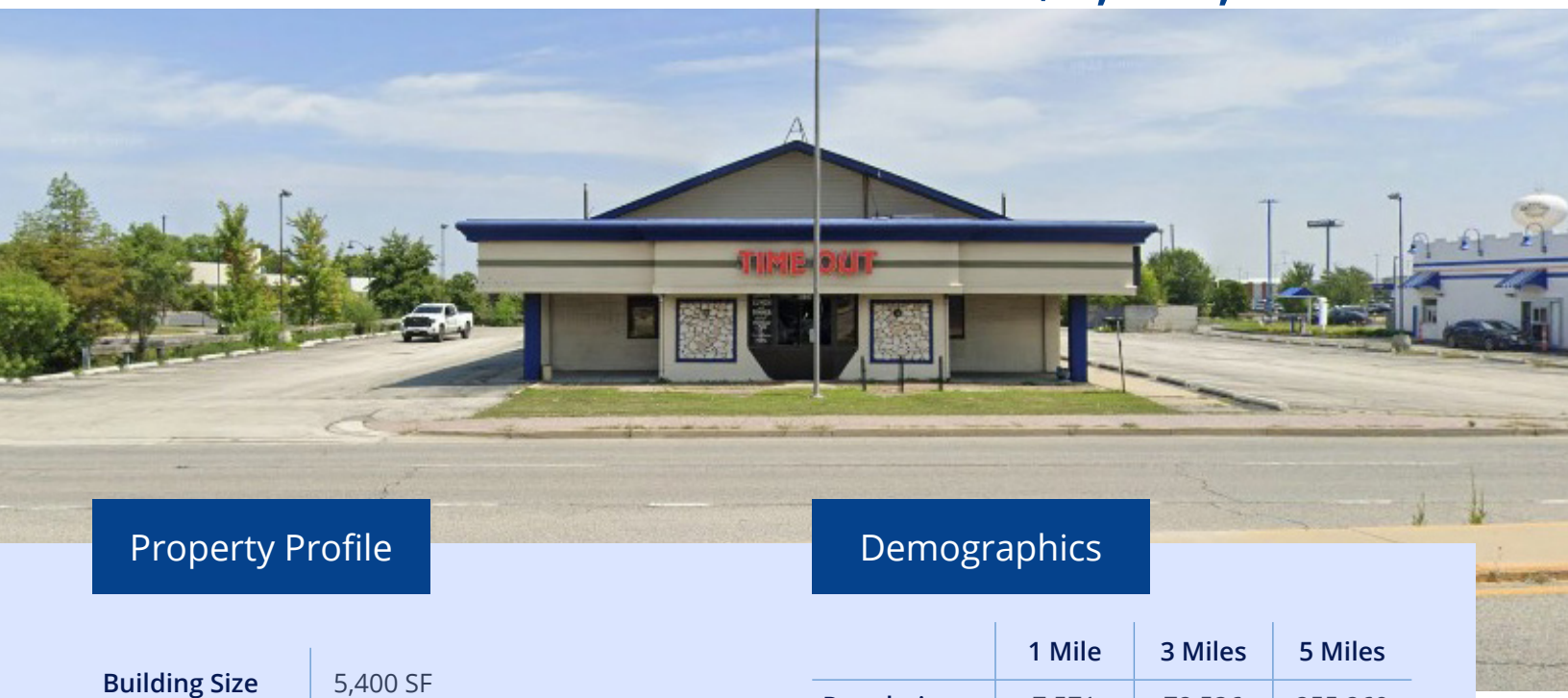
FOR SALE OR LEASE

Colliers

6025 S. La Grange Road, Countryside, IL 60525

.83 acres strategically located in a regional shopping area at the intersection of LaGrange Rd and Joliet Rd

$1,600,000



Property Profile

Building Size	5,400 SF
Traffic Counts	34,048 VPD (LGrange Rd) 18,017 VPD (Rt. 66)

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,571	72,536	255,269
Average HHI	$122,913	$170,738	$147,330
Households	3,107	27,622	96,804

