

AVAILABLE FOR SALE / LEASE

3545 Ridge Road | Lansing, IL
www.villageoflansing.org

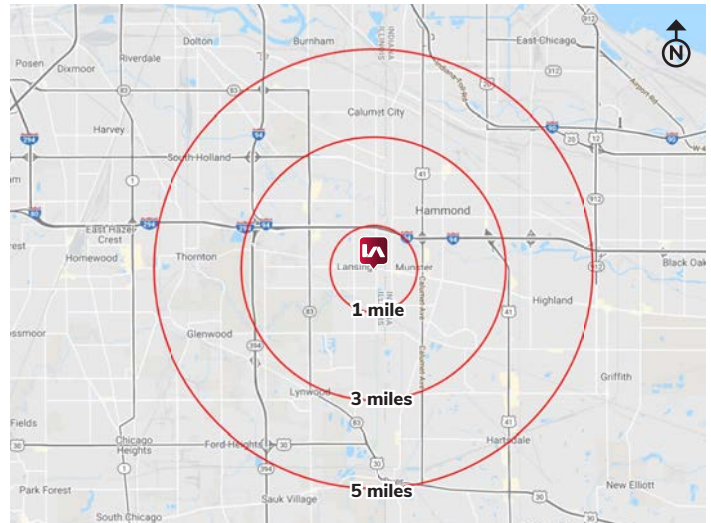


HIGHLIGHTS:

- 4,219 SF Restaurant Available
- Class 8 Eligible
- Some TIF Fund Potential
- Located on 0.87 Acre Land Site
- 79 Car Parking Spaces / 8 Additional in Adjacent Public Right-of Way
- Zoning: B-4, CBD Downtown
- Fully Built Out
- Furniture Fixtures & Equipment Included
- Walking Distance to New Fox Pointe Concert & Entertainment Venue
- 3-Year Trailing Sales of ±\$1.9M
- Constructed For National Restaurant Chain
- Solid Middle Market
- In the Heart of the Lansing Central Business District
- 2015 Phase 1 - [View Complete Report](#)

TRAFFIC COUNTS:

- Ridge Road: 13,400 VPD
- Wentworth Avenue: 10,500 VPD



	1 MILE	3 MILES	5 MILES
Estimated Population	16,275	92,772	237,244
Number of Households	6,670	36,396	92,393
Household Income (AVG)	\$73,767	\$78,263	\$76,041
Daytime Population	10,016	66,932	174,129

Click Here For Full Demographics Report

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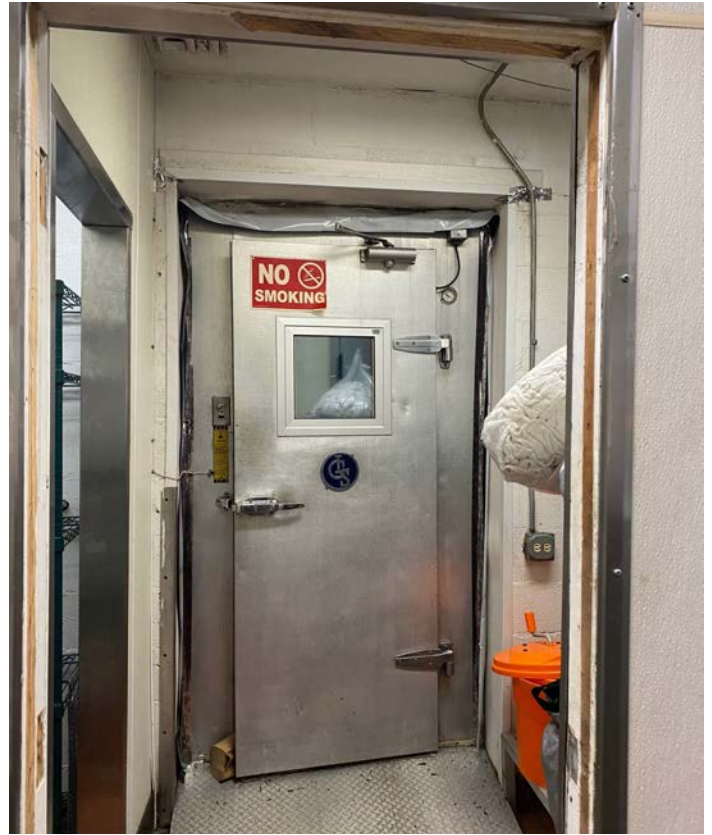


