

Offering Memorandum

Orland Park, IL Land

W. 159th St. | 0.93 AC

Peter Block

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Property Address:

9401 West 159th St.
Orland Park, IL

Offering Price
\$1,300,000

Land Size
0.93 Acre

Property Detail Profile

Strategic Location

- Major retailers in the immediate area
- Strong traffic counts (45,000+ VPD)
- Hard corner of the lighted intersection
- High daytime population in a 1-mile radius

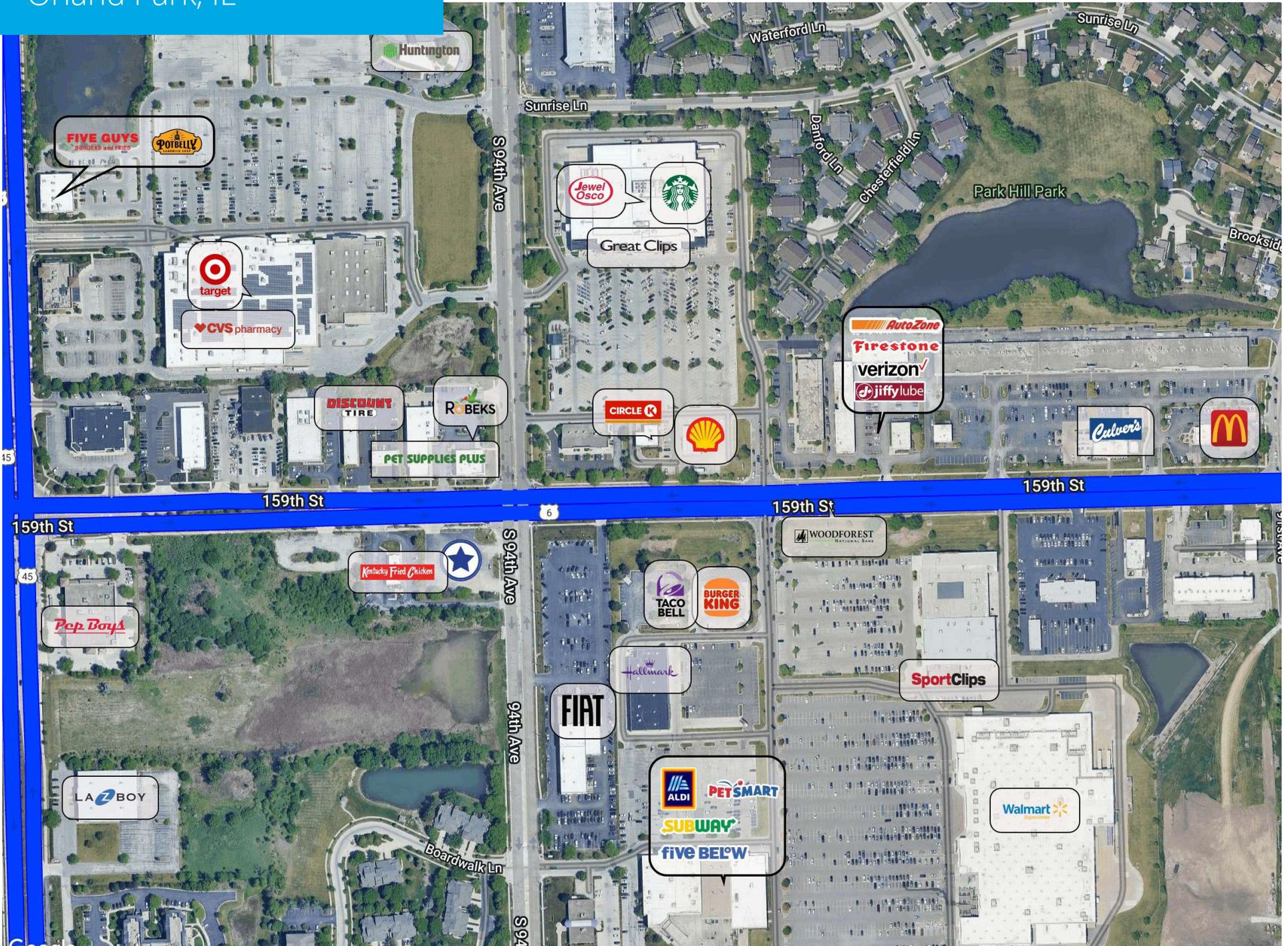
Zoned

Mixed Use

