



ORLAND PARK | DEVELOPMENT SITE

11101 W 179TH STREET
ORLAND PARK, IL 60467

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- Mr. Labriola Bio

179th St

179th St

Wolf Rd

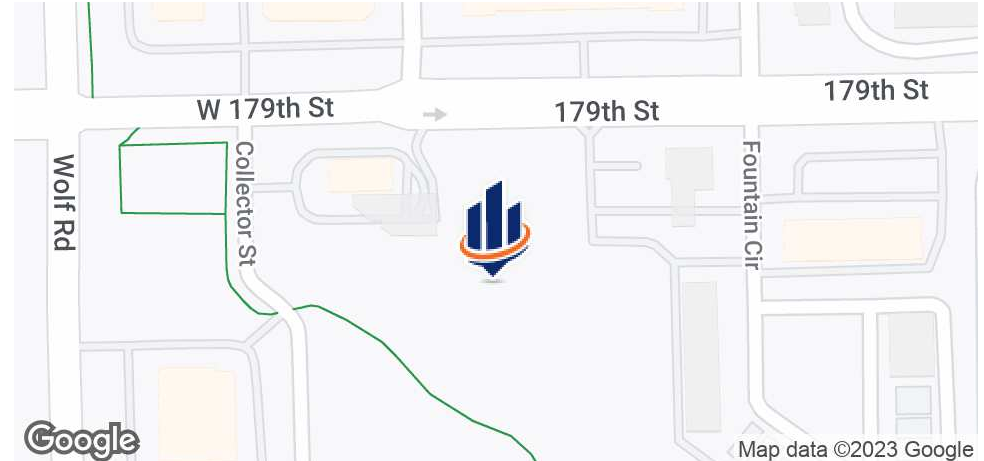
Buckingham Dr

1 PROPERTY INFORMATION

11101 W 179th Street
Orland Park, IL 60467

Parcel

Property Summary



OFFERING SUMMARY

Sale Price:	\$489,000
Lot Size:	1.84 Acres
Zoning:	BIZ
Market:	Chicago
Price / SF [List]:	\$6.10

PROPERTY OVERVIEW

1.84 acres [1.15 Buildable] retail/office land site located adjacent to McDonald's and the former PNC Bank. The site features 162' of Frontage on 179th Street has ingress/egress off of 179th Street as well as access via Fountain Circle.

Abundant rooftops and businesses providing a constant flow of customers for any business. Area tenants include Walgreens, Starbucks, McDonald's, Anytime Fitness, Jewel-Osco, Subway, St. Xavier University and numerous local, regional and national businesses and retailers.

PROPERTY HIGHLIGHTS

- Adjacent to McDonald's
- Great Area Co-tenants
- 162' of Frontage With Two Access Points
- 1.15 Acres Buildable
- Superb Demographics

Property Description



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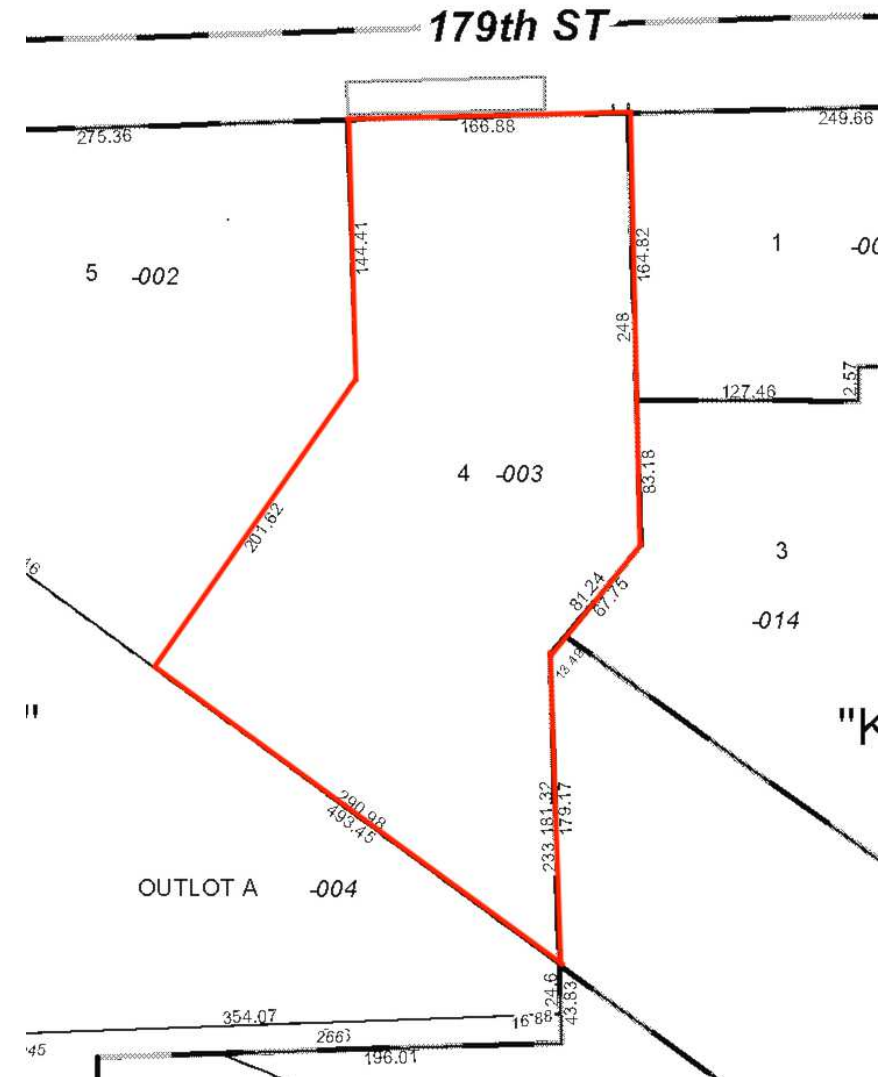
LOCATION OVERVIEW