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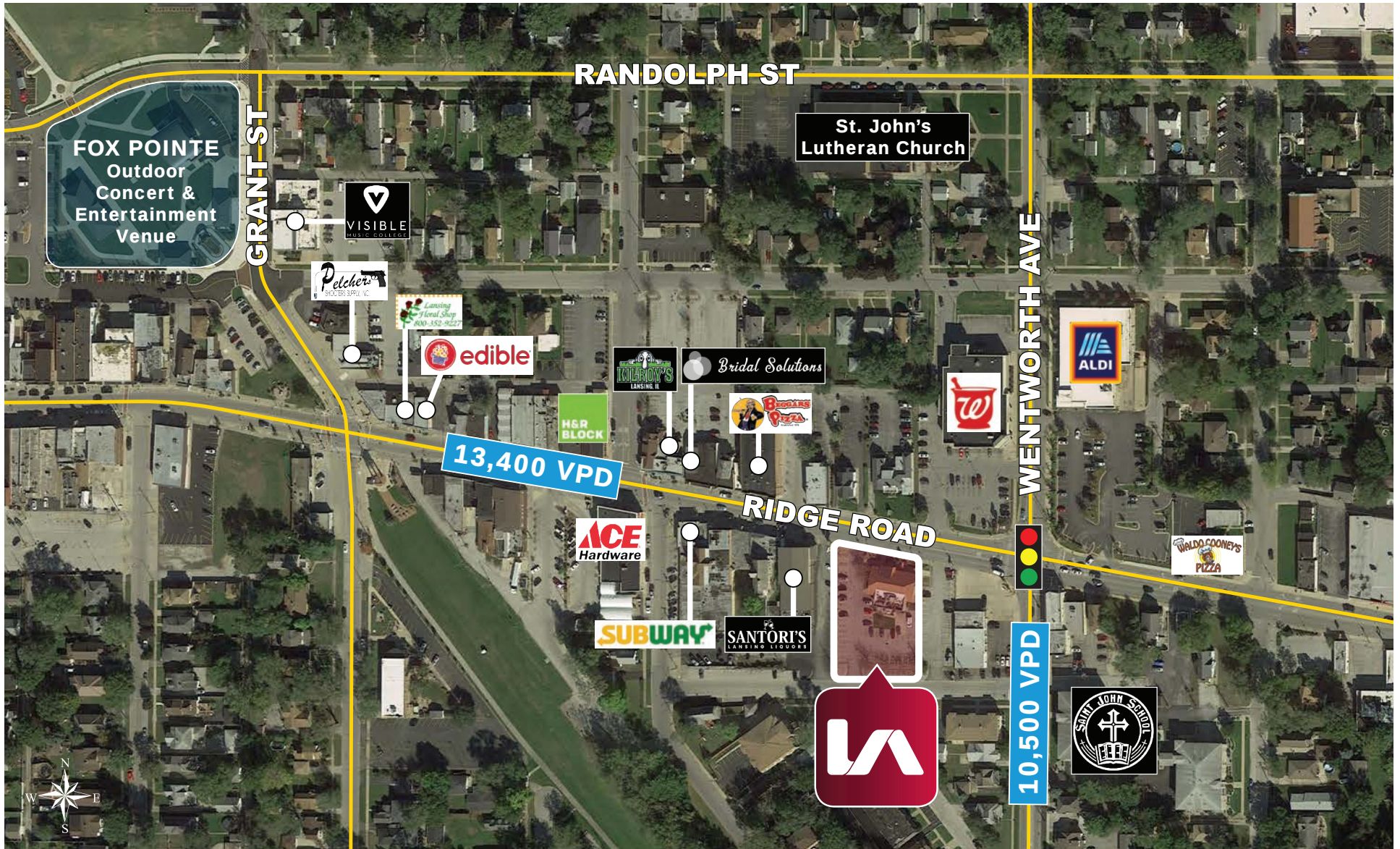
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RETAIL AERIAL



