



FOR SALE ±26.56-ACRE SITE

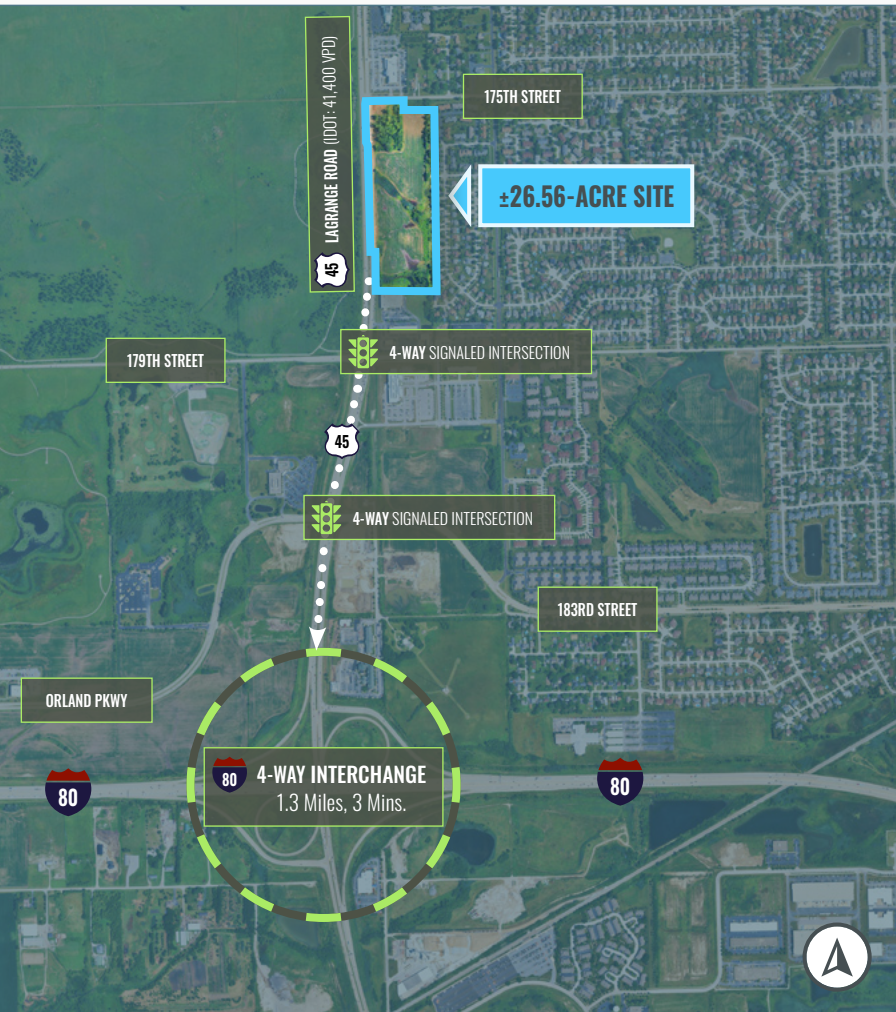
\$8,098,675 (\$7.00 PSF)

17535, 17545 & 17869
LaGrange Road
Tinley Park, IL 60487



THE POWER OF ACCESS + OPPORTUNITY

Located within one of the Chicago suburbs' fastest-growing commercial corridors, 17535, 17545 & 17869 LaGrange Road in Tinley Park consists of three land parcels totaling ±26.56 acres and boasts both high visibility as well as immediate access via LaGrange Road/U.S. Route 45, as well as sitting a mile from 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

- » ±26.56-acre land site (3 parcels)
- » Currently zoned B-3 (General Business and Commercial) and a portion of NWC zoned R-1 (Single-Family Residential), the City of Tinley Park desires this site to be utilized for a combination of retail and residential development, supporting a diversity of commercial business and residential uses
- » Utilities to the site
- » The 0.41-acre parcel to the northeast of the subject site is owned by the City of Tinley Park and is available for a separate purchase

