

SALE / LEASE

19214 S LAGRANGE

19214-19226 S LAGRANGE RD MOKENA, IL 60448

SALE PRICE	\$2,699,000
LEASE RATE	\$27.00 SF/yr



COLDWELL BANKER
COMMERCIAL
REAL
ESTATE GROUP

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PROPERTY DESCRIPTION

7,613 sf retail/office building for sale. Frontage on US Rte 45/S LAGRANGE RD with over 30,000 VPD! Beautifully built building with high end buildout.

PROPERTY HIGHLIGHTS

- US Rte 45 Frontage
- Sprinkled
- High End Buildout
- End User/Investment Property

OFFERING SUMMARY

Sale Price:	\$2,699,000
Lease Rate:	\$27.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,525 - 6,103 SF
Lot Size:	1.51 Acres
Building Size:	7,613 SF
NOI:	\$39,739.12
Cap Rate:	1.47%
Zoning:	C-3, Commercial District
APN:	19-09-09-203-012-0000

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,748	9,187	22,365
Total Population	5,089	25,161	61,122
Average HH Income	\$111,859	\$114,657	\$120,872

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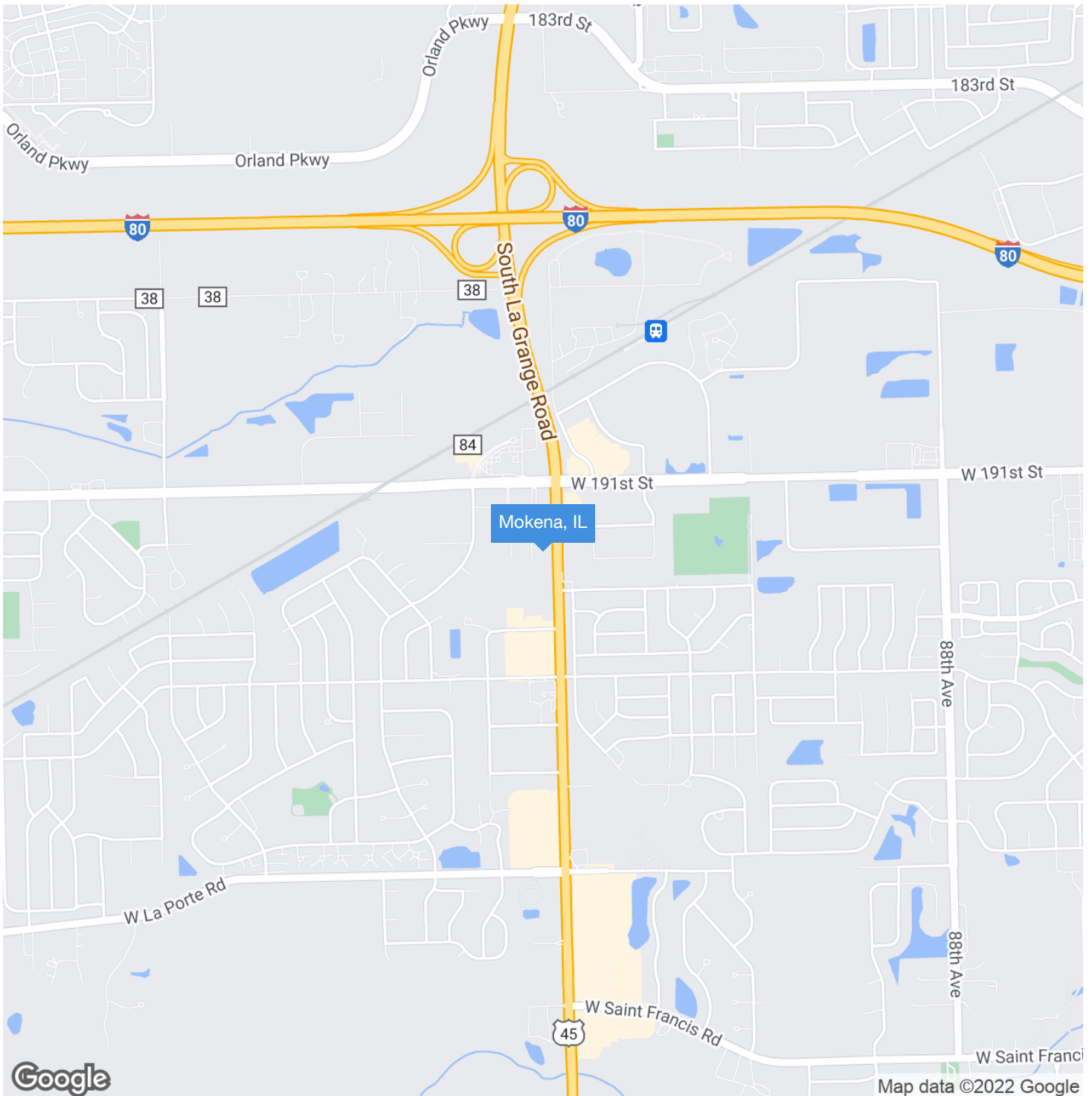


