

6401-6543 W. 127th St., Palos Heights, IL

NOW: \$9,995,000



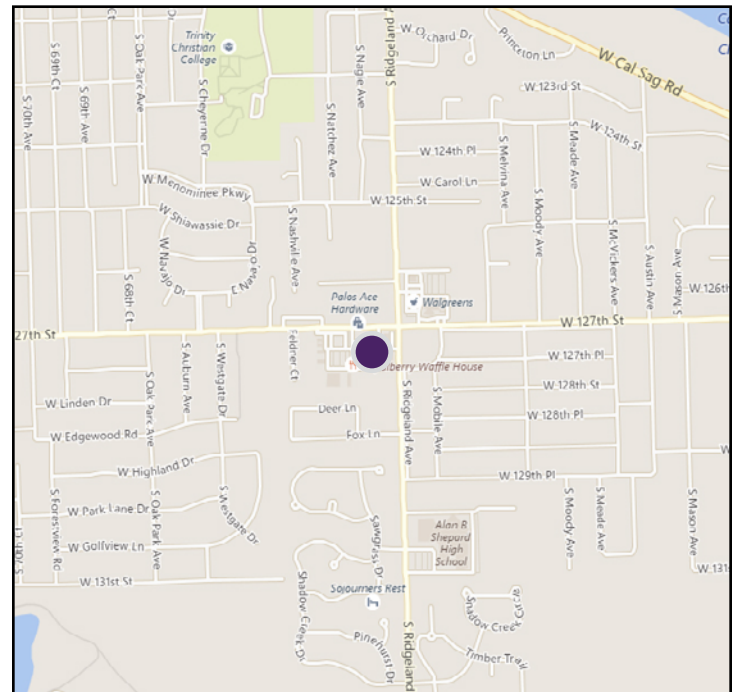
Property Highlights

- 136,000 SF retail strip center
- Tenants include Charter Fitness, Ace Hardware and Aurelio's Pizza
- Potential to add value thru leasing
- Current Occupancy: 88.6%
- Many long-term tenants
- Anchor space available for sublet
- Available units range from 900 SF to 4,800 SF plus gas station outlot
- Nearby businesses include Chase, Walgreens and more
- Est. 2017 NOI: \$859,733
- Land Area: 10.61 acres
- Zoning: C-2, general commercial

Property Overview

A 136,000 square foot retail center at the corner of Ridgeland and 127th Street is available for sale. The center is 88.6% leased to a number of well-known local and national tenants including Ace Hardware, Charter Fitness and Aurelio's Pizza. This property has great potential to add value through leasing, available units range between 900 and 4,800 square feet. The anchor space is a former Dominick's grocery store which is available for sublet; there is also a gas station available for sublet.

Palos Heights is a town in the southwest suburbs of Chicago. The city is a dynamic community with retail and commercial space located along major streets such as Ridgeland and 127th St.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	9,389	73,396	275,368
Households	3,570	28,965	106,287
Median Income	\$81,848	\$66,981	\$64,605

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