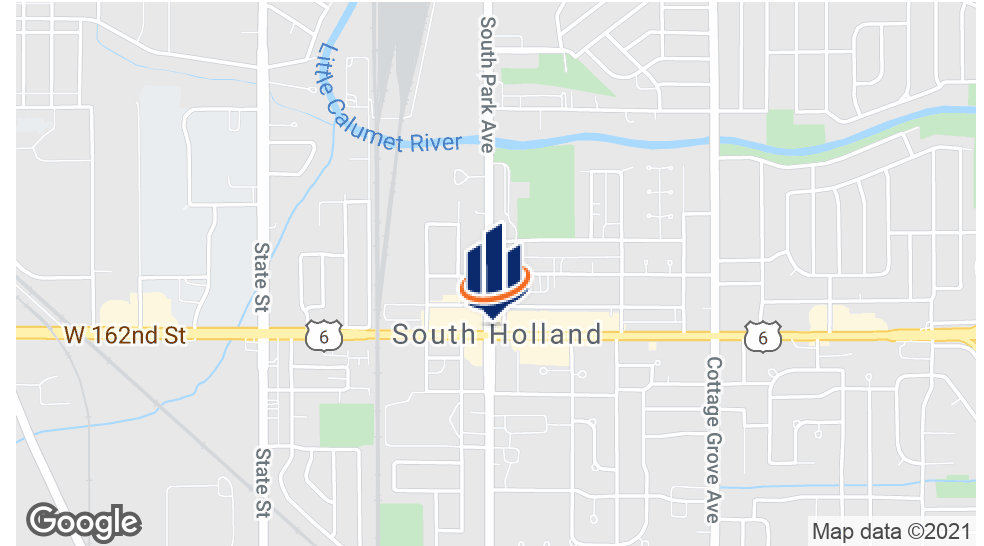
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# 1 PROPERTY INFORMATION

400 E 162nd Street  
South Holland, IL 60473

# Property Summary



## OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	6,069 SF
Lot Size:	0.76 Acres
Price / SF:	-
Year Built:	2018
APN:	29-15-404-005-0000

## PROPERTY HIGHLIGHTS

- Property located at NEC of 4-way lighted intersection
- Heavy traffic counts going east/west on 162nd street (33,000-38,000 VPD)
- Property features 2 drive-up windows,
- Building can be used as single-tenant or 2 tenant use.
- Property Built in 2018, with high-quality materials
- Large parking field on north side of building
- Walled outside sitting area

# Property Description



## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present for sale a newly built vacant commercial property of 6069 SF set on a 33,000 +/- square foot lot located at the 4-way lighted intersection of 162nd Street and South Park Ave. in South Holland, Illinois in Cook County. The property address is 400 E. 162nd Street. The subject property can be used as either one space of 6,069 SF or 2 spaces of 2,097 square feet and 3,994 square feet.

The building features 2 drive-up windows. On the east side of the building is the main drive-up window set up that leads from 162nd street. On the north side of the building is a second drive-by window. Each window was set up based on two tenants occupying the building and needing the windows.

The building would be a great acquisition for a user owner or developer for a multitude of uses from restaurants, fast-food chain, drug store, formal dining [with potential for in-store wine service], bank branch, etc.

## LOCATION DESCRIPTION

The subject property is located at the 4 -way lighted intersection of 162nd Street and South Park Ave. in South Holland, Illinois. 162nd Street or Route 6 is the major east/west corridor running through the heart of South Holland. Traffic counts going east and west on 162nd street are very strong in both directions [33,000 – 38,000 VPD]. The majority of commercial retail and office properties are located on 162nd street.

South Holland is a South Suburban community located approximately 22 miles directly south of the City of Chicago. In 2007, South Holland was named, “Most Livable Metro-Area Suburb” of the Chicago Metropolitan Area by Forbes.com

