

RETAIL / MEDICAL OFFICE REDEVELOPMENT

55th Street & LaGrange Road – 9930 W 55th Street, Countryside, IL



- Available Space: 14,000 SF
- Parking ratio: 4+ per 1000
- Structural: Masonry exterior with bow truss (column free space for flexible design)
- Ceiling height: 12 feet + to dropped acoustical ceiling

Finley W. Brown
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- 24,000 VPD on 55th St
- 34,000 VPD on LaGrange Rd
(building & signage visible from LaGrange Rd)

Disclaimer: Rendering represents a proposed redevelopment scenario. Final design and finish selections have not been selected.

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Available Site

55th Street: 23,000 vehicles per day
 LaGrange Rd: 34,000 vehicles per day

Radius	Population	Avg HH Income
1 mile	9,622	\$101,830
3 mile	88,297	\$114,555
5 mile	274,110	\$101,305

Countryside Plaza
 BEST BUY, JO-ANN, DOLLAR TREE, PETSMART, Party City, The Tile Shop, five BELOW

Starbucks, LA FITNESS, Vitamin Shoppe, Chick-fil-A, Texas Motorcycles, Harley-Davidson

The Quarry
 KOHL'S, ULTA, PETCO, SALLY BEAUTY SUPPLY, dressbarn, Payless, lanebryant, AMERICA'S BEST CONTACTS & EYEGLASSES, PALM BEACH TAN

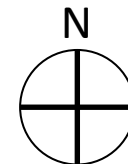
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- Site Size: 0.86 (option to expand to 1.2 acres)
 - Existing structure: 14,000 SF (Divisible)
 - Frontage on 55th St: 160 feet
 - Building façade will be new with new landscaping and elevated signage.
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- 23,000 Vehicles per Day on 55th St
 - 34,000 Vehicles per Day on LaGrange Rd (*building & signage visible from LaGrange Rd*)



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9930 W 55th St
View from LaGrange Road (northbound)