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 and Northwestern Medicine — ensuring high consumer draw and traffic counts
- » Adjacent to dozens of commercial and professional businesses, as well as abundant amenities
- » Immediate ingress/egress to LaGrange Road/Route 45
- » Opportunity for prominent signage fronting LaGrange Road/U.S. Route 45 (41,400 vehicles per day, per IDOT)
- » Broad and skilled workforce across business, retail, construction and finance sectors, with 71.0% employed in white collar jobs
- » Low Will County taxes
- » Excellent school system; Victor J Andrew High School awarded 10/10 by Great Schools Ratings

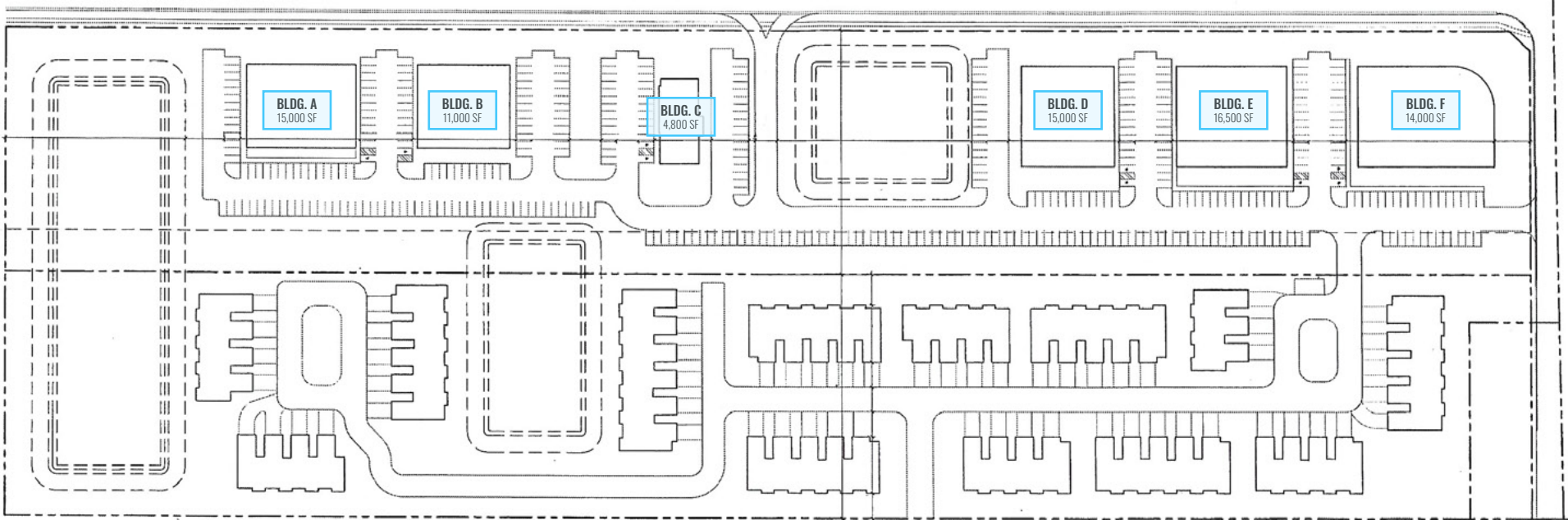
CONCEPTUAL PLAN

MIXED-USE COMMERCIAL / RESIDENTIAL

±12.2 ACRES

B-3 General Business and Commercial
Building Total 76,300 SF | Parking Total 416 Spaces