# Intersection View



# North Side Drive Up Window



# Night Photo

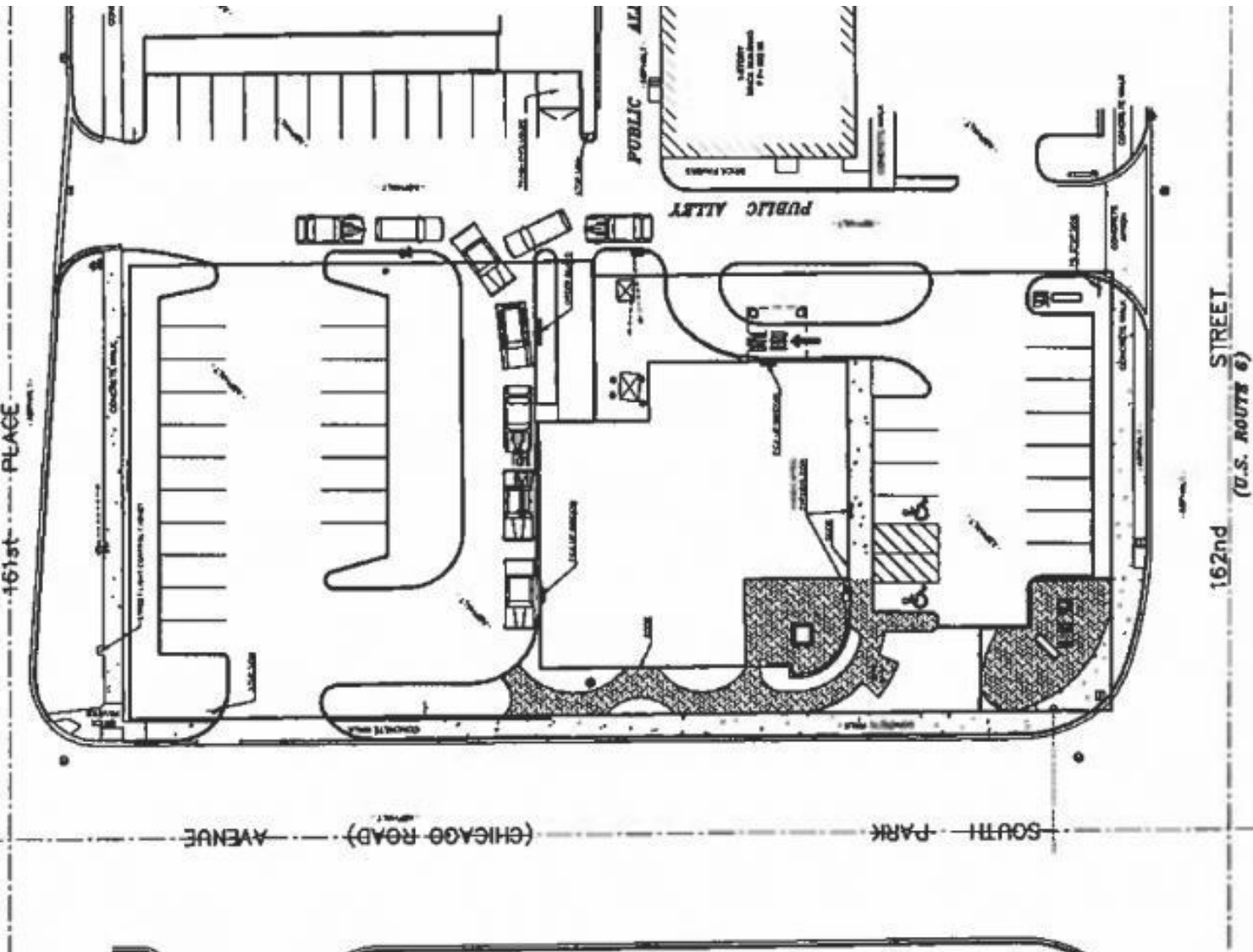


# Main Drive UP Window





Drive UP Windows Stacking Plan

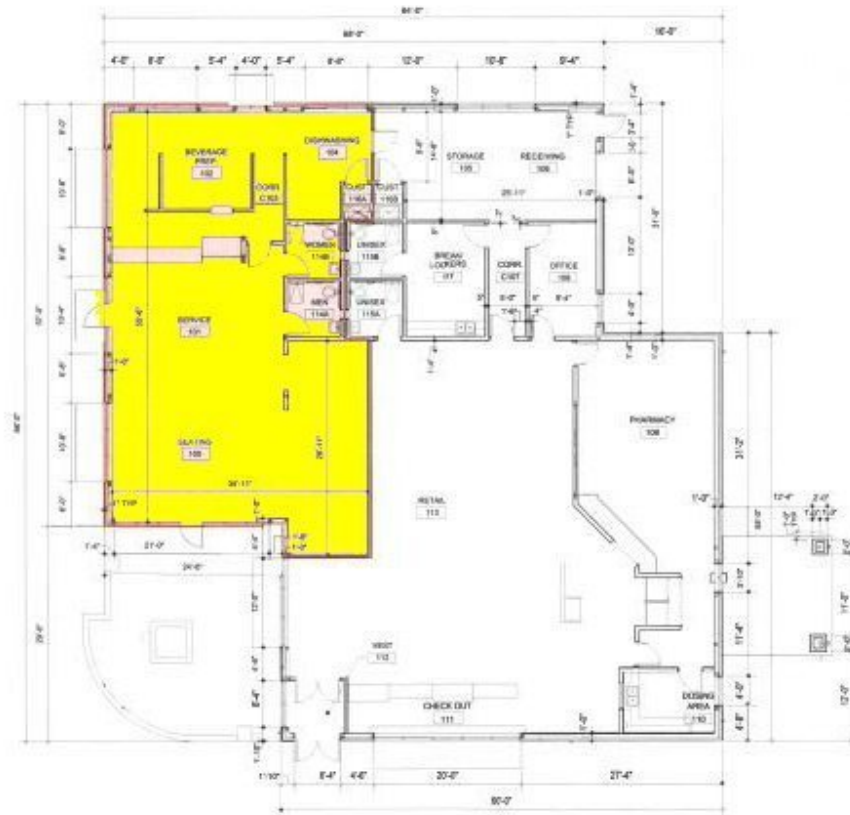