Located just east of the lighted intersection of Wolf Road & 179th Street in the Southwest portion of Orland Park, IL. The site is located between McDonald's and PNC Bank with Walgreens, Jewel-Osco, Starbucks and numerous other national, regional and local retailers in the immediate area.

Wolf Road is a North/South Artery that is an alternative to Route 45 and has 12,000 Vehicles Per Day passing by the site. Southwest Highway (IL Route 7), accessible via 179th Street, is one of the original routes from Chicago to Joliet and is widely used route connecting Worth, Orland Park, Lockport and Joliet.

Orland Park is 25 miles Southwest of the City of Chicago and is close to several interstate highways. Metra's commuter rail system, which links Orland Park to Chicago's Loop, has a stop located less than a mile from the site.

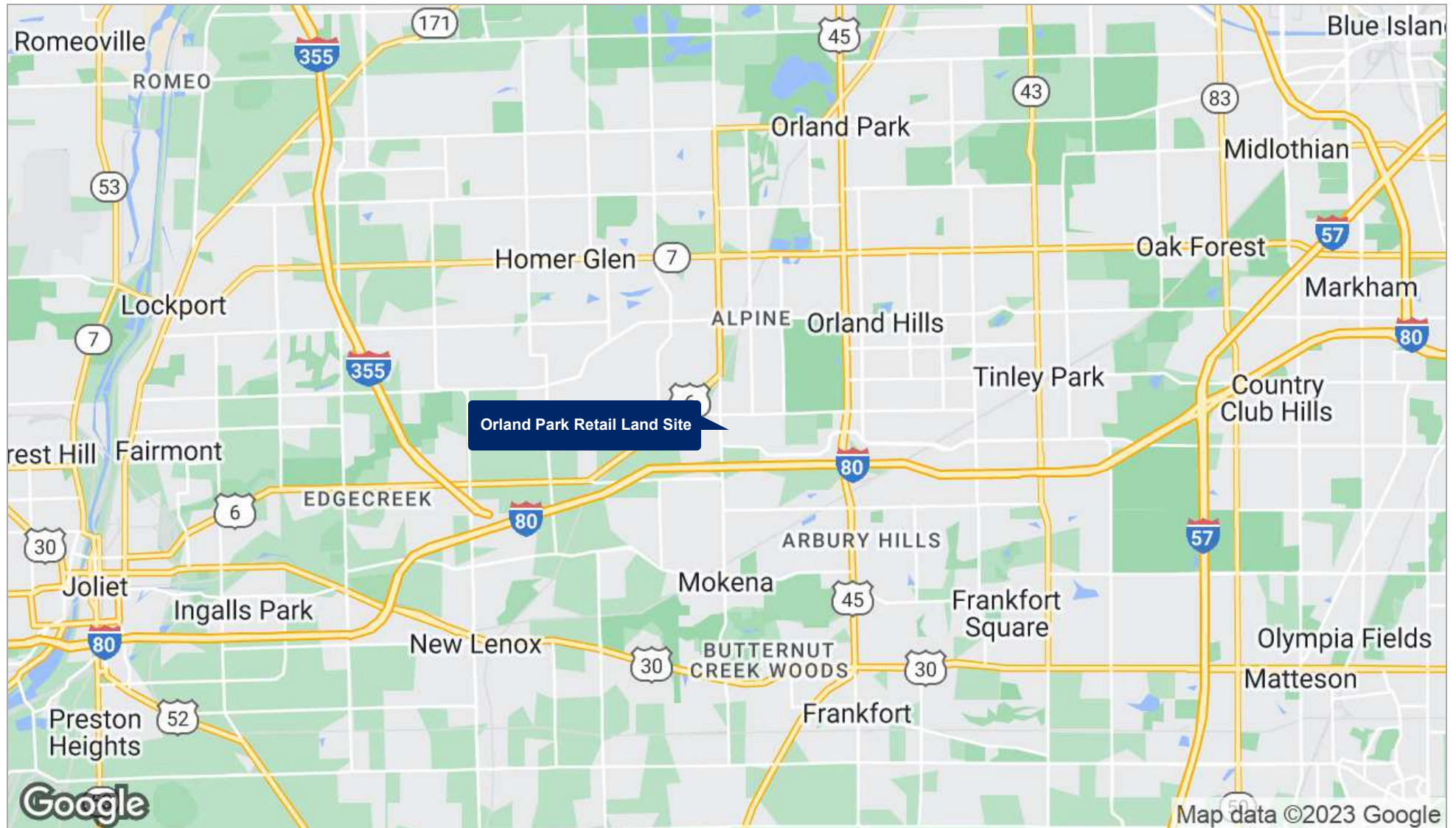
Tax Parcels



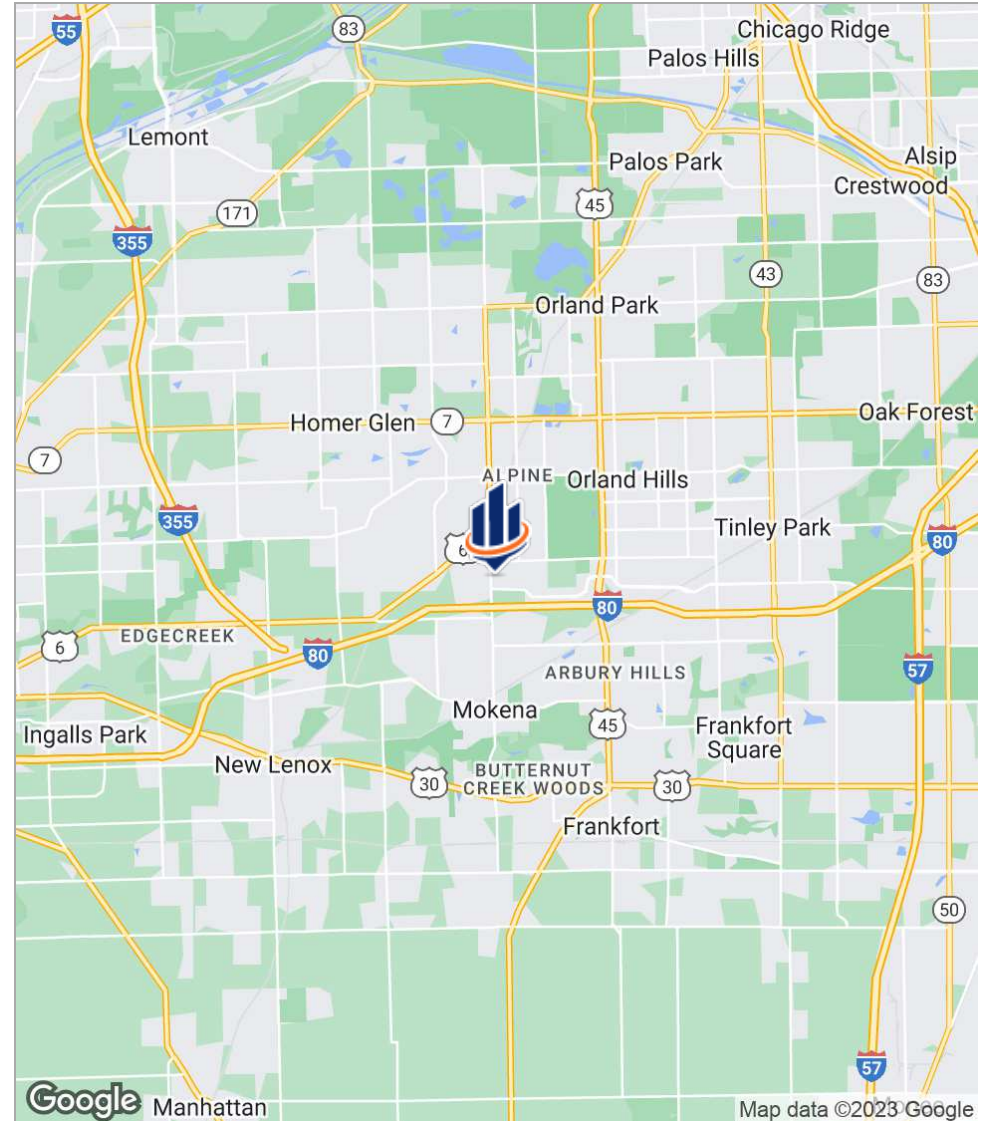
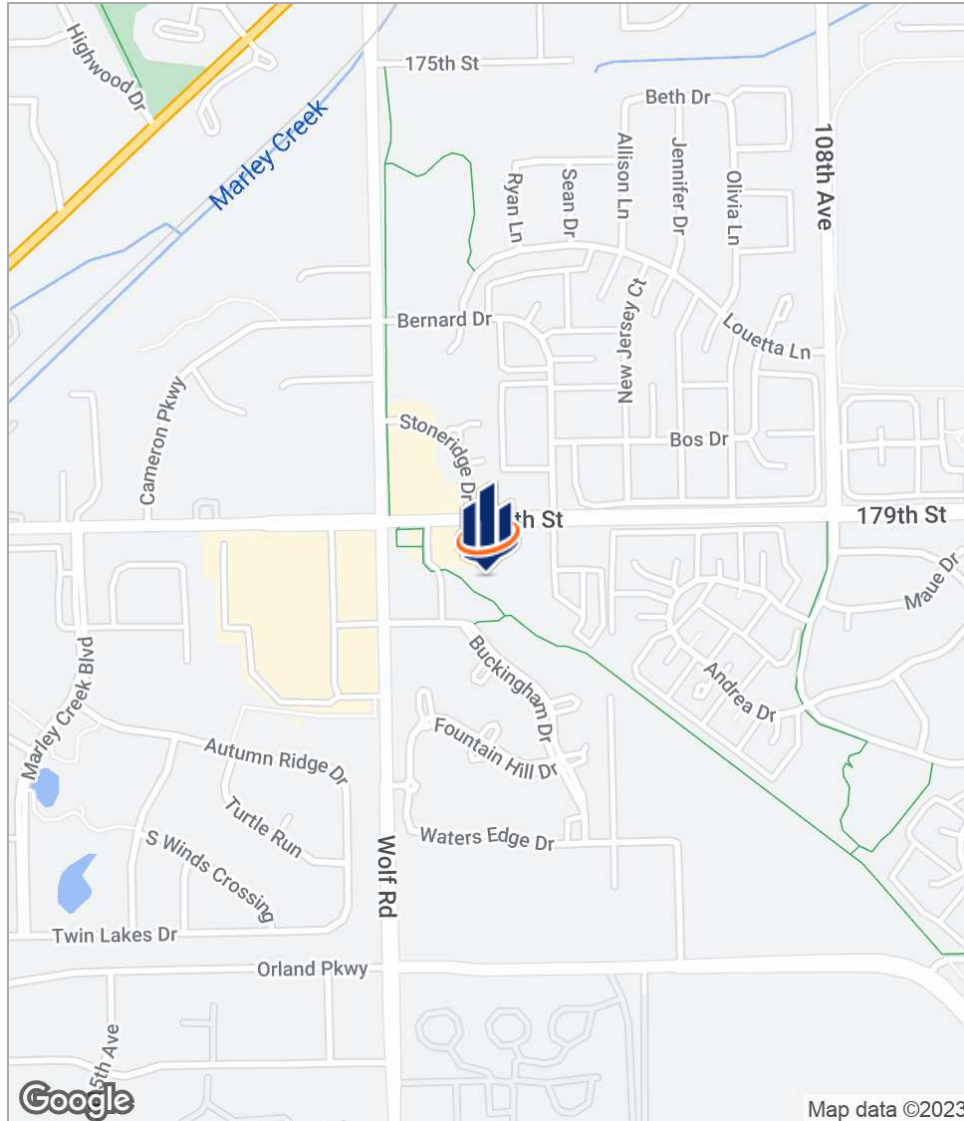
2 LOCATION INFORMATION

