

16831 Torrence Ave., Lansing, IL

**\$5.00/SF NNN**



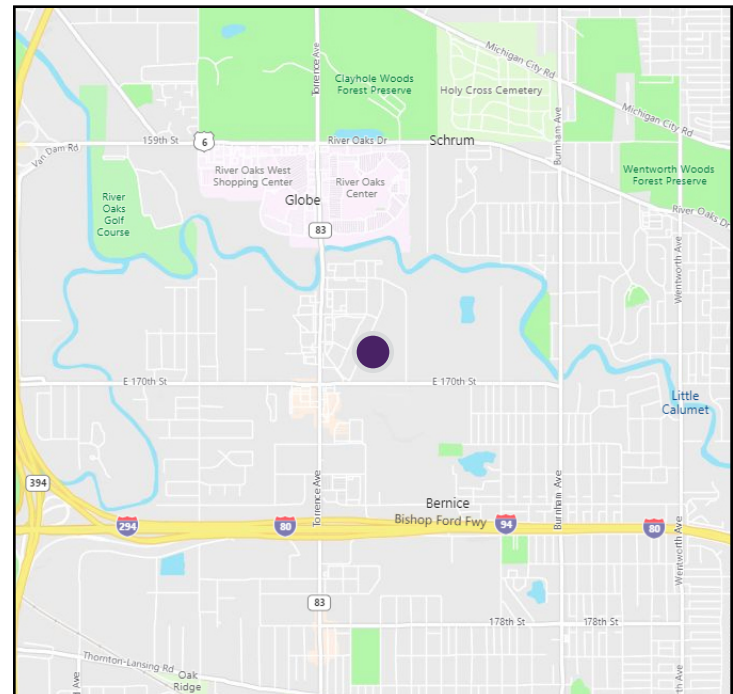
## Property Highlights

- 89,523 SF big box retail space
- Vanilla box condition
- Previously used as grocery store
- Built-out with office, pharmacy, bank, cooler and locker rooms
- Potential to subdivide space
- Includes 7 dock doors
- Nearby businesses include Burlington, Forman Mills, Chase, Dollar Tree, ATI Physical Therapy & more
- Close to River Oaks Center
- Land Area: 10.0 acres
- Zoning: B-3, general business
- Est. CAM/Taxes: \$7.50/SF

## Property Overview

Previously used as a grocery store, an 89,523 square foot anchor space is available for lease. Located on busy Torrence Ave., the space is in vanilla box condition. The property includes space built-out as office, pharmacy, a bank branch, coolers and a locker room. The building can potentially be subdivided for multiple tenants. Part of a busy commercial corridor, this space is close to River Oaks Center. Nearby businesses include Burlington, Forman Mills, Chase, Dollar Tree, ATI Physical Therapy, Burger King and more.

Situated along the Bishop Ford Freeway, Lansing is located about 25 miles from downtown Chicago, near the Illinois-Indiana border. Torrence Ave. is a major shopping corridor in the area, drawing local and national retailers.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,298	116,960	243,008
Households	2,922	43,323	88,616
Average Income	\$53,282	\$61,965	\$62,210

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**Center Map**



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