VACANT COMMERCIAL BUILDING 6,069 SF | 400 E 162ND STREET SOUTH HOLLAND, IL 60473

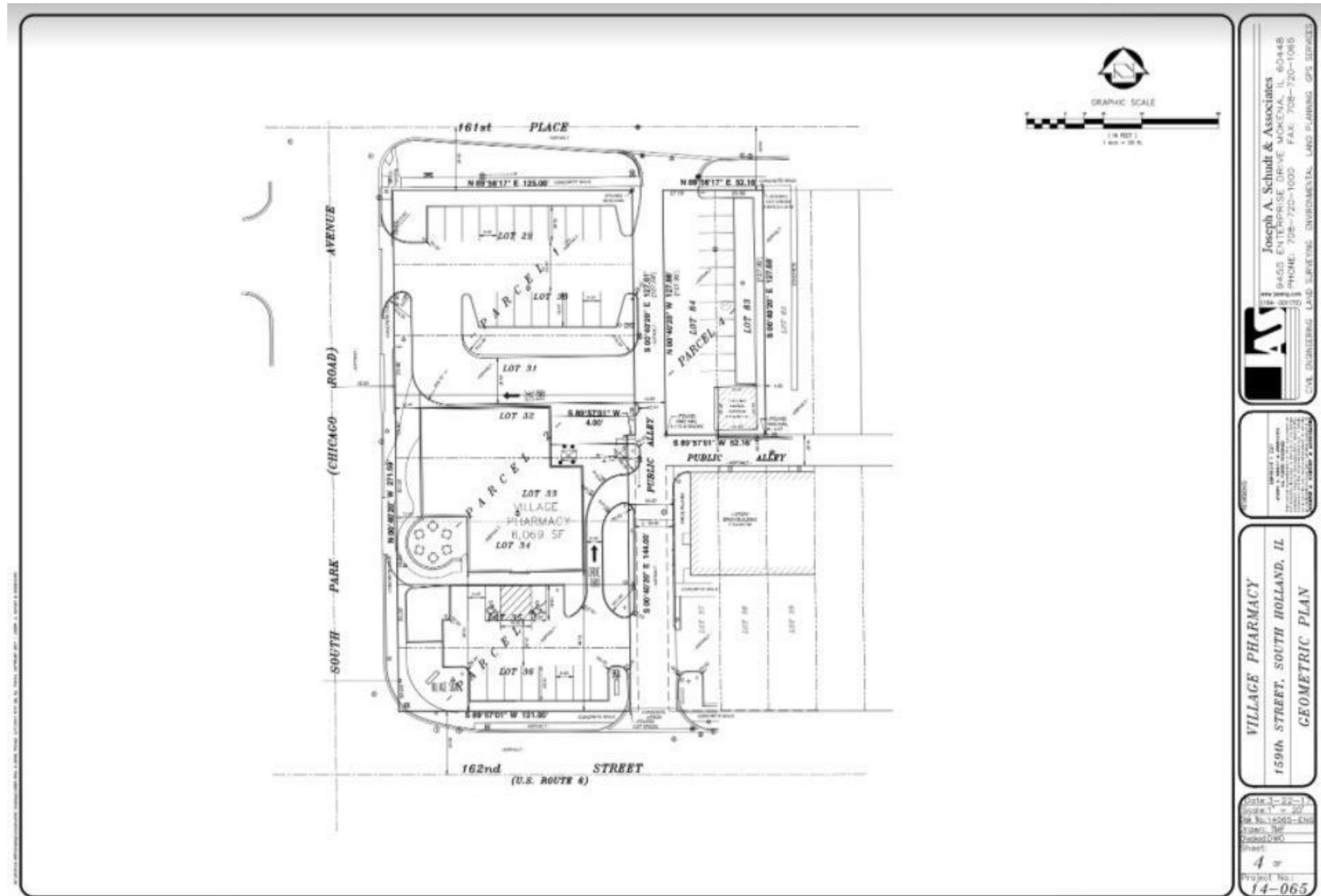
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# Floor Plan



