



PRIME REDEVELOPMENT OR REPURPOSE, HIGH VISIBILITY, SINGLE STORY BUILDING IN HOMER GLEN

PROPERTY INFORMATION :

- 7,077 SF Commercial building with +/- 2,100 SF garage on a 1.66 acres lot
- Located on the corner of Bell Road and, newly completed, 159th Street in Homer Glen
- Prime stop light location for a redevelopment opportunity or an owner/user that can use the existing steel structure
- Previous tenant expanded to a new location down the street after a long, successful run
- Front area features a large showroom with large front windows, a counter with a stock room, multiple offices, storage closets, and a bathroom
- Rear area features a large drive in door, multiple bays for flex use or shop for maintenance, offices and a bathroom
- Security fencing around the rear of the space, with an outdoor loading dock and outbuilding for storage; cell tower is not included in the sale;
- 3.7 Miles to the 153rd Street Metra Station (Southwest Service),

- 20.9 Miles to Chicago Midway International Airport, 32.8 Miles to Chicago O'Hare International Airport
- Area tenants include: Rubi Agave Latin Kitchen, The Phoenix Kitchen & Cocktails, Anytime Fitness, A Touch of Green Landscaping, Bump & Grind Auto Body, Classic Express Car Wash, Bell Side 7 Auto Repair, Shell, Nick's Barbecue and much more!

ZONING	C- 3
2021 TAXES	\$21,941.18
BUILT	1980
MAIN BUILDING	7,077 SF
GARAGE	2,100 SF
LAND	72,310 SF
COUNTY	Will

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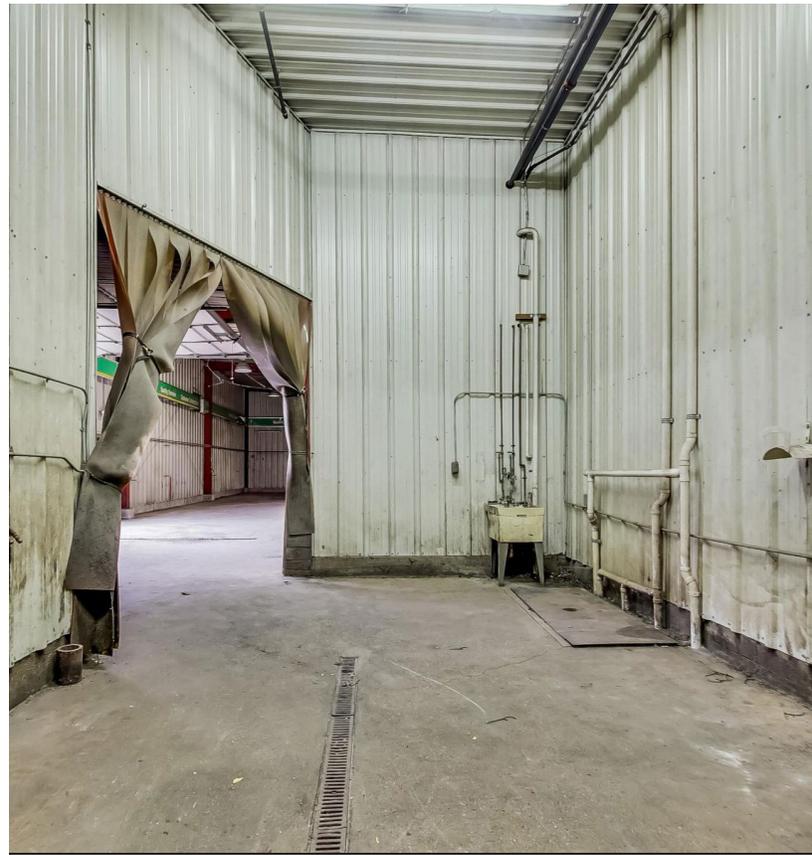
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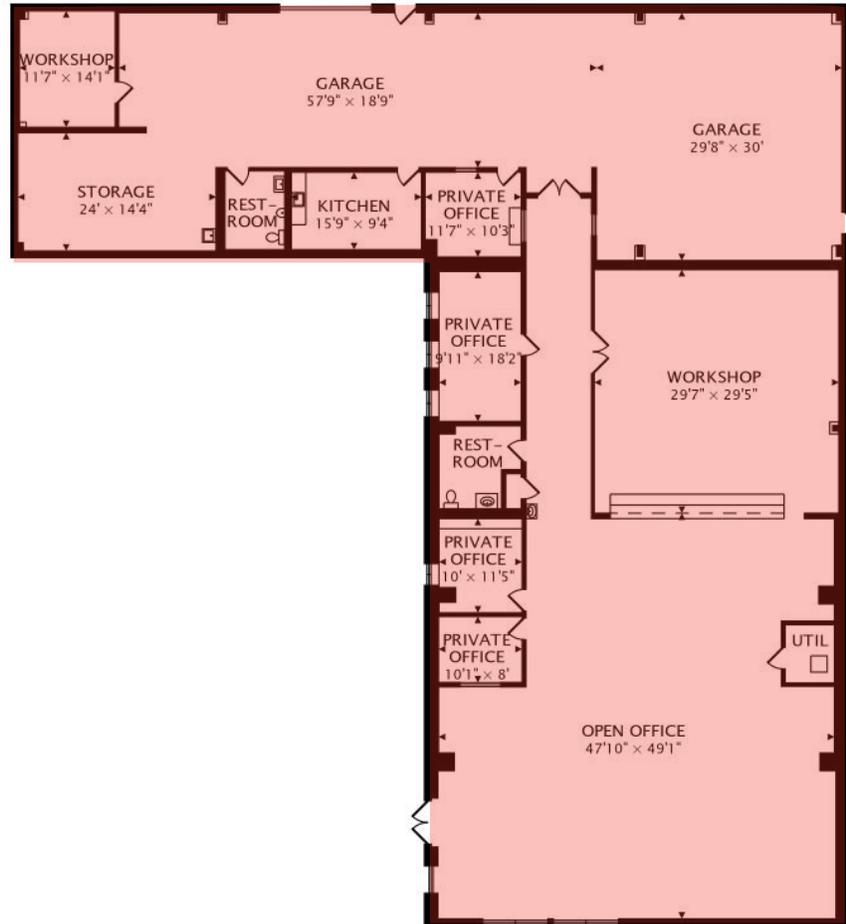




