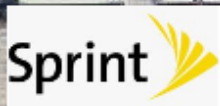


Torrence Ave 29,000 VPD

133,000 VPD



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For Lease

JR. BOX RETAIL & 1 AC PARCEL AVAILABLE
17525 S. Torrence Ave., Lansing, IL 60438

Negotiable

Free Standing Junior Box Retail Available at this strategic retail location on Torrence Ave. 25,461 sf available with loading docks, at the interchange of I-80 & I-94. Torrence Ave is a major retail corridor that sees over 29,000 vehicles per day. I-80/90 sees over 133,000 VPD. The property shares cross-access and parking lot with Walmart Supercenter. Adjacent 1-acre parcel available as well. Property also features 150+ parking stalls and a potential 12-year tax abatement. Neighboring retails include; Walmart, Planet Fitness, Sprint, ATT, Dunkin, WingStop, TMobile, Subway, Mcdonald's, Jiffy Lube, and several national gas stations and car dealerships.

Contact us:

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Executive Summary



Offering Summary

Lease Rate:	Negotiable
Building Size:	25,461 SF
Available SF:	12,500 - 25,461 SF
Lot Size:	3.08 Acres
Parking	150+
Year Built:	1996
Zoning:	B2
Traffic Count Torrence Ave:	29,000 VPD
Traffic Count I80/94:	133,000 VPD

Location Overview

Torrence Avenue is a major retail corridor in Lansing, Illinois that sees over 29,000 VPD while I80/94 sees over 133,000 VPD. It is located just off of I-94 and I-294, which makes it easily accessible from Chicago and the surrounding suburbs. The corridor is home to a variety of stores and restaurants. The Torrence Avenue retail corridor is a popular destination for shoppers from all over the area. It is known for its wide variety of stores and restaurants, as well as its convenient location. The corridor is also home to a number of new development projects, which are expected to further enhance its retail offerings.

Property Highlights

- Excellent visibility on Torrence Ave. and Interstate
- Shares parking with national retailers including Walmart
- Divisible
- Potential Long Term Tax Abatement
- Ample Parking
- Large Facade and Pylon signs available
- Aggressive rates and LL incentives available
- Adjacent land available
- Loading docks