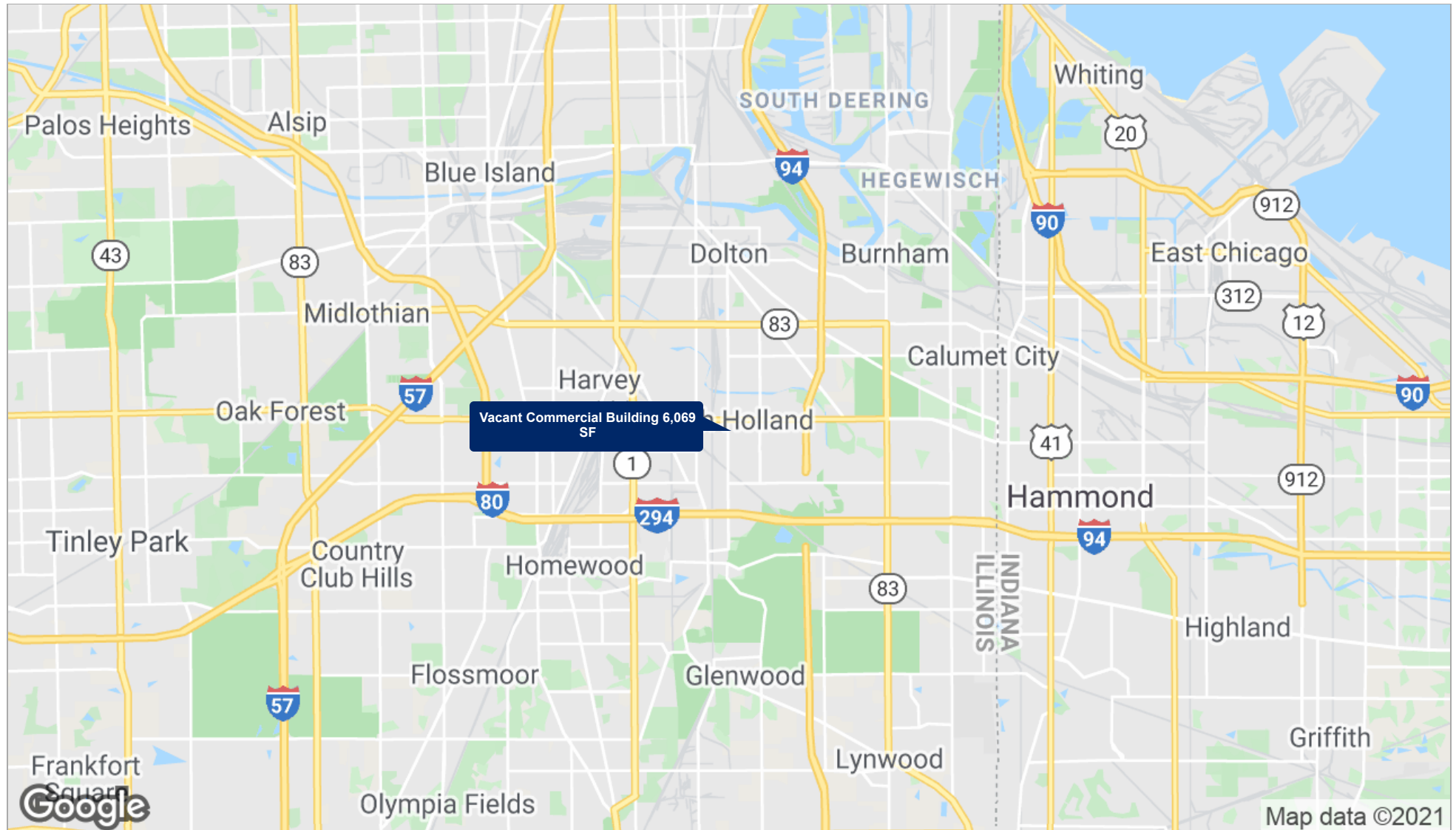
# Site Plan



## 2 LOCATION INFORMATION

400 E. 162nd Street  