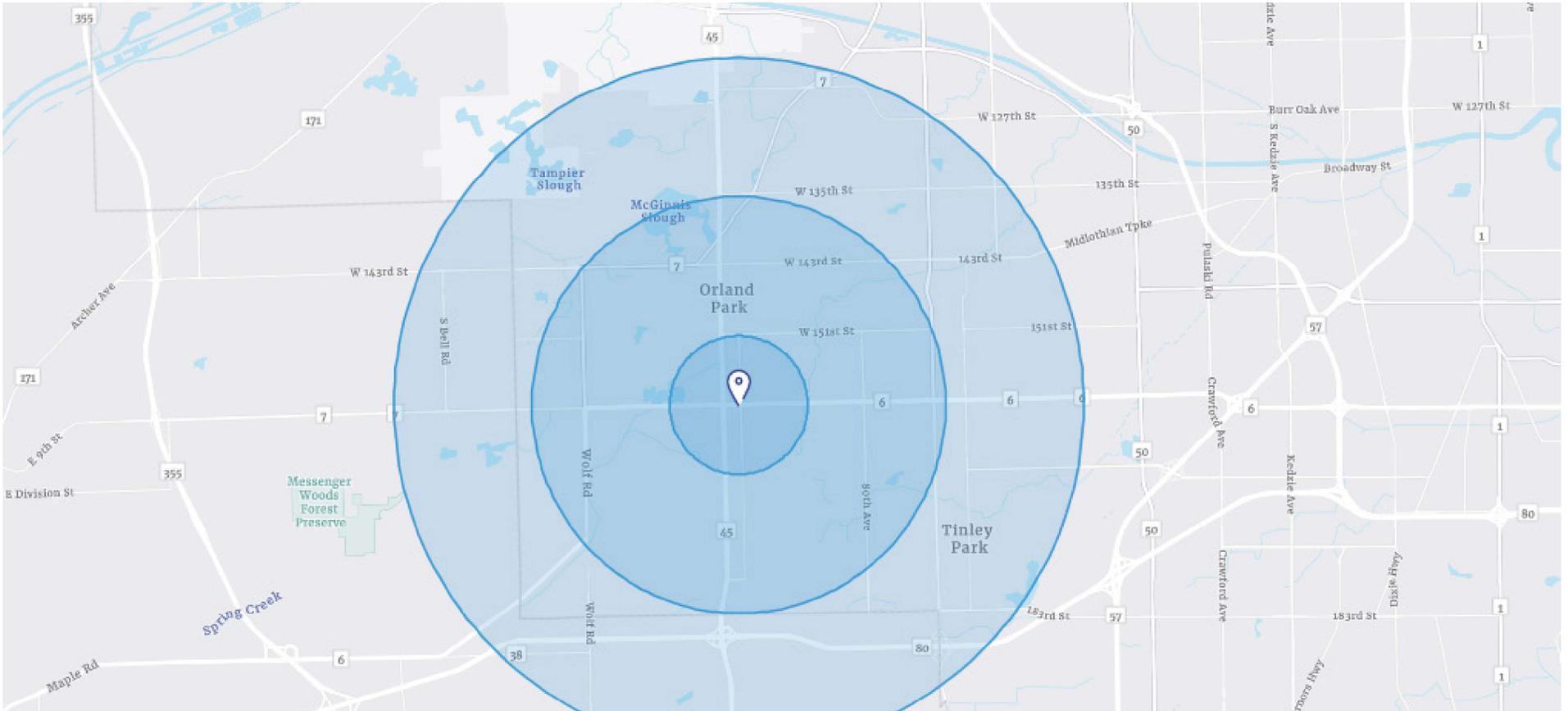
BP Deed Restriction

Tanks have been removed

Orland Park, IL



Demographics



1 mile

 **9,384**
people

 **13,911**
daytime pop

 **\$98,144**
average HHI

3 mile

 **78,989**
people

 **75,581**
daytime pop

 **\$124,575**
average HHI

5 mile

 **172,367**
people

 **164,294**
daytime pop

 **\$126,147**
average

Confidentiality & Disclaimer Statement

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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