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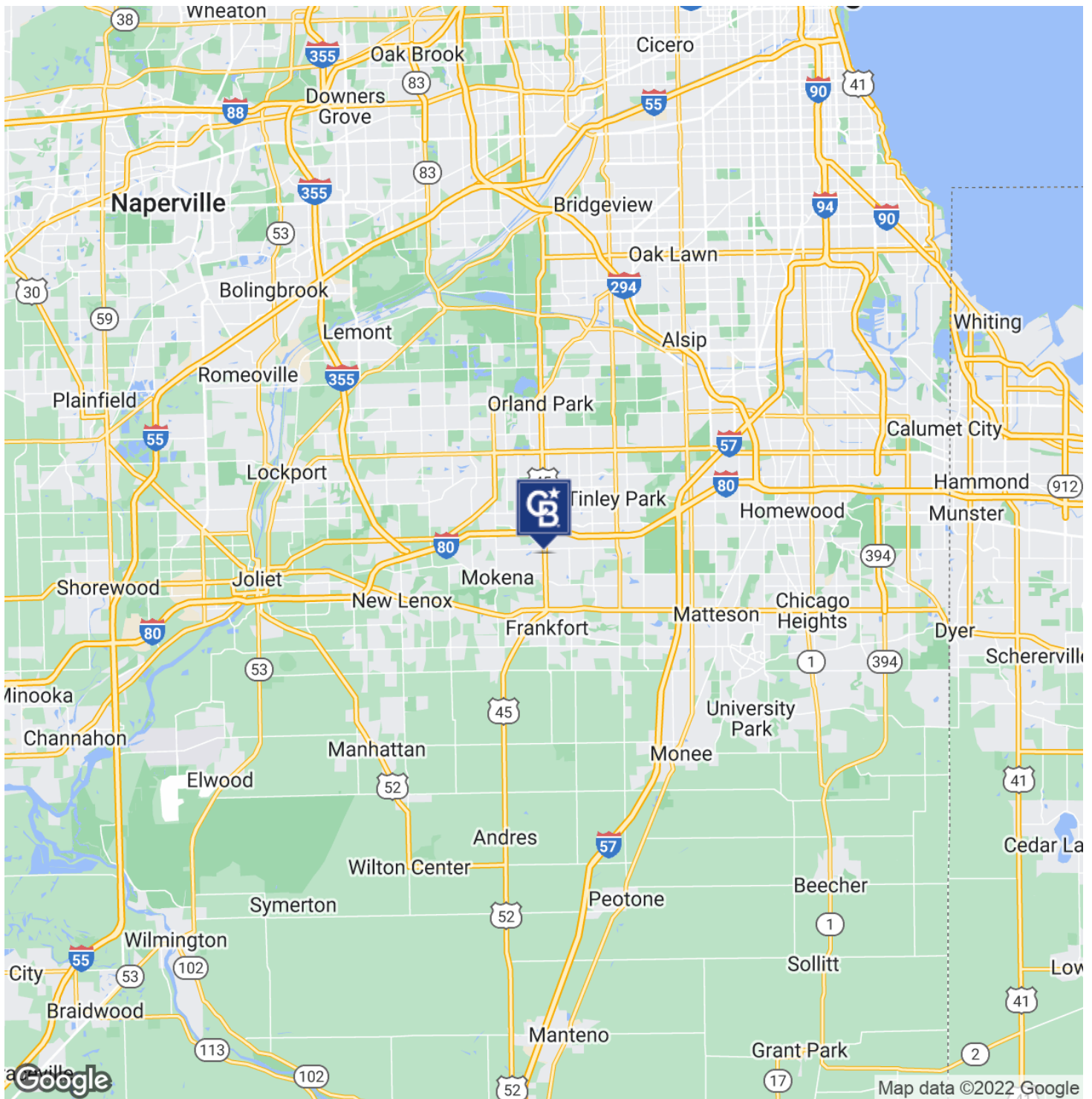


