

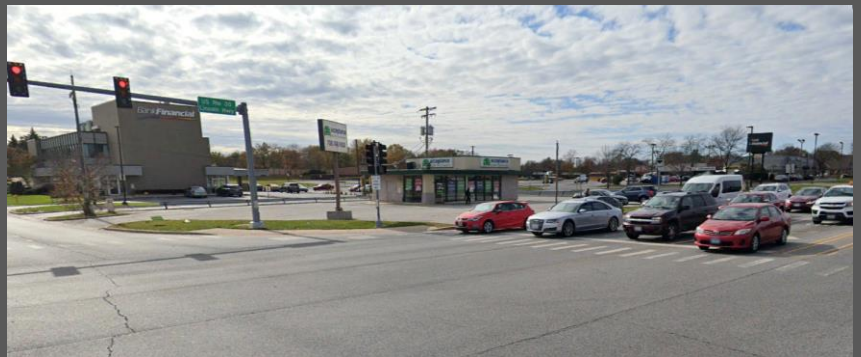
**Planned 2,400 Retail
w/Drive-Thru (April 2022)
21100 Western Ave.
Olympia Fields, IL**

FOR LEASE

**FREE-STANDING BUILDING AT HARD CORNER
WITH DRIVE THRU FOR FOOD / COFFEE USE**

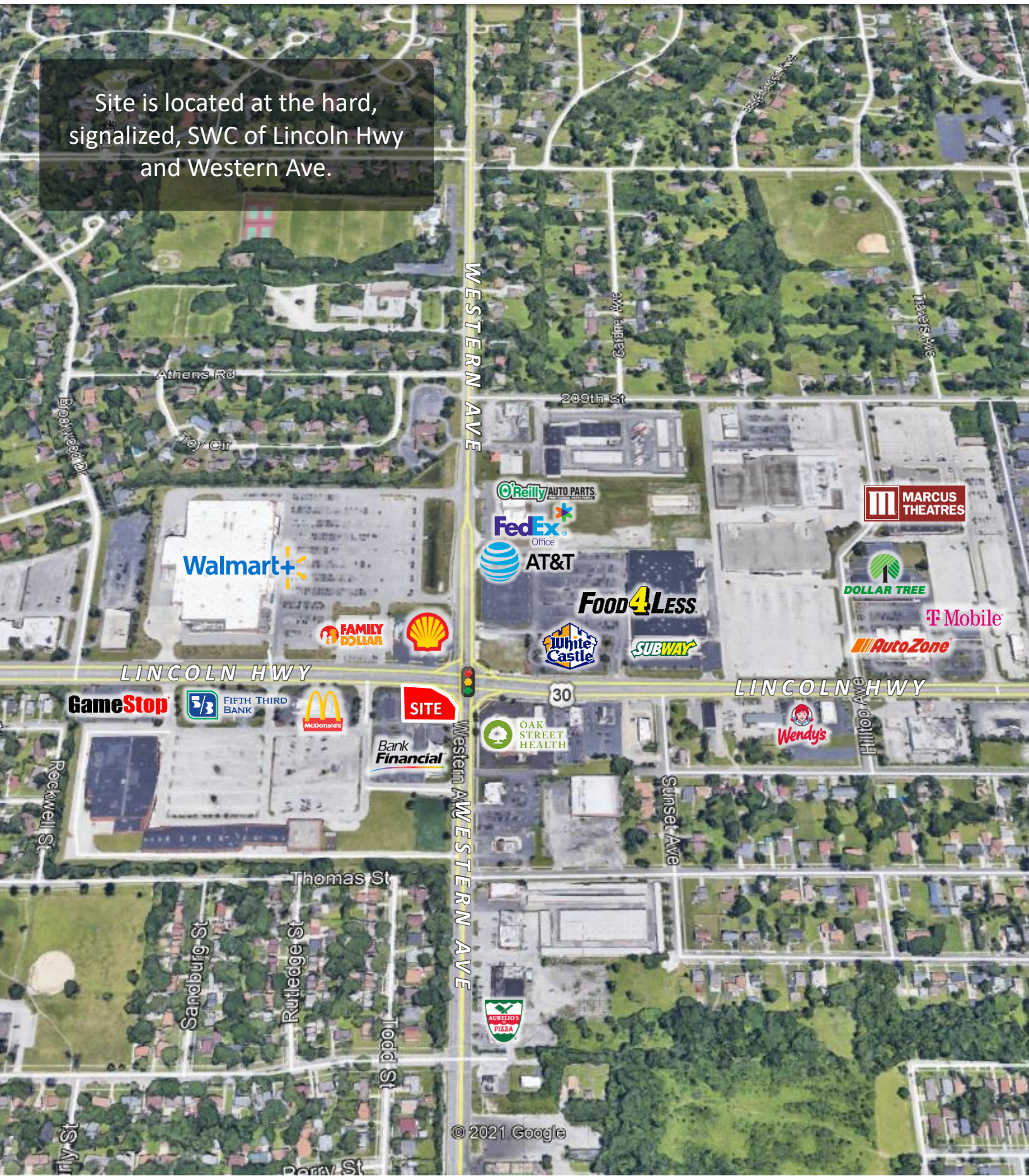


- Planned 2,400 sf single or multi-tenant retail building on 17,570 sf land site
- Signalized, hard corner location