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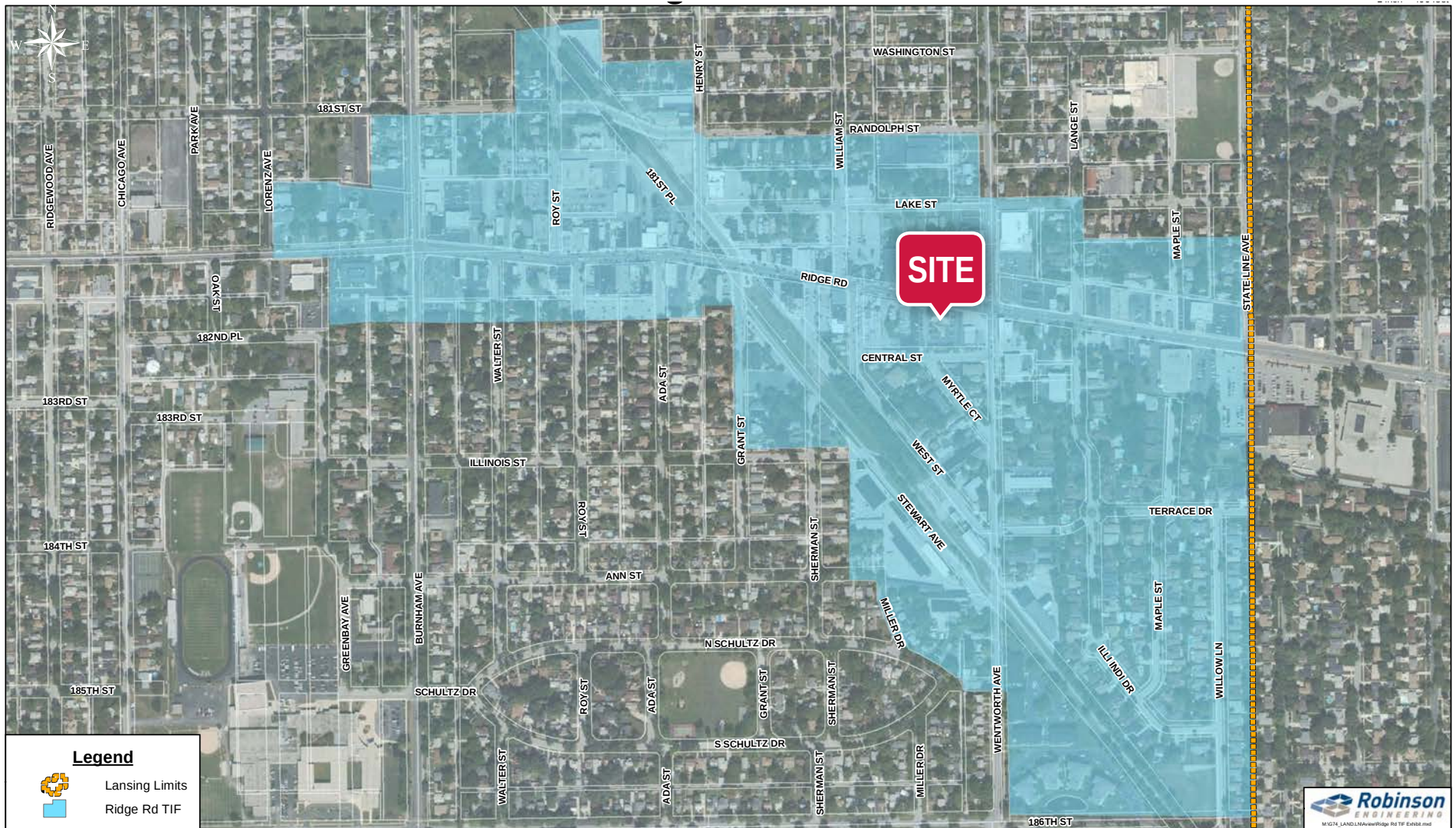