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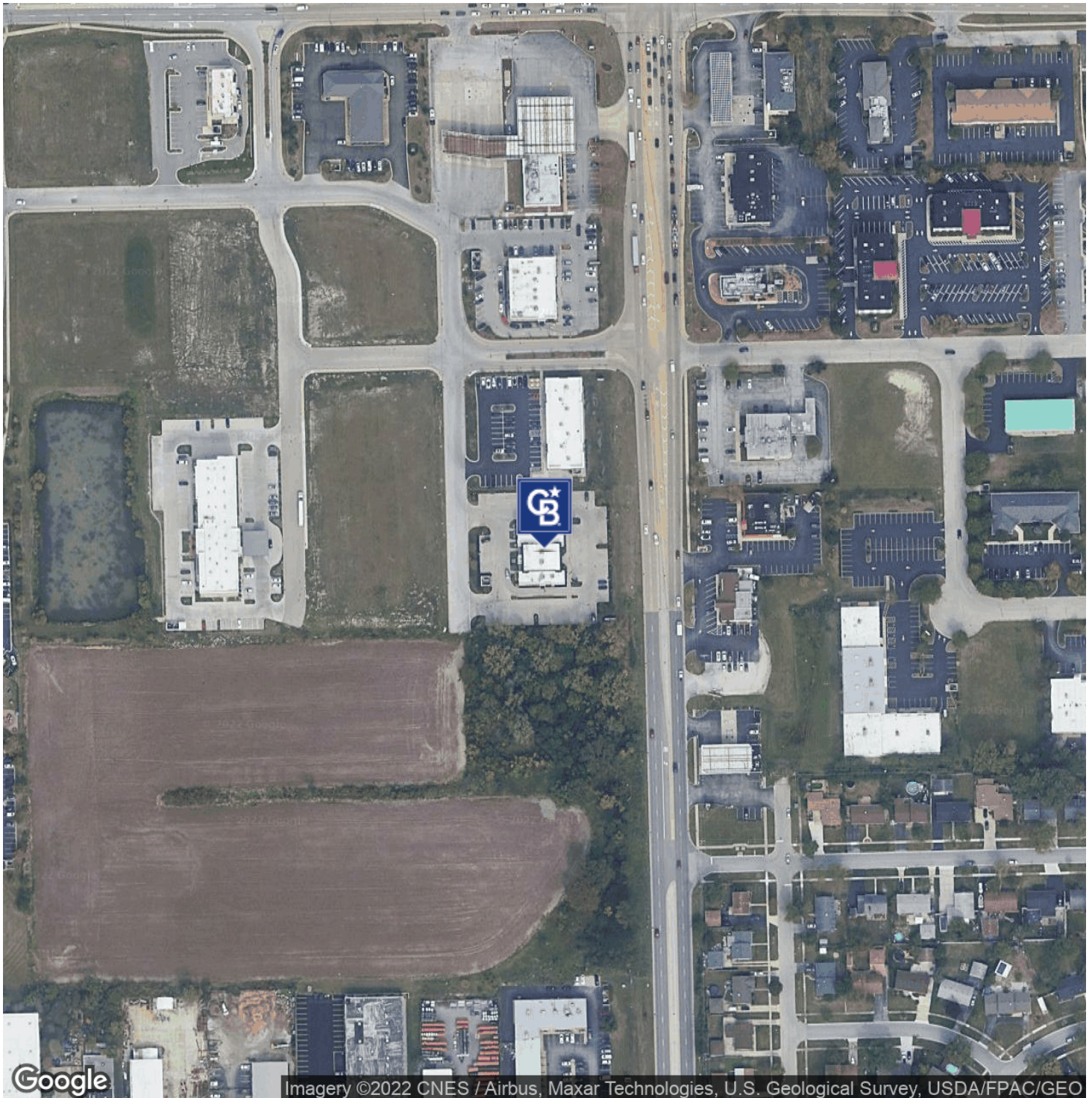