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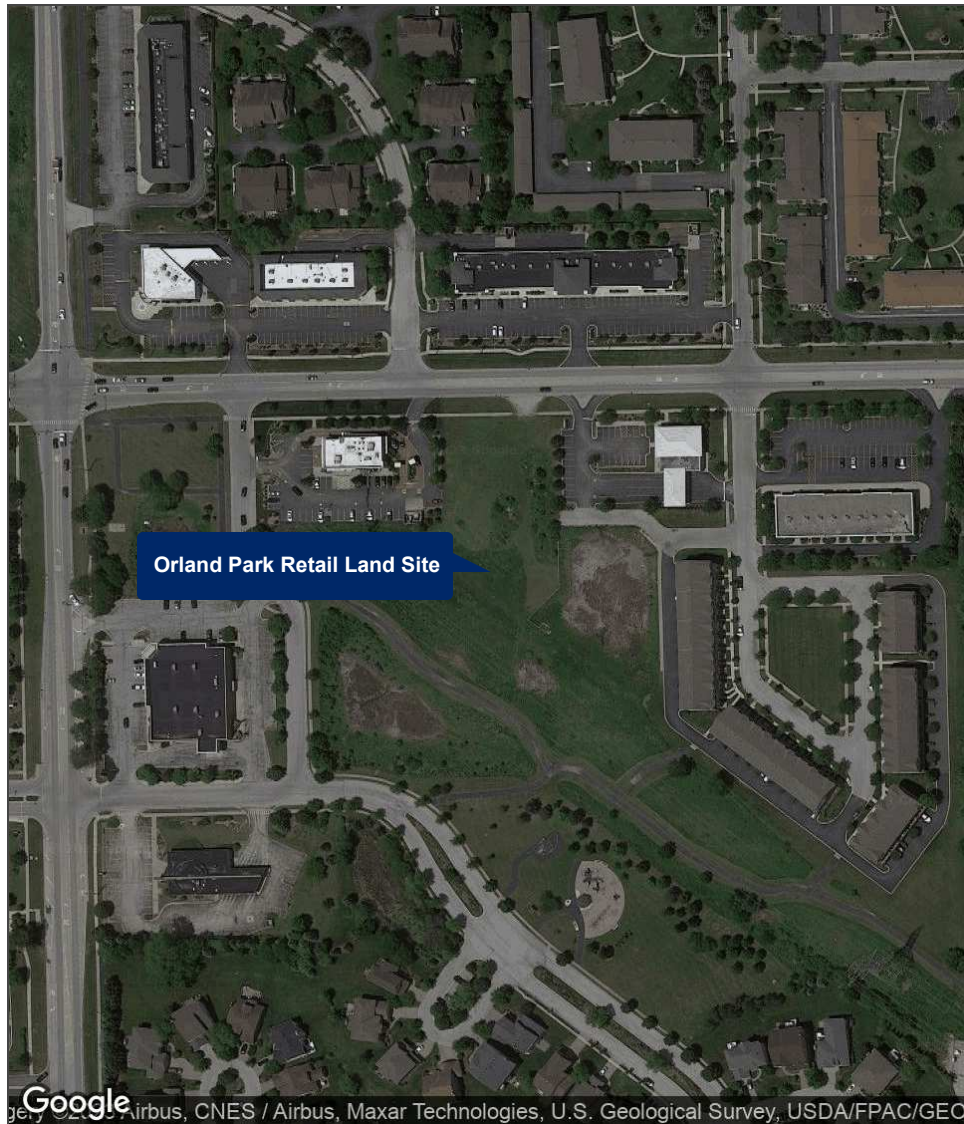
Regional Map