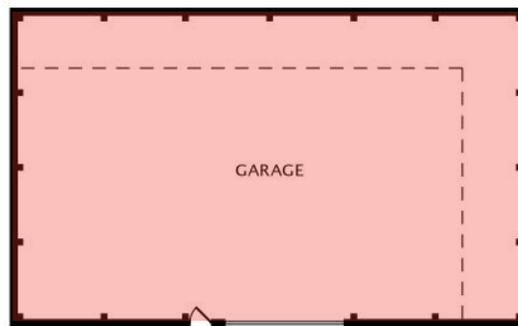








MAIN
7243 sq ft



GARAGE



HOMER GLEN, IL

Homer Glen is a vibrant community with a beautiful rural atmosphere.

The village is known for retaining its unique character while it continues to develop. This approach has let the village embrace growth while preserving the natural resources and open space that have made it so appealing to residents.

With over 440 acres, Messenger Woods Nature Preserve features hiking trails, cross-country ski and snowshoe trails, four campsites, and two picnic shelters. Messenger Marsh is a slightly larger preserve with a trail ideal for similar activities as well as horseback riding and biking. It also has a seven-acre dog park and access to a fishing pond. Parks with tennis courts, fitness stations, and pickleball courts can also be found in Homer Glen.

The village's nearly 25,000 residents enjoy an abundance of local events, from the Homer Community Festival and Movies Under the Stars to the Big Tree Champions Contest, which celebrates the biggest and oldest trees in the village.

Located approximately 30 miles from downtown Chicago, Homer Glen is close to major interstates such as I-55, I-80, and I-355.

AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE	3 MILE	5 MILE
3,292	40,800	109,477

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$144,286	\$137,131	\$123,545