South Holland, IL 60473

# Regional Map



# Retailer Map

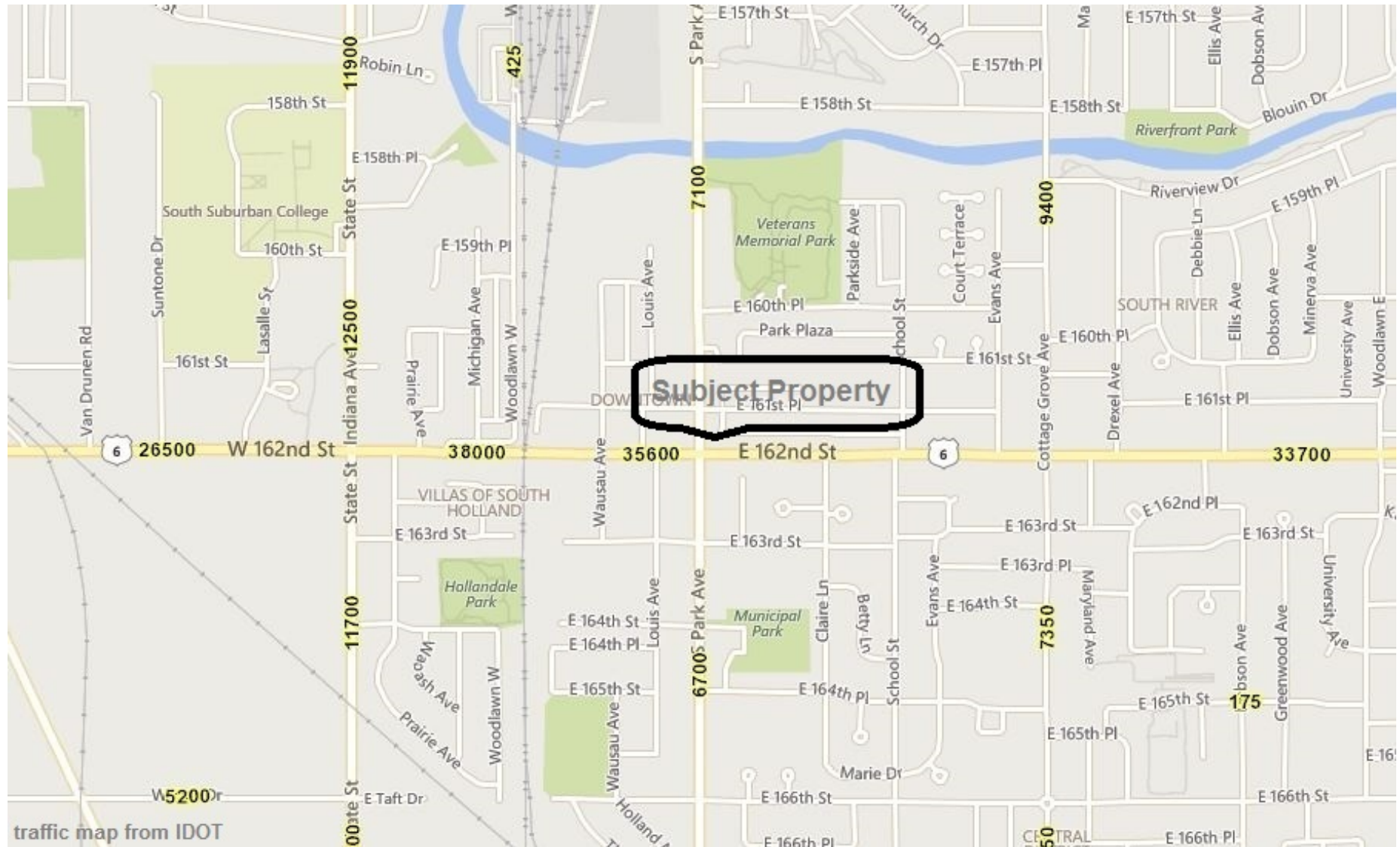


