

1500 Torrence Ave

Calumet City, IL



BUILD TO SUIT OPPORTUNITY AVAILABLE



25,000 SF Former Bally's Total Fitness Available for Sale or Lease

We are pleased to offer the following space for lease:

- ◆ Excellent opportunity for any mid-box retailer in a dense trade area
- ◆ Outstanding visibility from well trafficked Torrence Ave
- ◆ Close proximity to the River Oaks Mall with over 1.3 million square feet of retail shops
- ◆ Major traffic drivers include Home Depot, The Landings Shopping Center, and Ingalls Family Care Center
- ◆ Solid residential base surrounds the commercial corridor
- ◆ Easy access to I-94 and I-80
- ◆ 172 parking spaces available onsite

Demographics	1 Mile	3 Mile	5 Mile	Traffic Counts
Residential Pop.	20,447	109,994	252,542	I-94 - 136,600 VPD
Daytime Pop.	2,722	33,792	80,744	Torrence Ave - 30,200 VPD
Avg. Annual Inc.	\$61,138	\$59,927	\$58,927	

James Schutter Senior Managing Director **312.224.3210** jschutter@ngkf.com
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**Newmark Grubb
Knight Frank**

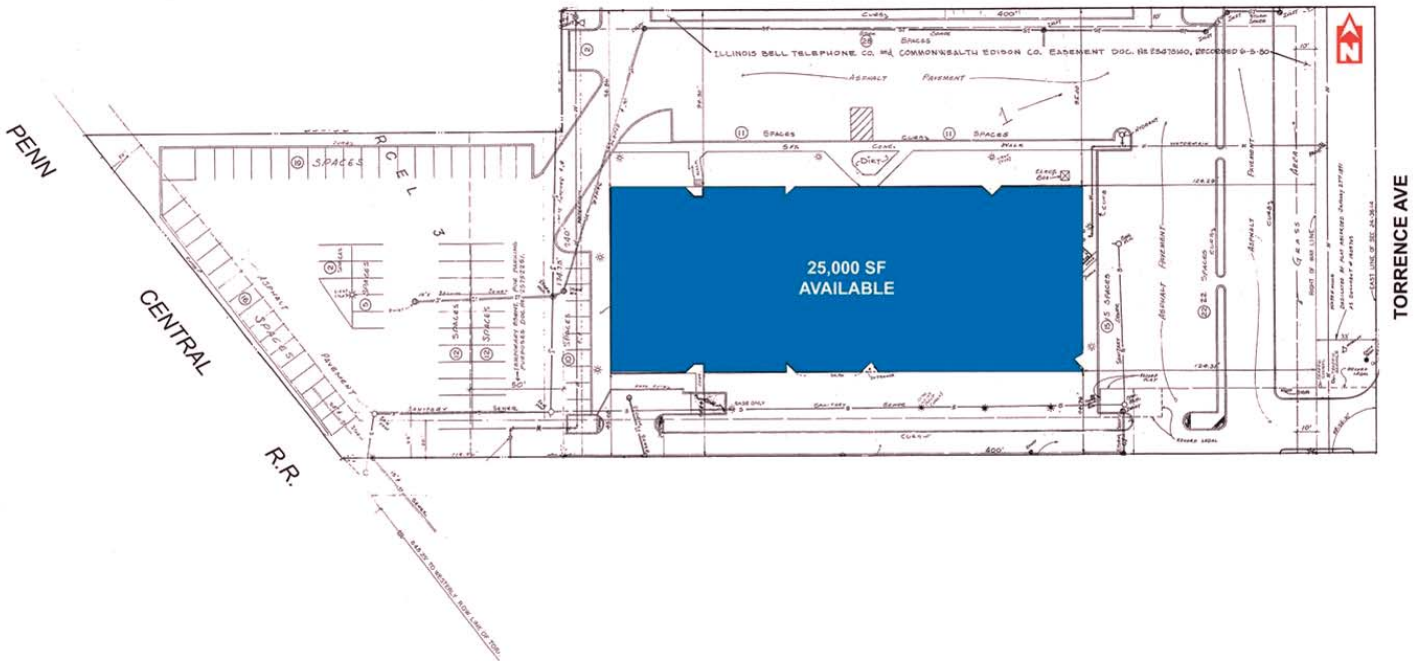
Retail

www.newmarkkf.com/retail

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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