Property Highlights

- High traffic intersection with 34,048 VPD on LaGrange and 18,017 VPD on Joliet Rd (Rte 66)
- Good location for:
  - Auto related
  - Retail/service
  - QSR
  - Medical
- Area retailers:
  - Home Depot, Sams Club, Walmart, Kohles, Target, Chick-fil-A, Starbucks
- Area auto dealers:
  - Volkswagen, Ford, Buick, Mazda, Honda, Dodge Jeep Ram, and Harley Davidson
- 5,400 +/- sf former restaurant building
- 170 +/- feet frontage on LaGrange Rd

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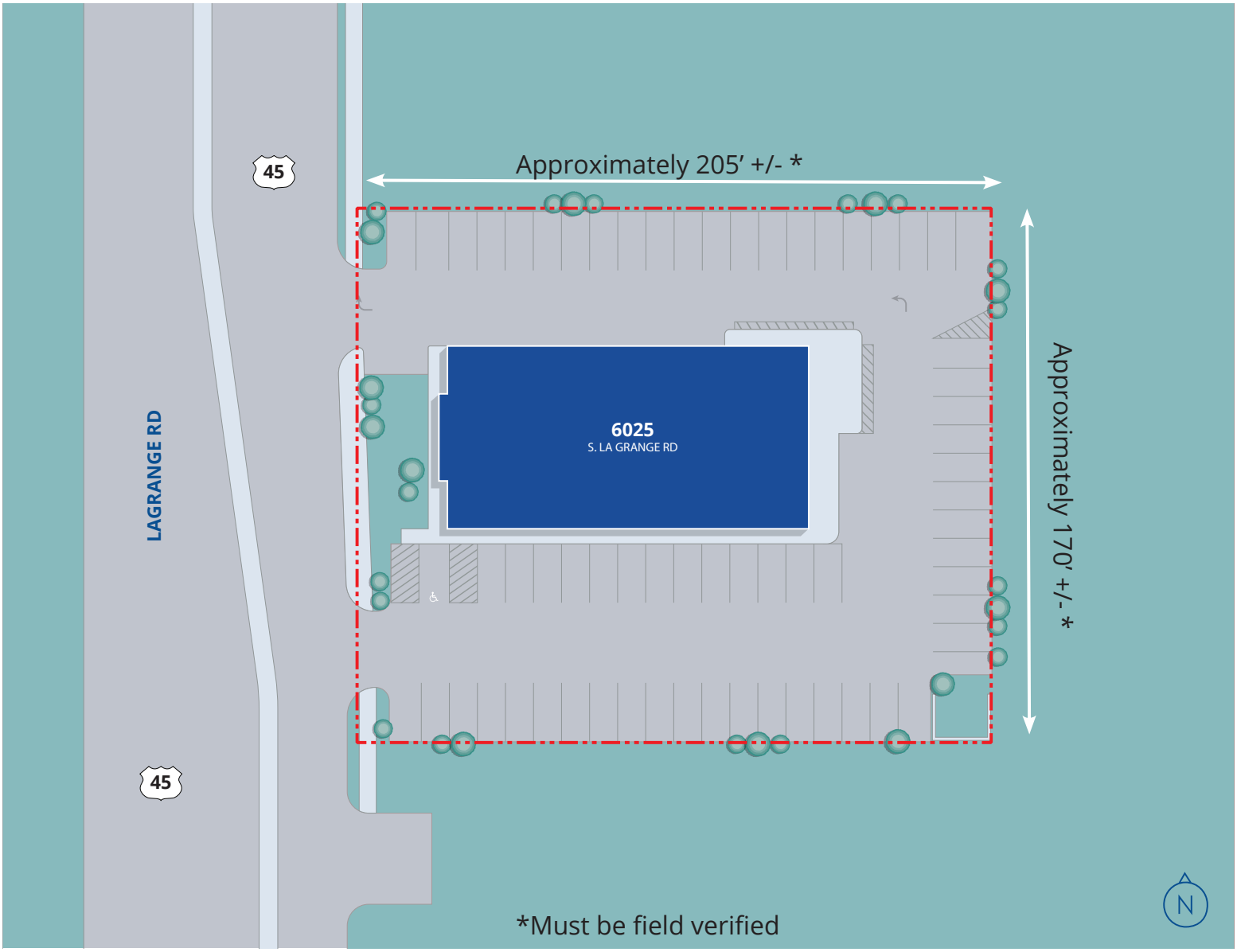
Site Plan



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Retail Map