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Exterior

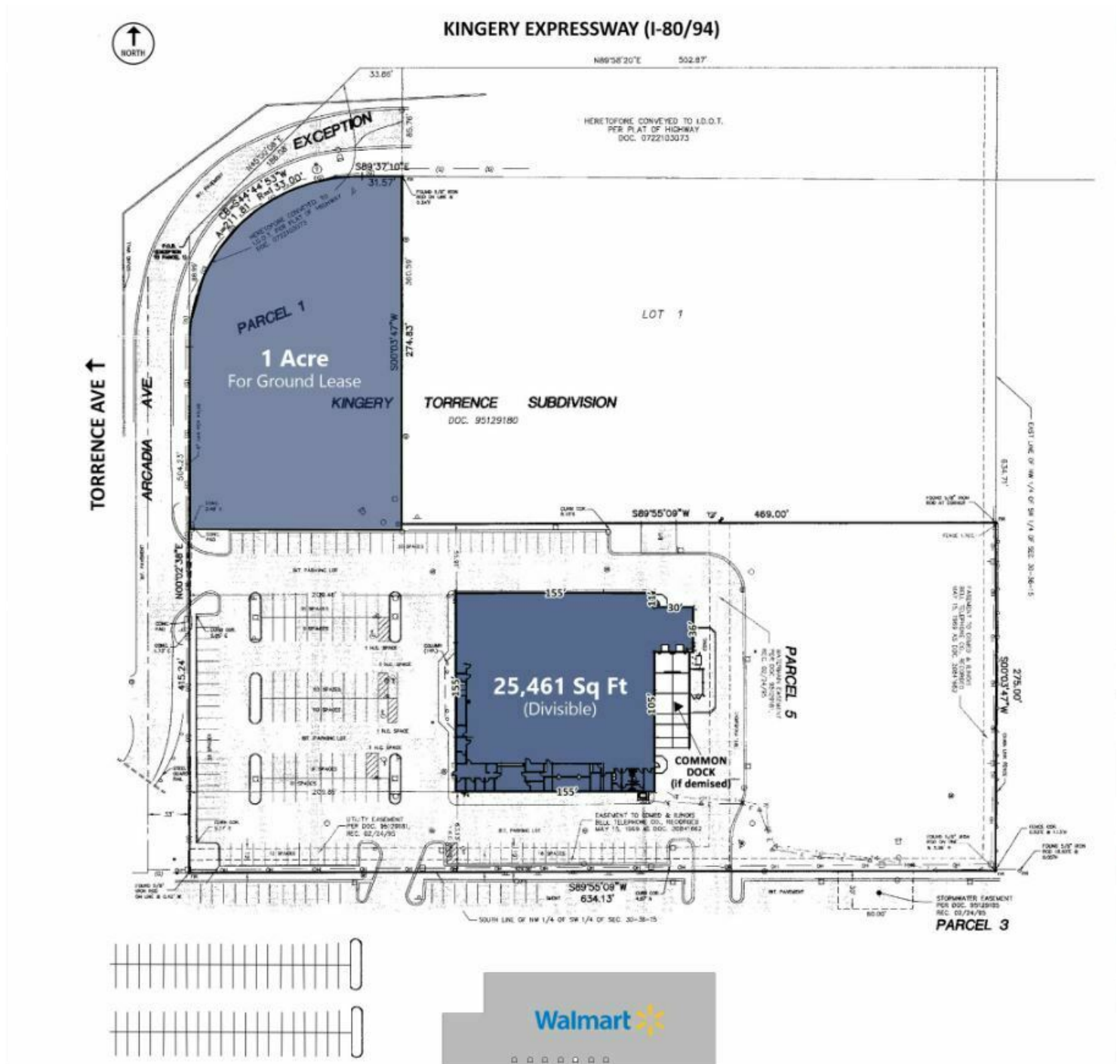


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Site Plan



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Retail Map

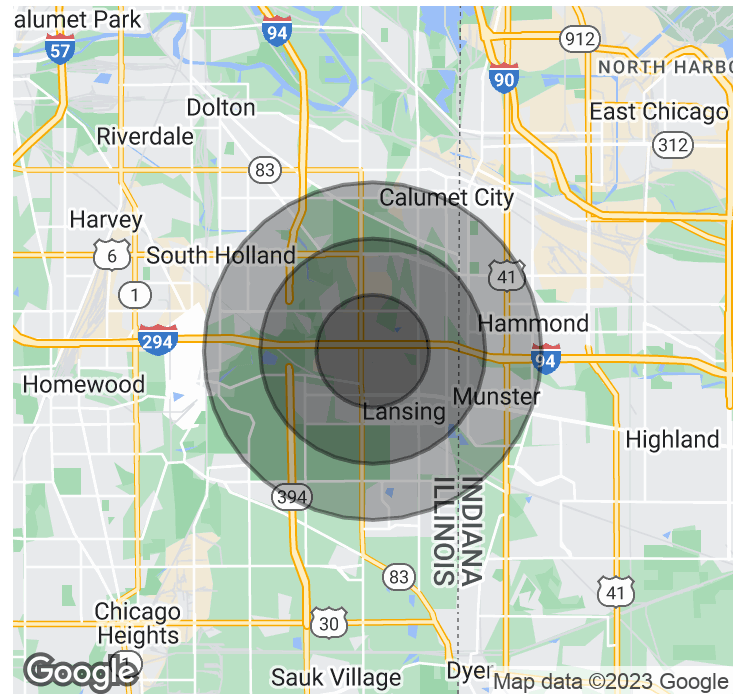


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Demographics Map & Report



Population	1 Mile	2 Miles	3 Miles
Total Population	9,373	40,762	91,836
Average Age	38.5	39.1	40.0
Average Age (Male)	38.0	38.3	37.7
Average Age (Female)	39.8	39.0	41.7

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	4,405	17,146	39,056
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$63,117	\$67,229	\$63,659
Average House Value	\$119,351	\$132,790	\$134,226

** Demographic data derived from 2020 ACS - US Census*

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