

±1.24 ACRES

Where Visibility, Access
and Opportunity Converge

FOR SALE ±1.24-ACRE SITE

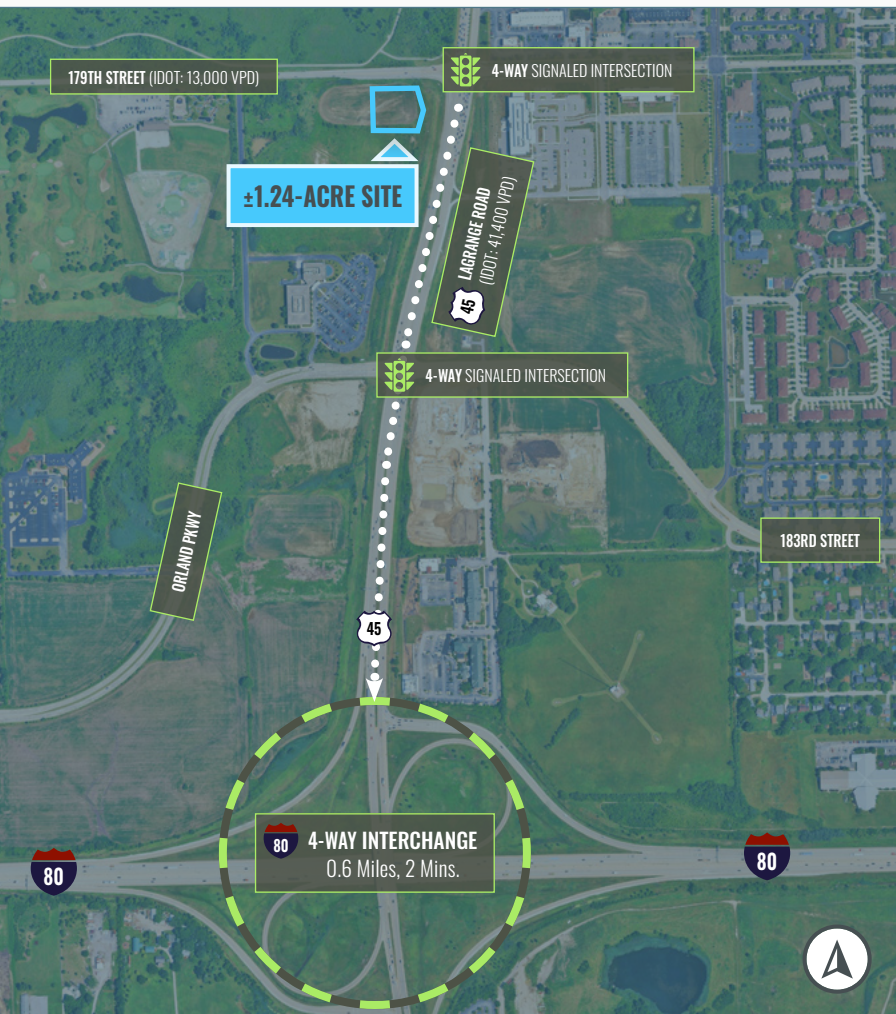
\$621,166 (\$11.50 PSF)

9601 179th Street
Tinley Park, IL 60487

 **CUSHMAN &
WAKEFIELD**

THE POWER OF ACCESS + OPPORTUNITY

Located within one of the Chicago suburbs' fastest-growing commercial corridors, 9601 179th Street in Tinley Park is a ± 1.24 -acre site on a prime corner at 179th Street and LaGrange Road/U.S. Route 45, and boasts both high visibility as well as quick access to the I-80 four-way interchange. With flexible zoning, the potential for prominent signage on a high-traffic route, and an established residential and commercial location, this property presents a unique opportunity for developers seeking a dynamic location in an active, growing suburban market.



PROPERTY SPECIFICATIONS

- » ± 1.24 -acre land site
- » Currently zoned B-3 (General Business and Commercial), **this prime corner parcel supports a diversity of commercial business uses**
- » Utilities to the site