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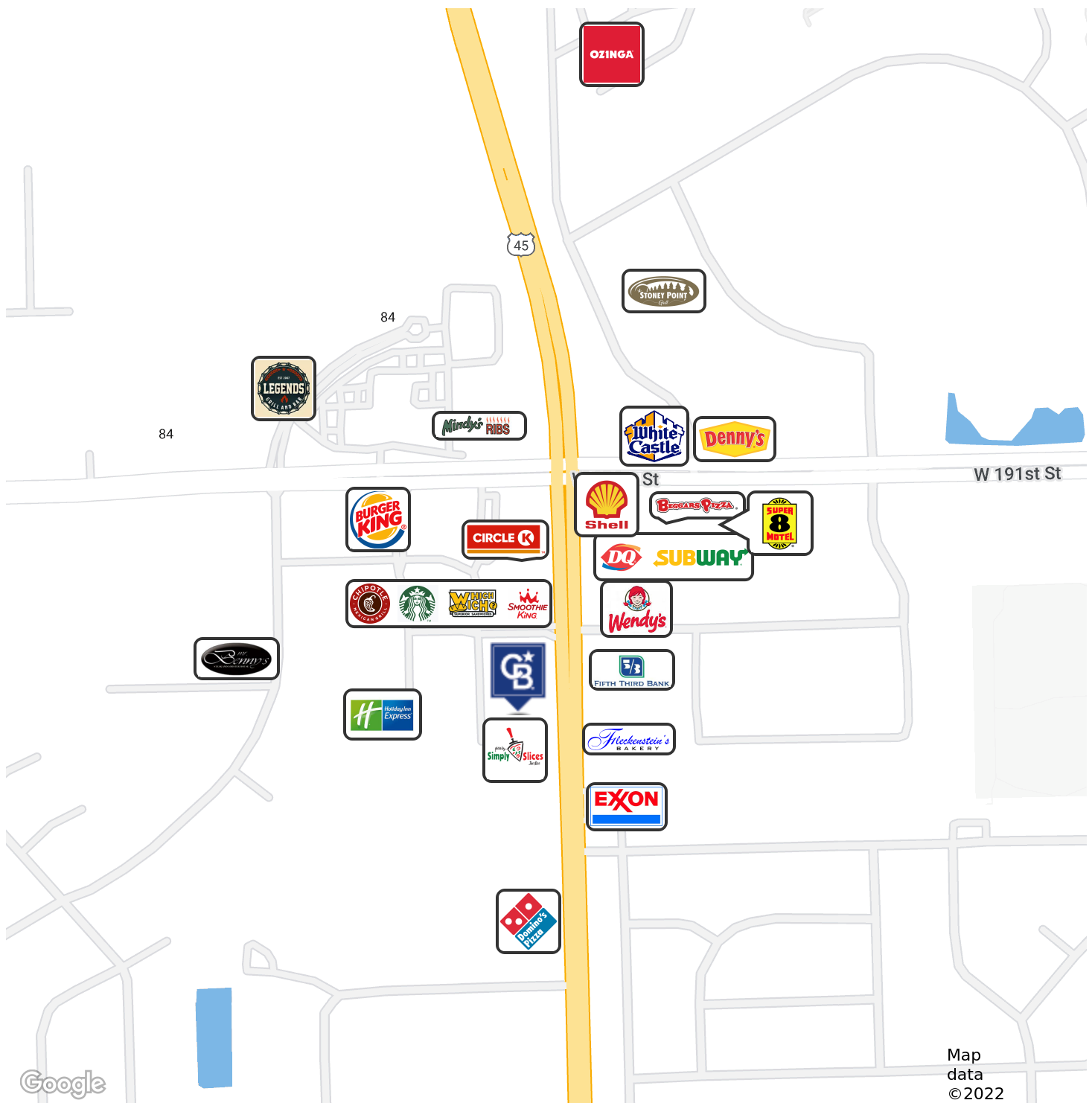