- Drive thru with ample stacking (6-car queue behind double menu board, 5-car queue behind window) and 14 surface parking spaces.
- Outstanding visibility, access and traffic at this intersection.
- Walmart, Food4Less, and a host of national retail at this intersection
- Strong area demographics



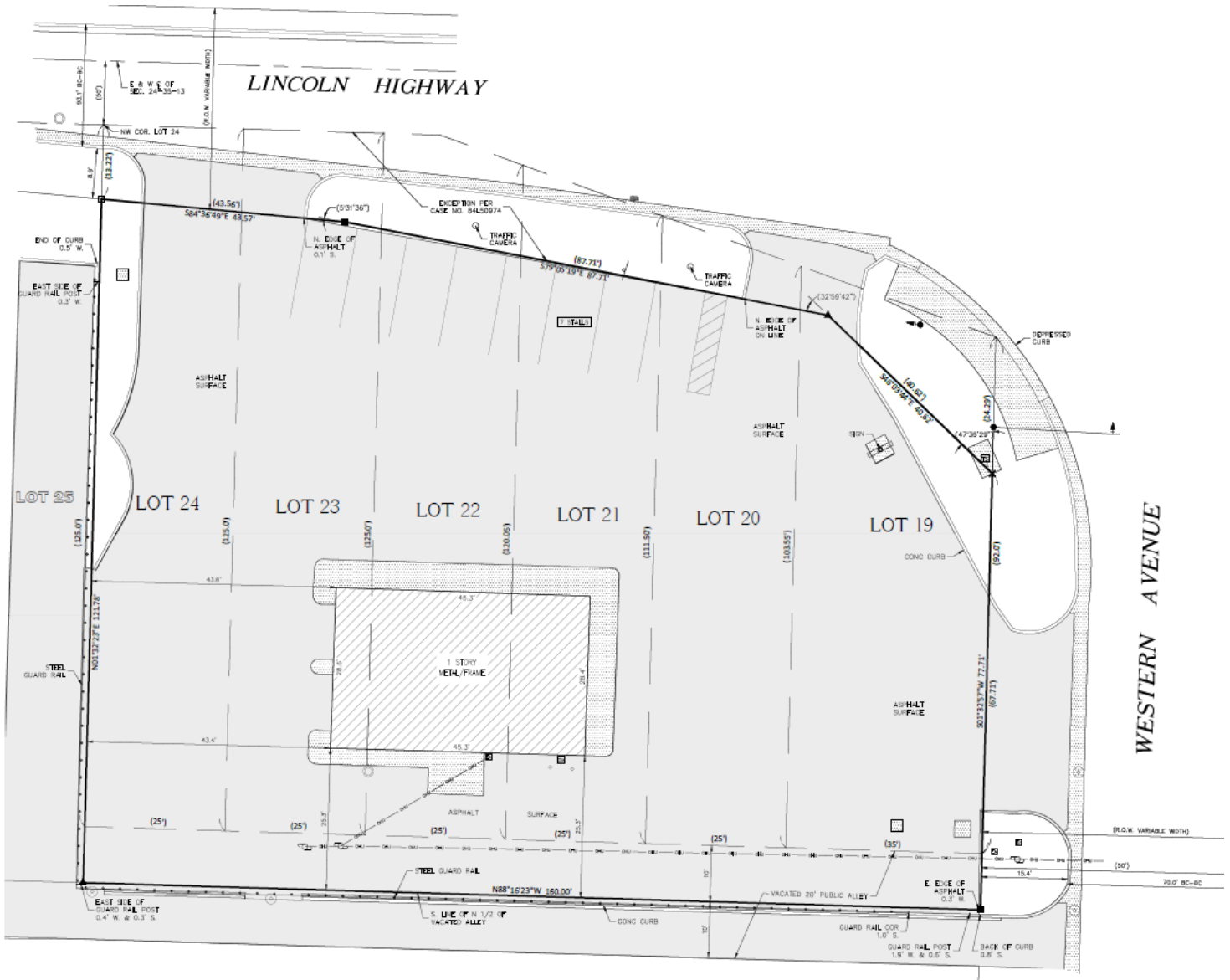
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,033	84,872	173,214
DAYTIME POPULATION	7,056	55,732	117,612
AVERAGE HOUSEHOLD INCOME	\$79,997	83,214	\$86,537