LOCATION

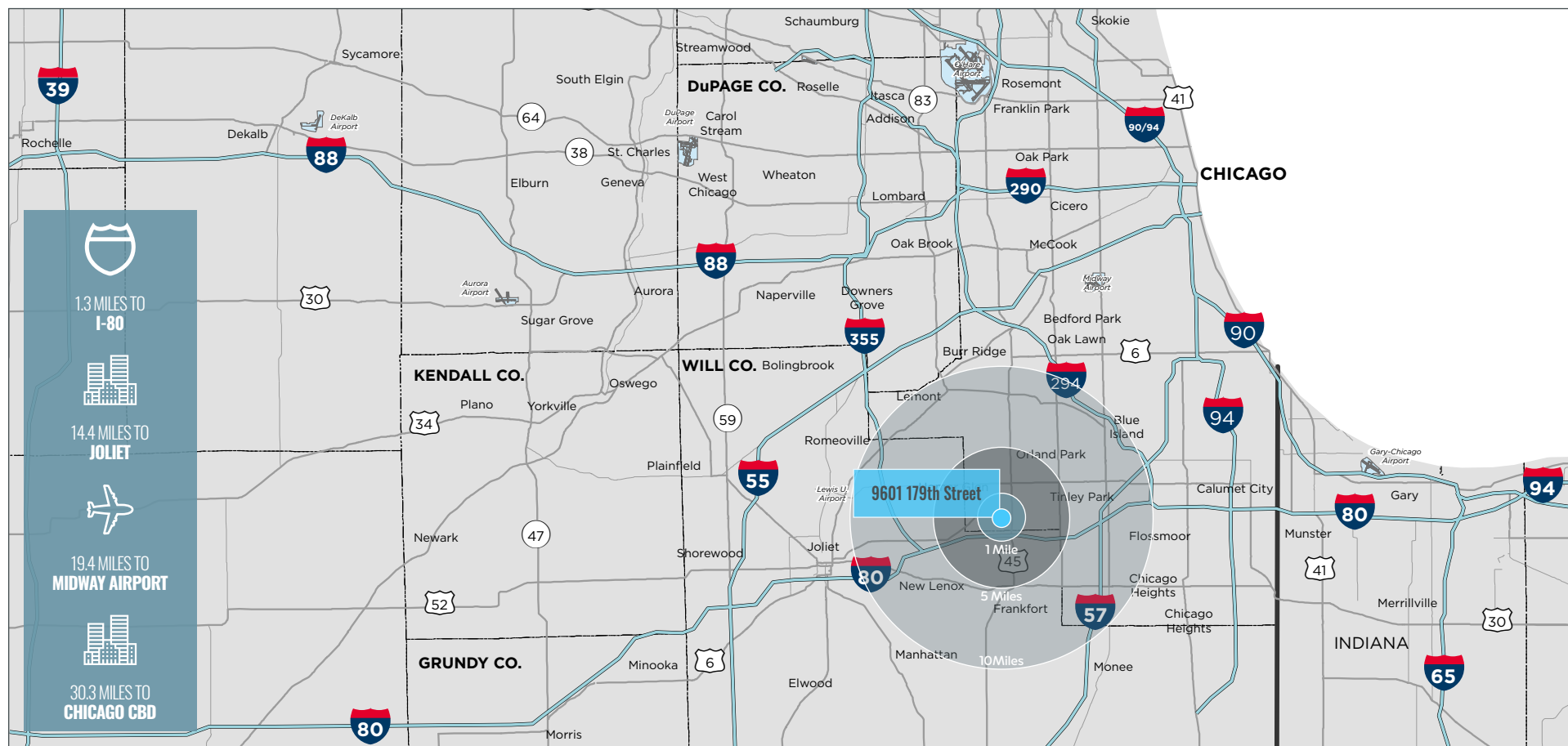
- » Strong retail and service synergy — the site is within an established retail and commercial area and is surrounded by major national and regional brands, including Walmart, Costco, Aldi, Harley-Davidson, Starbucks, Hilton, CVS, Northwestern Medicine and Loyola Medicine — ensuring high consumer draw and traffic counts
- » Adjacent to dozens of commercial, medical and professional businesses, as well as abundant amenities
- » Potential for immediate ingress/egress to LaGrange Road/Route 45 and 179th Street
- » Opportunity for prominent signage fronting both LaGrange Road/U.S. Route 45 (4,400 vehicles per day, per IDOT) and 179th Street (13,000 VPD)
- » Less than a mile from the U.S. Route 45 and I-80 interchange (total 152,100 VPD)
- » Broad and skilled workforce across business, retail, construction and finance sectors, with 72.0% employed in white collar jobs
- » Low Will County taxes

ESTABLISHED MIXED COMMERCIAL/RESIDENTIAL SITE IN WILL COUNTY



9601 179th Street is located within Will County, one of Chicago's fastest growing markets, bolstered by a pro-business climate and low taxes. The property is on a prime corner, fronting 179th Street and LaGrange Road/U.S. Route 45, a major arterial route, and quickly connects to the region's road network — the site is less than a mile to I-80. The location draws from a robust workforce, and is a proven location for retail development, with adjacent commercial, medical, residential and professional service businesses.

Area Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population:	5,201	67,428	160,020
Daytime Population:	3,906	68,045	163,777
Total Households:	2,074	26,196	64,546
Median HH Income:	\$169,963	\$119,564	\$112,023
Housing Units:			
• Total:	2,129	27,057	65,965
• Owner-Occupied:	88.4%	87.6%	84.0%
• Renter-Occupied:	9.0%	9.3%	12.4%
Empty Housing Units:	2.6%	3.2%	3.6%



CONTACT

For more information on **9601 179th Street:**

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