45 LAGRANGE ROAD (IDOT: 41,400 VPD)



±11.3 ACRES

Proposed R-6 (Residential)
59 Dwelling Units | Parking Total 2 Per Unit

175TH STREET



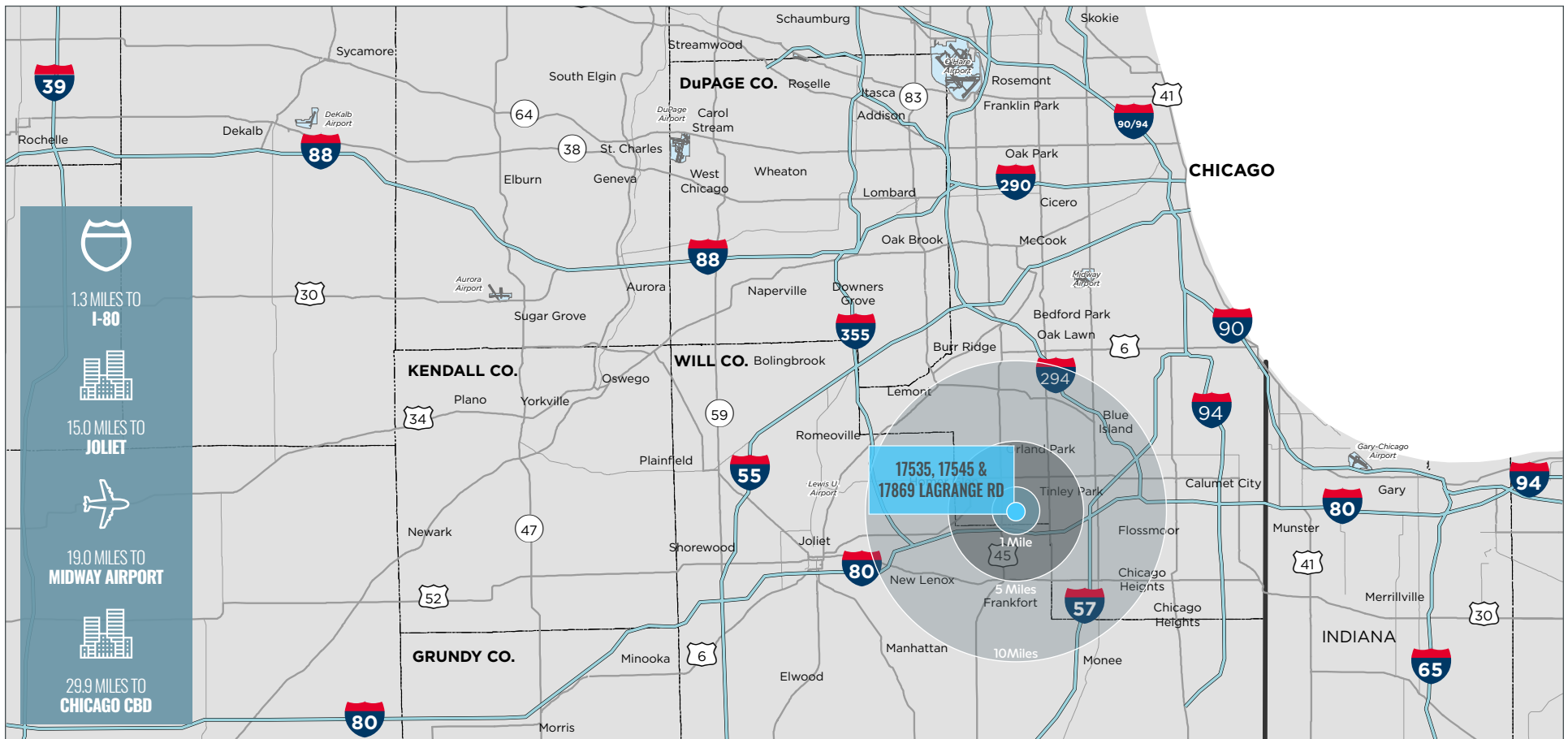
ESTABLISHED MIXED COMMERCIAL/RESIDENTIAL SITE IN WILL COUNTY



PRIME LOCATION

17535, 17545 & 17869 LaGrange Road is located within Will County, one of Chicago's fastest growing markets, bolstered by a pro-business climate and low taxes. The property fronts 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, flex/industrial and professional service businesses.

Area Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population:	6,682	66,969	164,243
Daytime Population:	5,019	72,289	164,088
Total Households:	2,565	27,504	65,211
Median HH Income:	\$146,980	\$114,827	\$112,093
Housing Units:			
• Total:	2,654	28,446	67,669
• Owner-Occupied:	85.6%	87.0%	83.8%
• Renter-Occupied:	11.1%	9.7%	12.6%
Empty Housing Units:	3.4%	3.3%	3.6%



CONTACT

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**CUSHMAN &
WAKEFIELD**