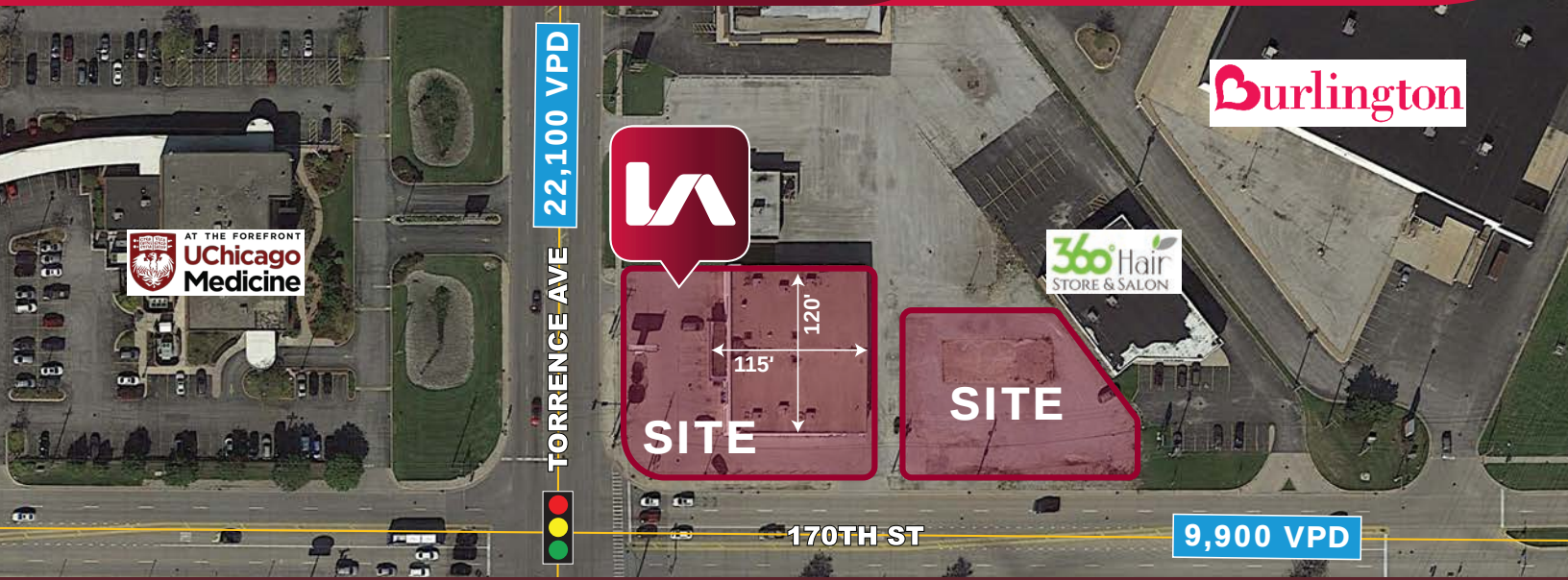


12,359 SF FREE-STANDING BUILDING AVAILABLE FOR LEASE

16955 Torrence Avenue, Lansing, IL
www.villageoflansing.org

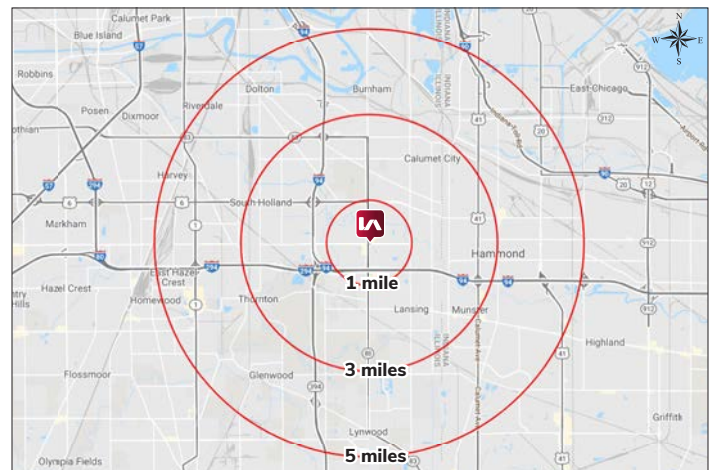


HIGHLIGHTS:

- 12,359 SF Free-Standing Building
- Full Second Floor Mezzanine
- ±1 Acre Lot
- Zoning: B3 - General Business [View Zoning Guide](#)
- Traffic Lit Intersection
- Dense Middle Income Market
- Cross Easement With Adjacent Centers
- Assemblage Potential For Re-Development
- Nearby Anchors: Burlington, Forman Mills, The Home Depot, KG Fashion, WalMart, ROSS, Marshalls

TRAFFIC COUNTS:

- Torrence Avenue: 22,100 VPD
- 170TH Street: 9,900 VPD



	1 MILE	3 MILES	5 MILES
Estimated Population	6,527	110,773	237,763
Number of Households	2,676	43,449	92,037
Household Income (AVG)	\$71,661	\$70,540	\$69,115
Daytime Population	9,729	71,535	165,110

Click Here For Full Demographics Report

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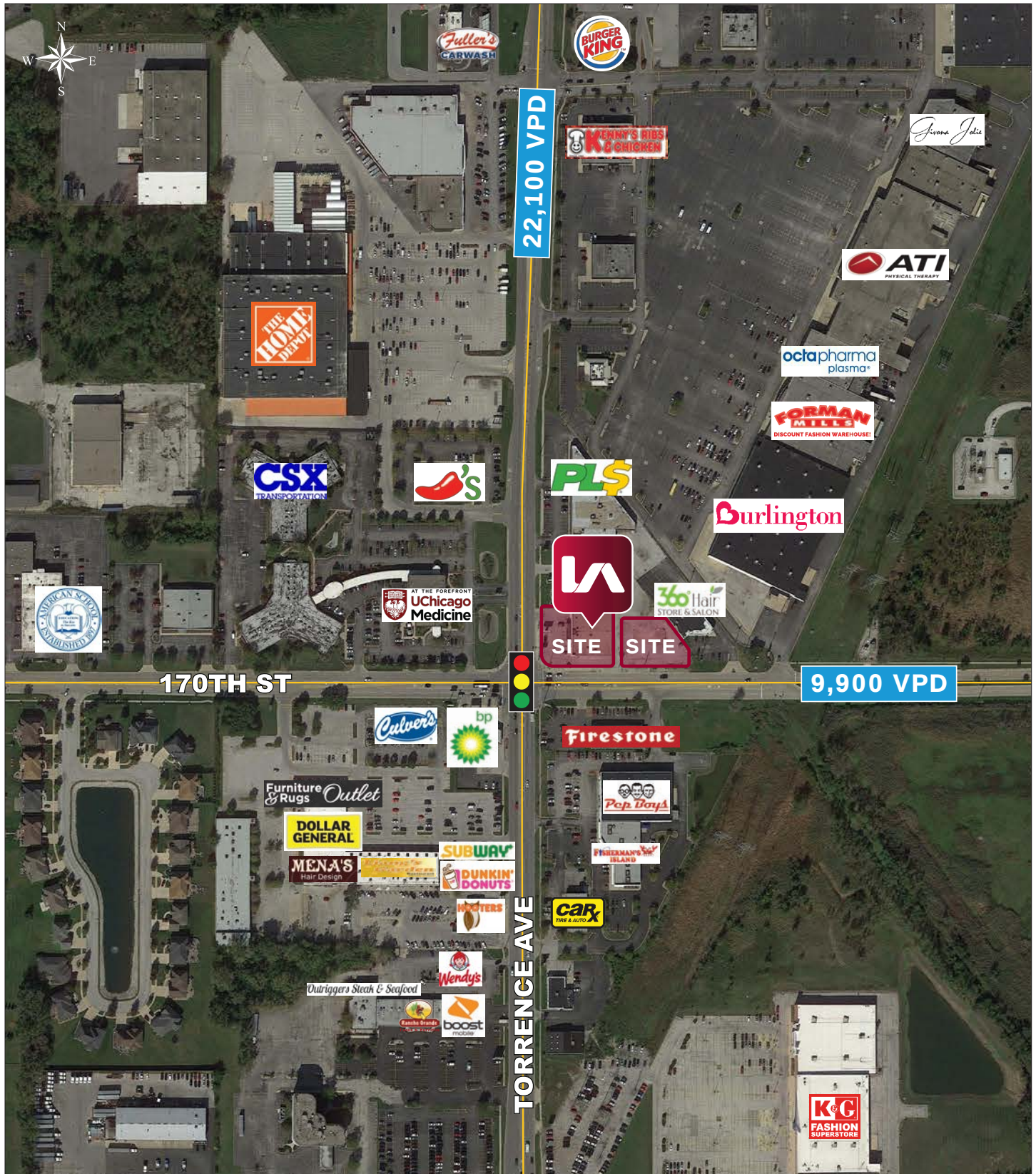
FRONT OF BUILDING



