

18 Burlington St., La Grange, IL

Price Upon Request



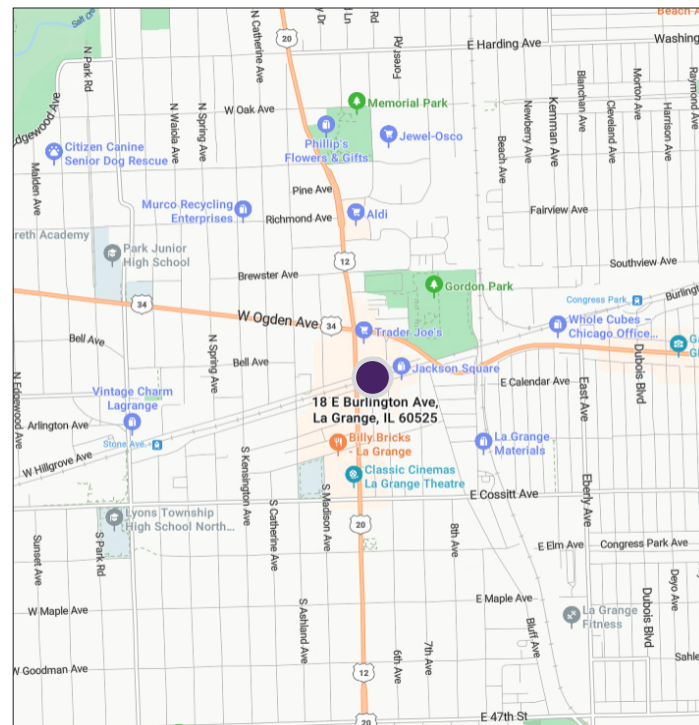
Property Highlights

- 10,525 SF two-story retail and office building
- First floor leased to established retail tenants providing in-place income
- Approximately 6,370 SF 2nd floor office space available
- Minutes from I-294, I-55, and approximately 20 minutes to Downtown Chicago
- Directly across from La Grange Metra stop in heart of downtown La Grange
- Ample street parking
- Nearby attractions: Peak Running, Club Pilates, Core Power Yoga, Trader Joe's, Classic Cinema La Grange and Loyola Medicine
- Traffic count: 22,300 vehicles daily
- Zoning: C-1CR
- Taxes (2025 estimate): \$63,630

Property Overview

Available for sale is a 10,525-square-foot building features established first-floor retail tenants generating stable income, while approximately 6,370 square feet of second-floor office space providing flexibility for an owner-user, additional leasing opportunities, or potential residential conversion subject to approval. This property is a rare opportunity to acquire a well-located mixed-use investment property in the heart of Downtown La Grange.

Positioned within La Grange's vibrant downtown district and surrounded by an array of amenities—including Peak Running, Club Pilates, CorePower Yoga, Trader Joe's, Classic Cinema La Grange, and Loyola Medicine—the property benefits from exceptional visibility, ample street parking, and daily exposure to 22,300 vehicles. This rare transit-oriented offering combines convenience, accessibility and a thriving village environment, making it an outstanding opportunity for investors and owner-users seeking a premier downtown asset with immediate income and long-term upside.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	63,115	305,061	1,604,651
Households	22,888	111,038	563,120
Median Income	\$110,161	\$85,596	\$69,771

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