Local Location Map



Aerial Map | Zoning Map





Retailer Map | 179th And Wolf

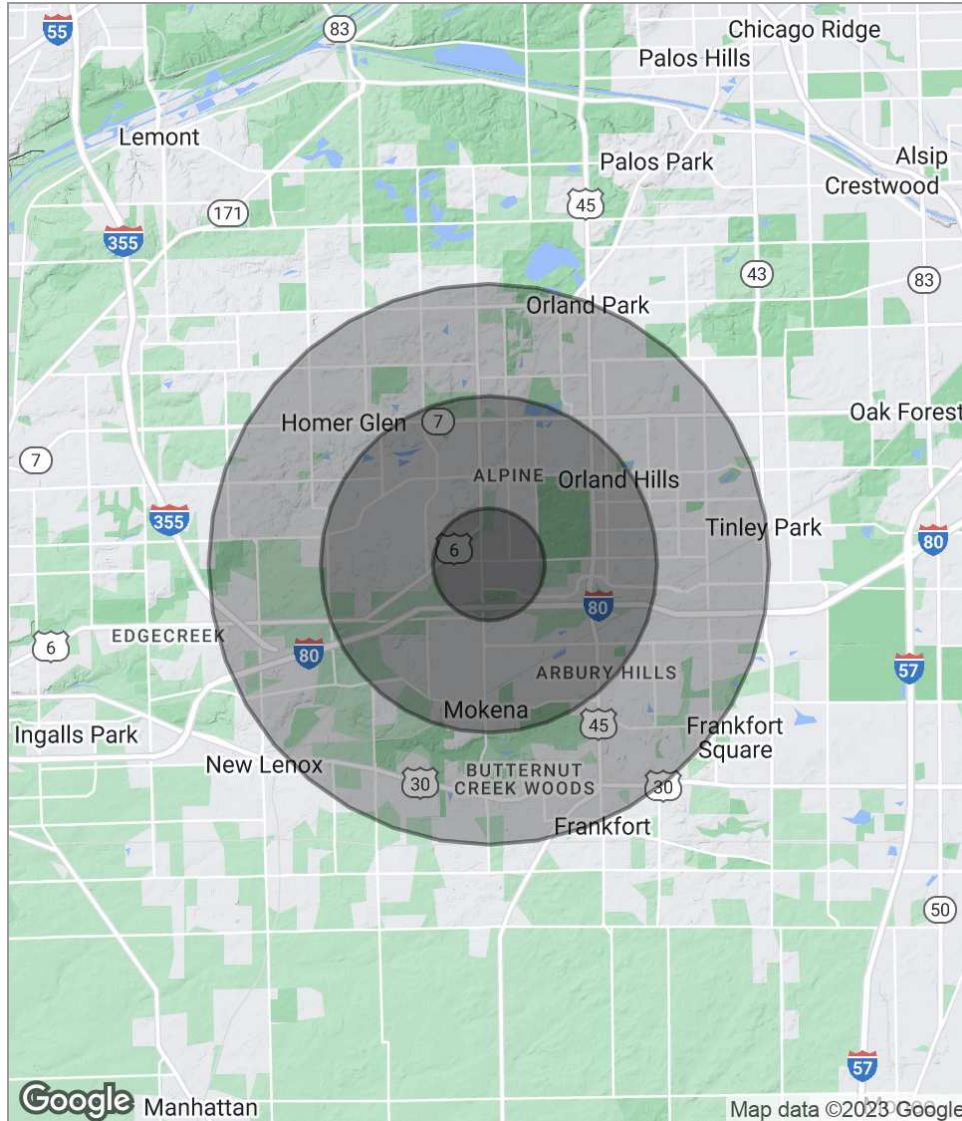


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DEMOGRAPHICS

11101 W 179th Street
Orland Park, IL 60467

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,268	45,574	135,093
Median age	44.6	41.8	40.1
Median age [Male]	43.8	40.3	38.3
Median age [Female]	44.0	42.2	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,892	15,868	45,887
# of persons per HH	2.8	2.9	2.9
Average HH income	\$104,668	\$104,788	\$103,806
Average house value	\$380,897	\$376,674	\$370,015

* Demographic data derived from 2020 ACS - US Census

*CAWTHON
LABRIOLA
GROUP*

A large, faded version of the SVN Chicago Commercial logo, including the bar chart icon and the text 'SVN CHICAGO COMMERCIAL'.

4 ADVISOR BIOS
11101 W 179th Street
Orland Park, IL 60467

Mr. Cawthon Bio

ANGELO LABRIOLA

Senior Vice President



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PROFESSIONAL BACKGROUND

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

EDUCATION

B.S. in Finance and a minor in Economics from DePaul University - Chicago, IL

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors [NAR]
Illinois Association of Realtors [IAR]
Chicago Association of Realtors [CAR]

Mr. Labriola Bio

PAUL CAWTHON

Senior Vice President



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PROFESSIONAL BACKGROUND

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon- Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.

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Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.



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