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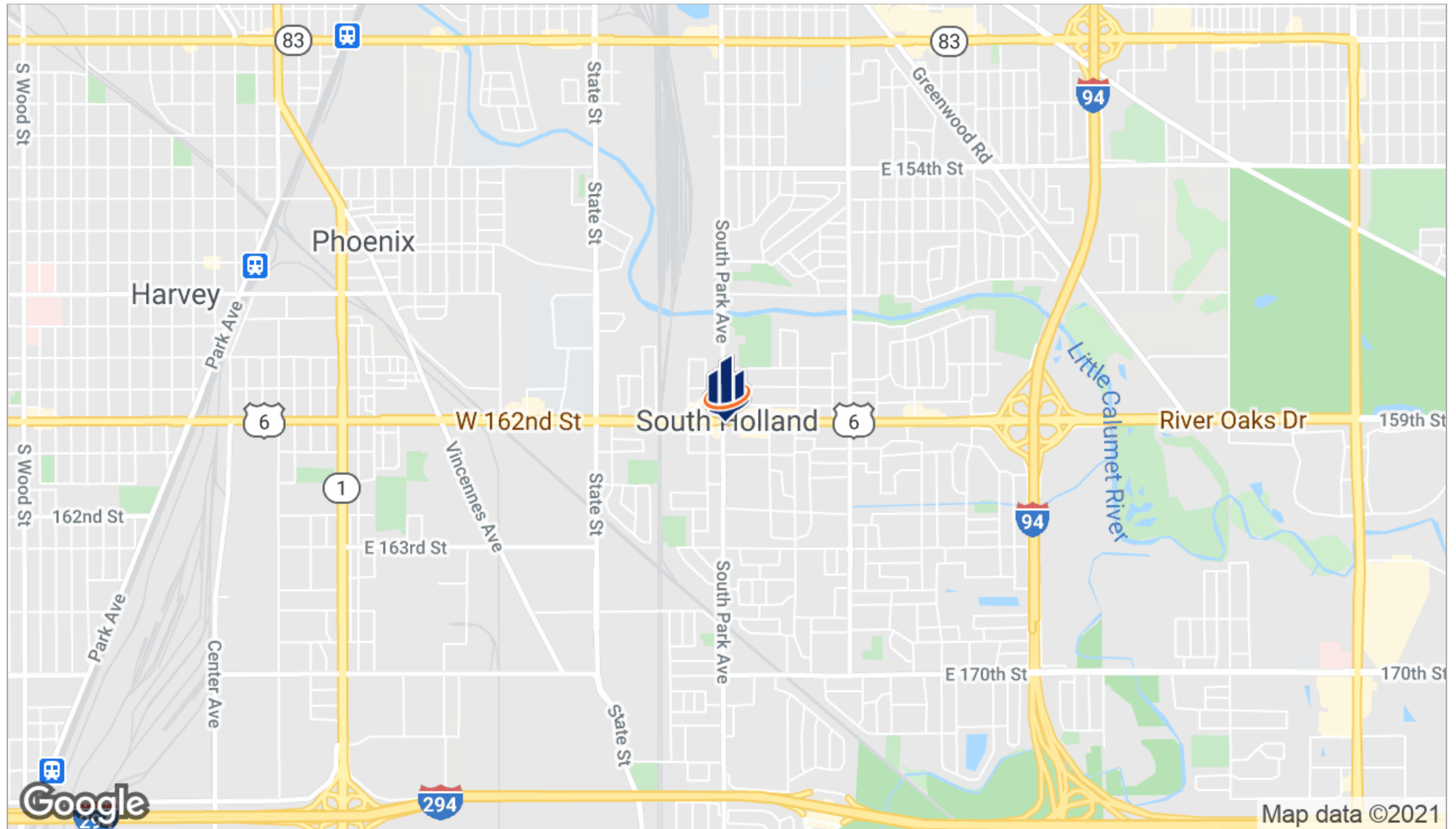
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