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SUITE	TENANT NAME	SIZE SF	% OF BUILDING
19226	Simply Slices	1,510 SF	19.83%
19222	AVAILABLE	4,578 SF	60.13%
19214	AVAILABLE	1,525 SF	20.03%
TOTALS		7,613 SF	99.99%

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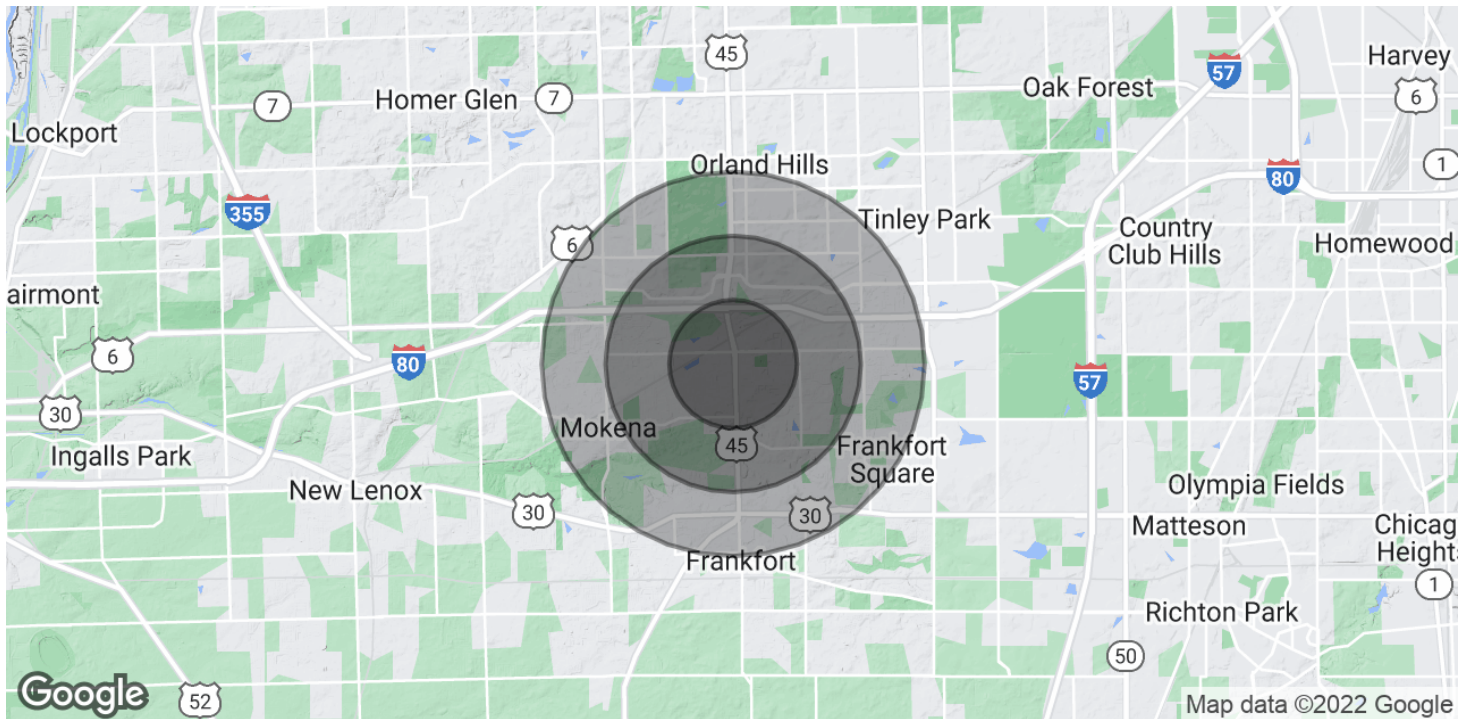


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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,089	25,161	61,122
Average Age	40.5	44.2	44.5
Average Age (Male)	40.2	41.2	41.5
Average Age (Female)	41.4	45.6	46.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,748	9,187	22,365
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$111,859	\$114,657	\$120,872
Average House Value	\$282,811	\$295,379	\$296,275

* Demographic data derived from 2020 ACS - US Census

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