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RETAILER AERIAL



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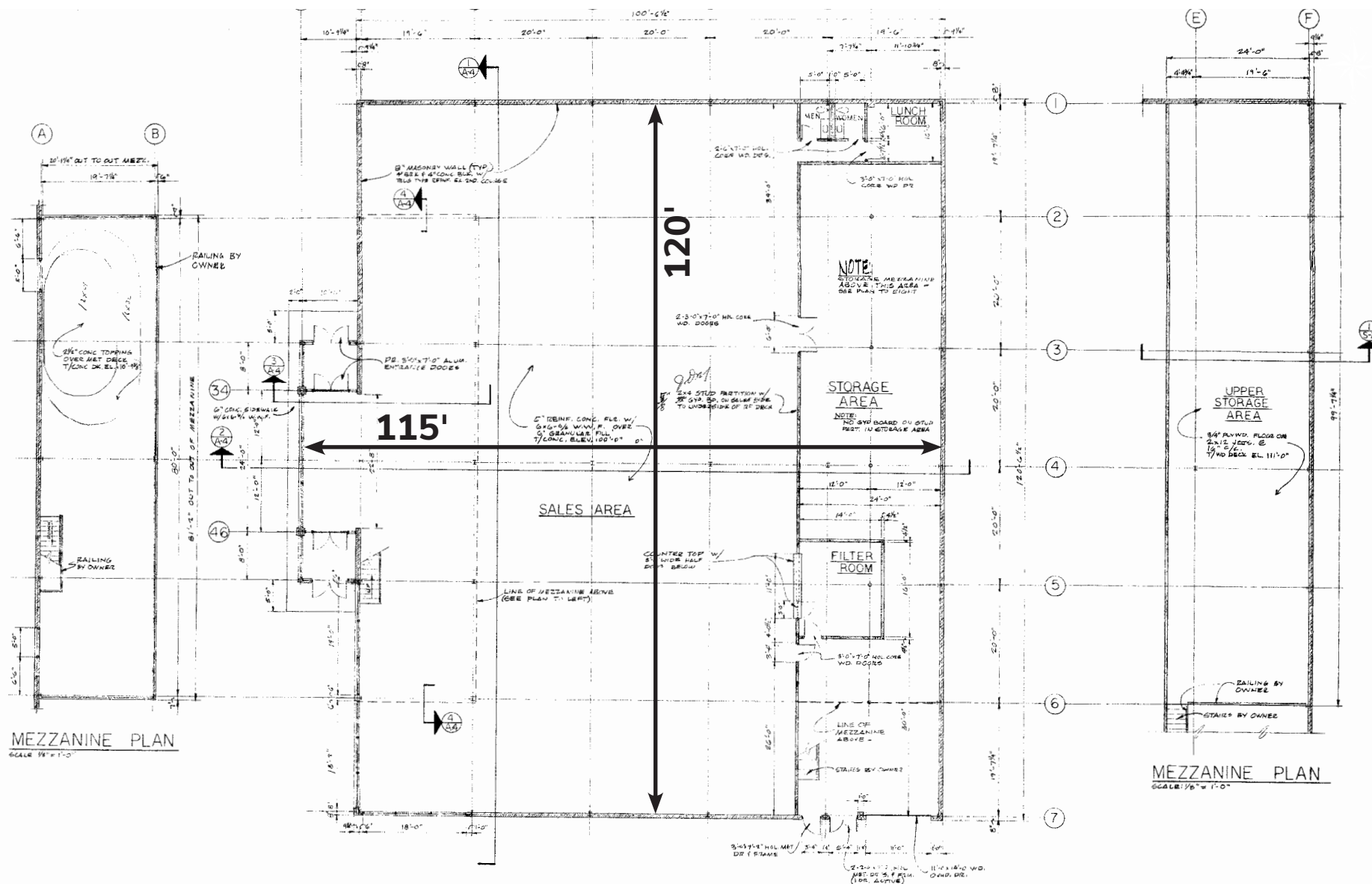
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RETAIL AERIAL



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FLOOR PLAN (DATED 1970'S)



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SITEPLAN (DATED 1970'S)