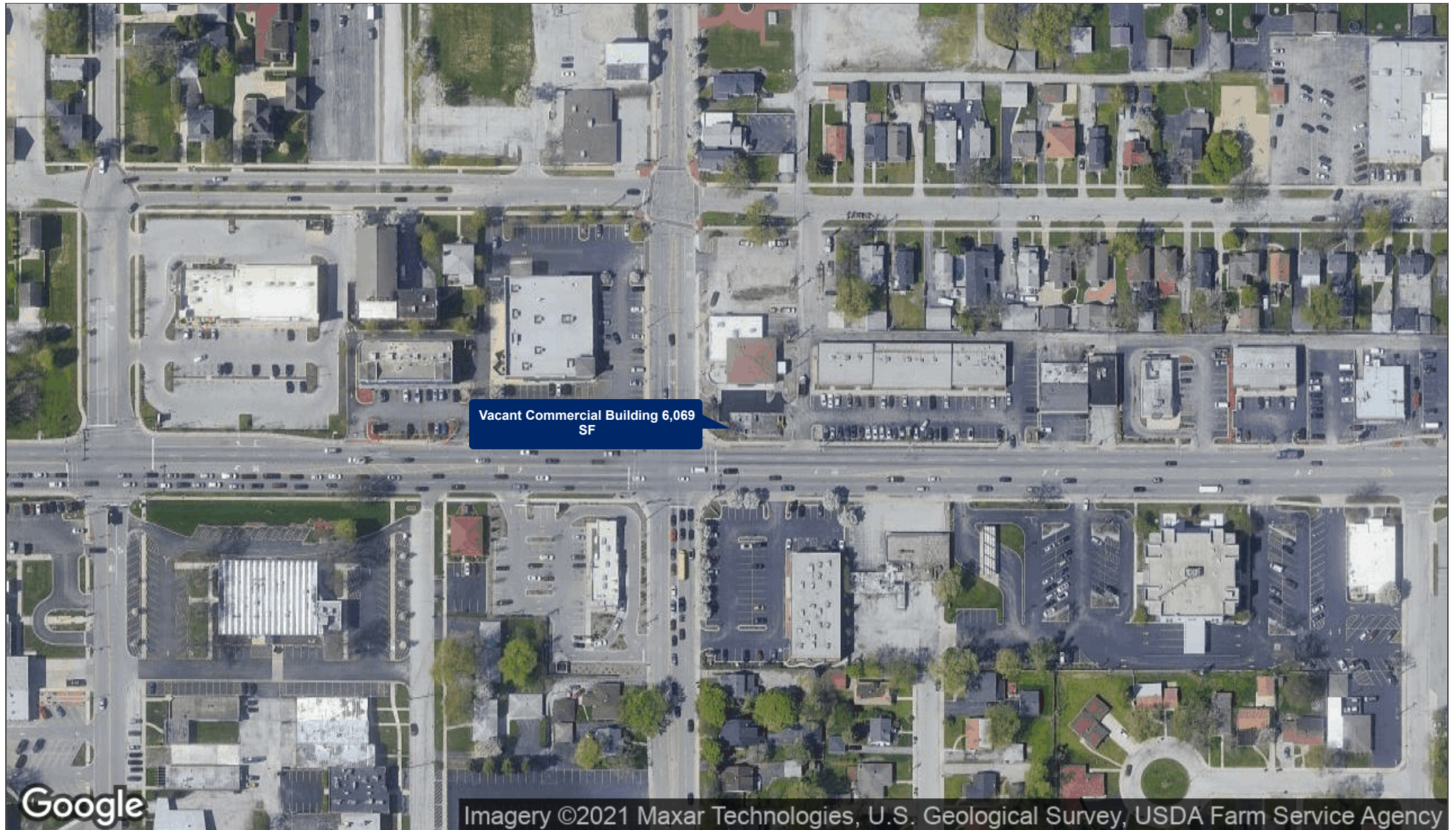
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# Location Map