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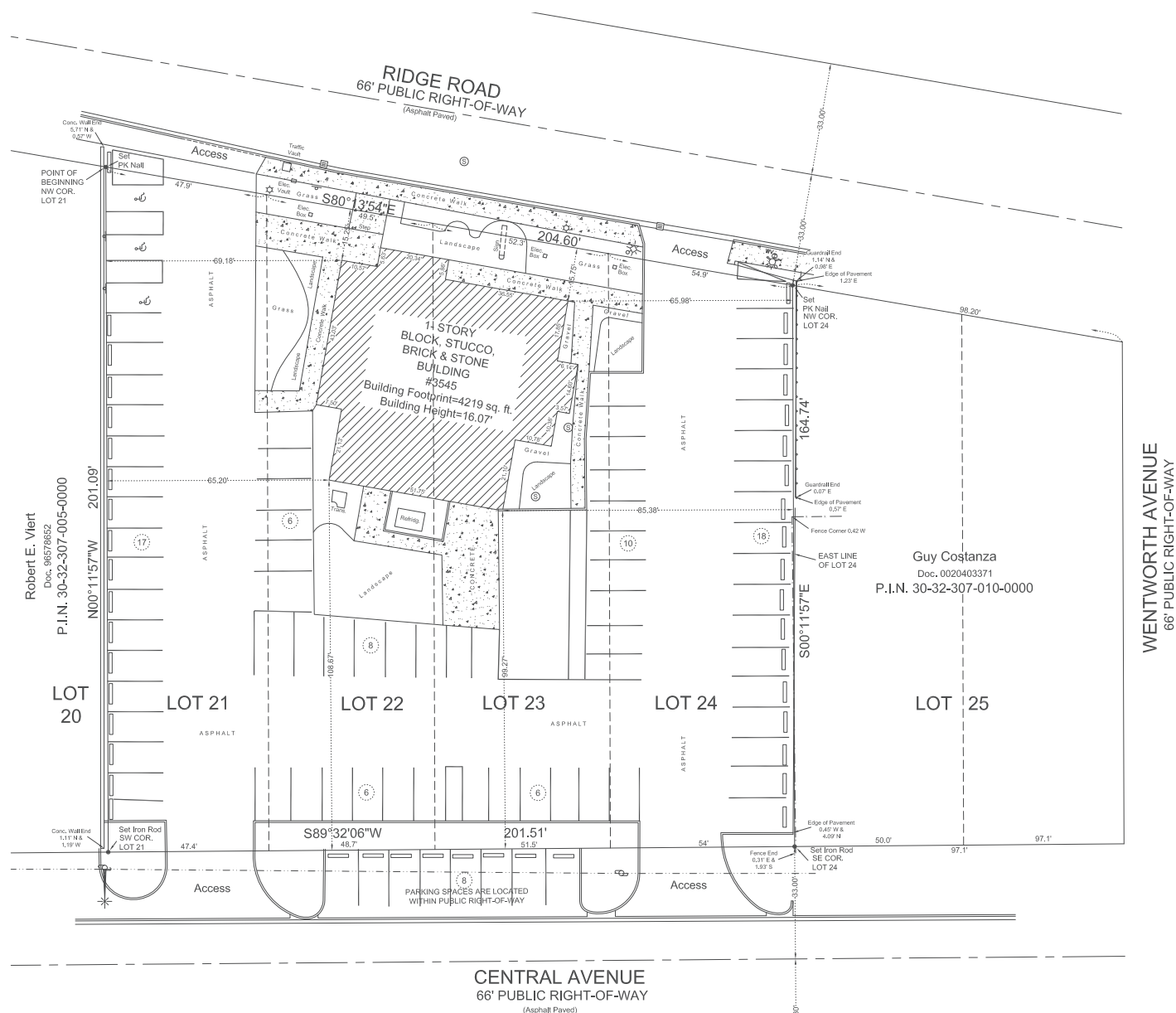
VILLAGE OF LANSING - RIDGE ROAD TIF



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SURVEY



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FOX POINTE CONCERT & ENTERTAINMENT VENUE (LOCATED 0.3 MILE AWAY FROM SITE)



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