Site is located at the hard, signalized, SWC of Lincoln Hwy and Western Ave.



© 2021 Google

ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION

LOTS 19, 20, 21, 22, 23, AND 24 IN OLYMPIA HIGHLANDS UNIT NO. 2, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, FORMERLY THE RIGHT-OF-WAY OF THE JOLIET AND EASTERN TRACTION COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 1926 AS DOCUMENT NUMBER 9479375; TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE VACATED 20 FOOT EAST-WEST PUBLIC ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 19, 20, 21, 22, 23, AND 24; ALL IN COOK COUNTY, ILLINOIS.

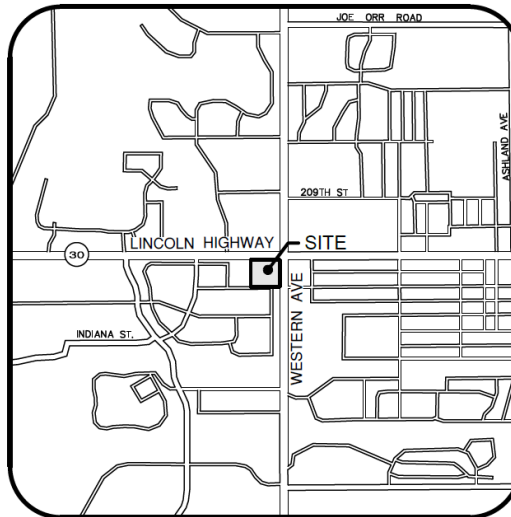
EXCEPTING FROM THE ABOVE-DESCRIBED PROPERTY THAT PART THEREOF DESCRIBED BELOW TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CONDEMNATION PROCEEDINGS IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, IN CASE NUMBER 84L50974, DESCRIBED AS FOLLOWS:

THOSE PARTS OF LOTS 19, 20, 21, 22, 23, AND 24 IN OLYMPIA HIGHLANDS UNIT NO. 2, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, COOK COUNTY, ILLINOIS, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH EAST CORNER OF LOT 19; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 19 FOR A DISTANCE OF 87.71 FEET FOR A POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 47 DEGREES 36 MINUTES 29 SECONDS TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 40.62 FEET TO A POINT, SAID BEING 80 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH EAST 1/4 AND 80 FEET WEST OF THE EAST LINE OF SAID SOUTH EAST 1/4; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 32 DEGREES 59 MINUTES 42 SECONDS TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 87.71 FEET TO A POINT, SAID POINT BEING 66 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH EAST 1/4; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 5 DEGREES 31 MINUTES 36 SECONDS TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 43.56 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LOT 24, SAID POINT BEING 13.22 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT 24, MEASURED ON THE WEST LINE OF LOT 24, FOR A POINT OF TERMINUS, IN COOK COUNTY, ILLINOIS.