# Aerial Map



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## DEMOGRAPHICS

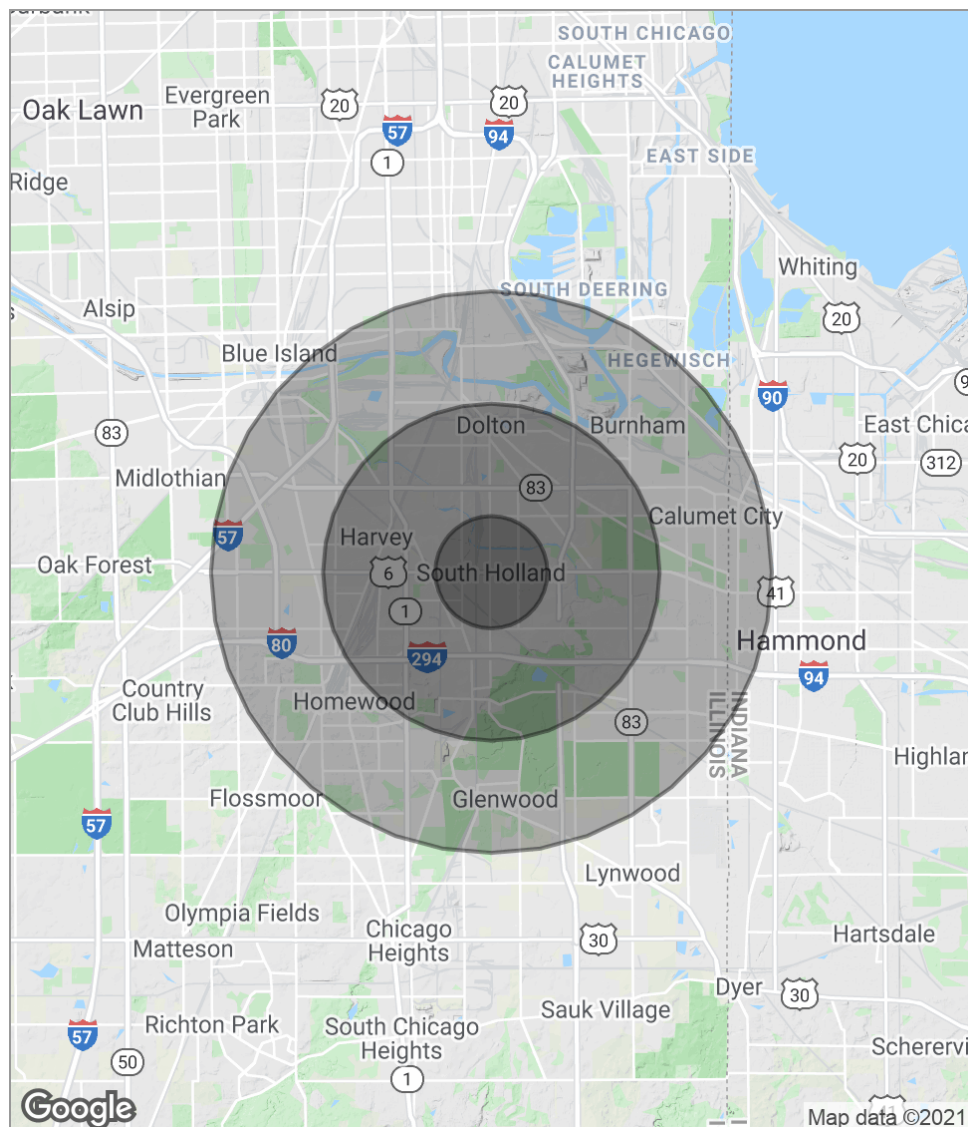
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South Holland, IL 60473

# Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	13,550	95,042	245,823
Median age	38.5	34.7	35.0
Median age (male)	34.6	31.0	32.4
Median age (female)	39.5	36.7	36.8
Total households	4,462	32,580	87,057
Total persons per HH	3.0	2.9	2.8
Average HH income	\$64,542	\$57,842	\$55,851
Average house value	\$170,645	\$149,634	\$146,122

*\* Demographic data derived from 2010 US Census*

# Demographics Map



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