

1 Sibley Boulevard

SOUTH HOLLAND, IL 60473

For Lease

GROUND LEASE OR BUILD-TO-SUIT



- ▶ 2 acre site available for ground lease or build-to-suit
- ▶ Located at the signalized corner of Sibley & State in South Holland
- ▶ Strong traffic counts:
27,200 VPD along Sibley Boulevard
12,300 VPD along State Street
- ▶ Easy access to I-94, I-57, and I-294, connecting to the broader south suburban market
- ▶ Surrounded by dense residential neighborhoods with a strong daytime population driven by South Suburban College and nearby industrial employers

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	12,658	92,144	237,171
Adj. Daytime Population	10,588	84,727	214,112
Estimated Households	4,932	36,501	93,120
Estimated Average Household Income	\$81,908	\$72,726	\$76,213

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · BAUMREALTY.COM

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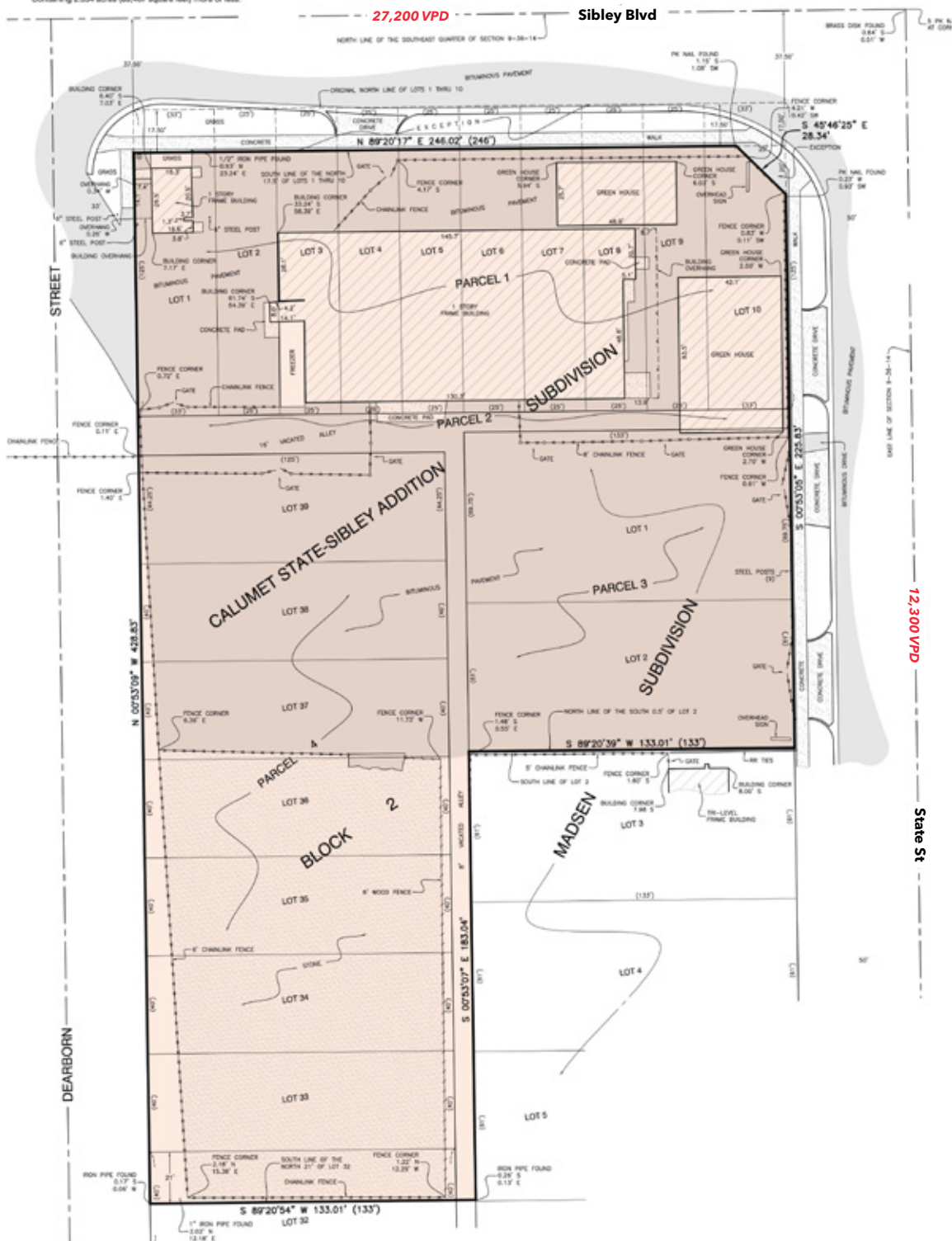
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SURVEY

Containing 2.054 acres (89,467 square feet) more or less.



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