VICINITY MAP

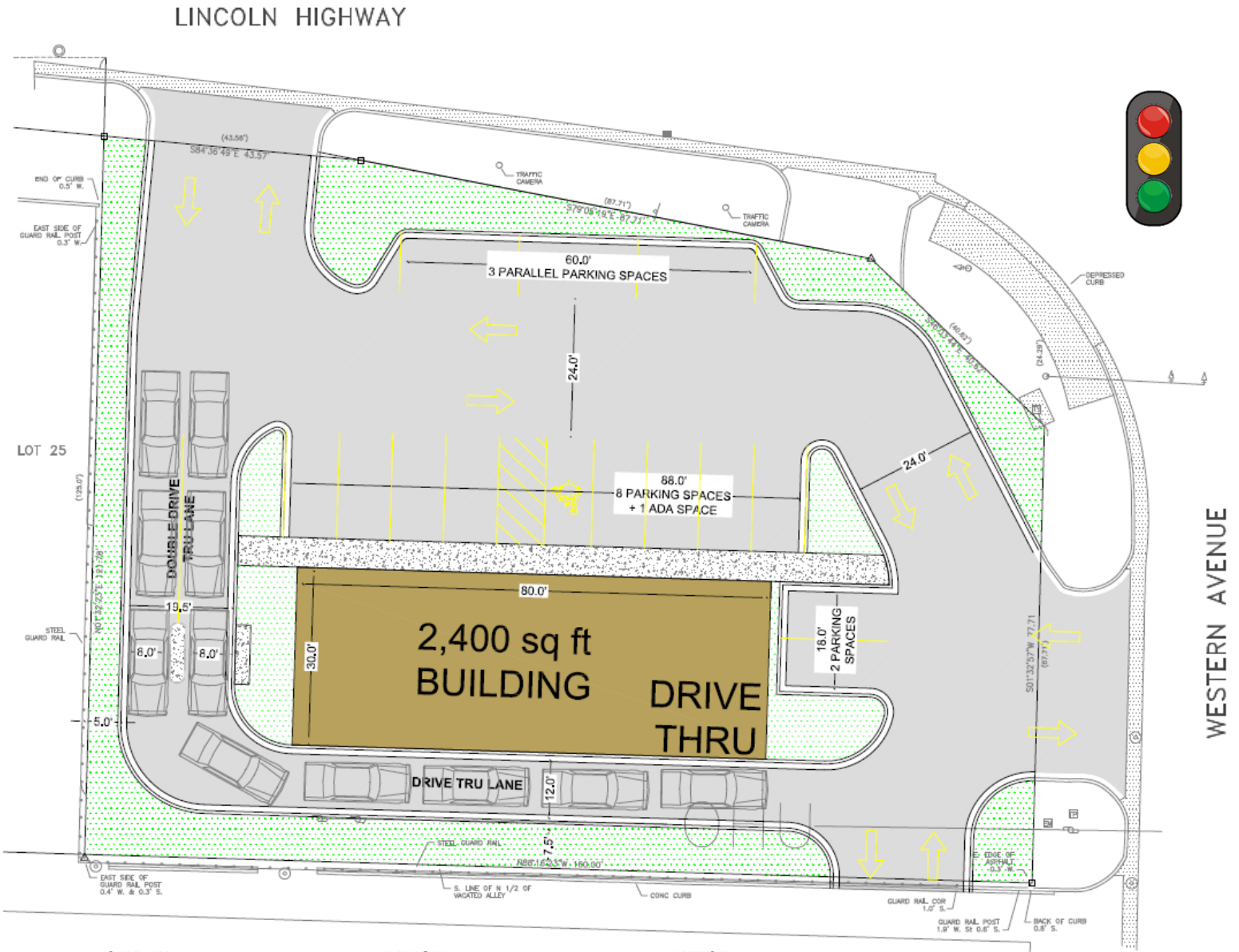
SCALE: NTS



NORTH
SCALE: 1" = 10'

LEGEND

- FOUND IRON ROD
- SET IRON ROD
- ▲ SET MAG NAIL
- ✕ SET CUT CROSS
- 7.77' MEASURED DATA
- (7.77') RECORDED DATA
- ⊙ STORM SEWER MANHOLE
- CURB INLET
- TP TELEPHONE PEDESTAL
- EM ELECTRIC METER
- GM GAS METER
- TS TRAFFIC SIGNAL VAULT
- STEEL GUARD RAIL
- OVERHEAD UTILITY LINE
- BOLLARD
- ⊕ POWER POLE
- SIGN
- ▲ TRAFFIC SIGNAL
- TRAFFIC MAST ARM
- ▨ EXISTING ASPHALT SURFACE
- ▩ CONCRETE SURFACE



SITE DATA:

TOTAL AREA = 17,570 sf = 0.403 ac
 BUILDING AREA = 2,400 sf
 w/DRIVE THRU & DOUBLE ORDER

PARKING:

10 - STANDARD 18'x9'
 3 - PARALLEL 20'x10'
 1 - ADA 18'x16'
 14 TOTAL PARKING SPACES

QUEUING:

6 CAR QUEUE BEHIND DOUBLE ORDER BOARD
 5 CAR QUEUE BEHIND DRIVE THRU WINDOW

