

16831 Torrence Ave., Lansing, IL

**NOW: \$199,000**



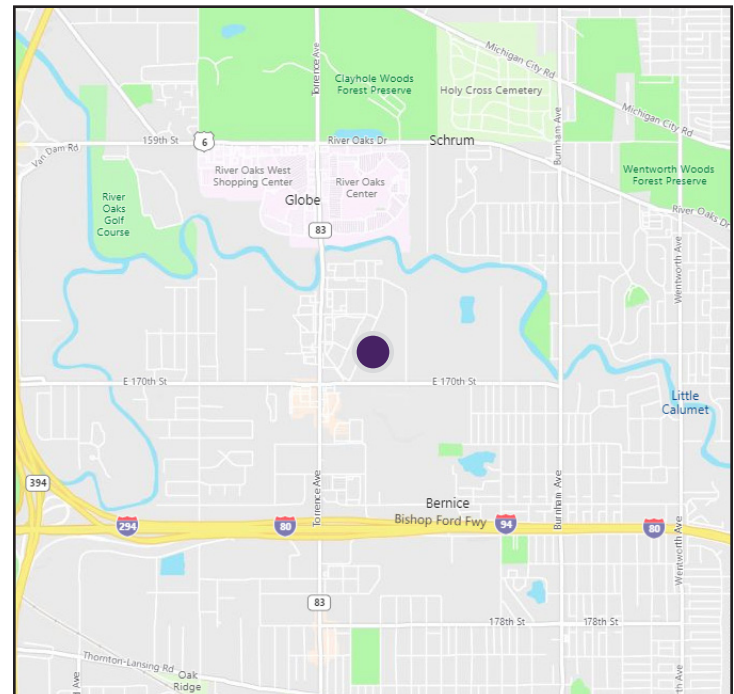
## Property Highlights

- 89,523 SF big box retail space
- Previously used as grocery store
- Unit is in vanilla box condition
- 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
- Taxes (2018): \$178,812

## Property Overview

An 89,523 square foot big box retail space is available for sale on Torrence Ave. Previously used as a grocery store, 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. There are no tax proration, buyer is responsible for all due and past due taxes. The property is in a busy shopping corridor 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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