

# 11 E 14<sup>th</sup> Street

Chicago Heights, IL

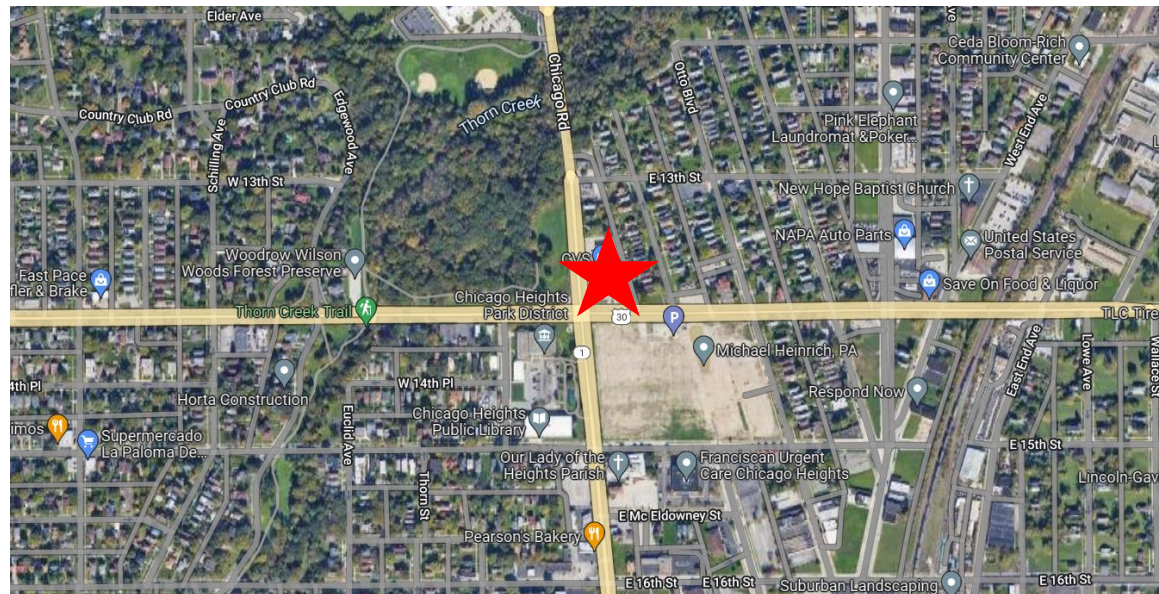
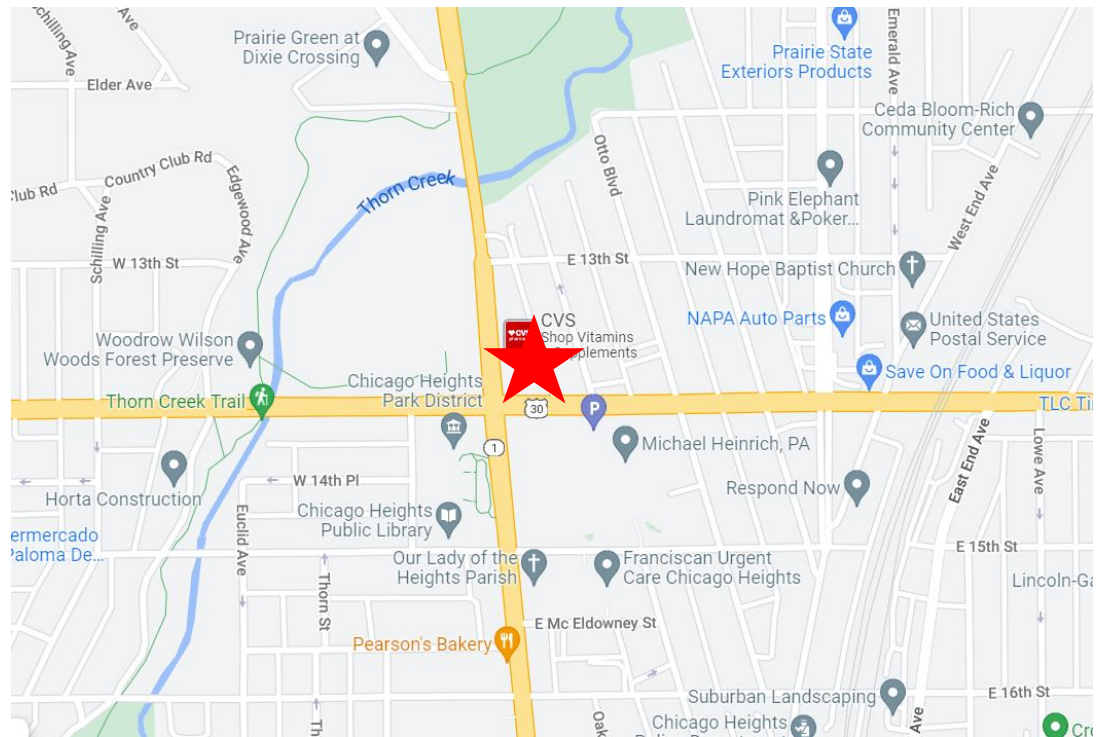
July 2024





# Property highlights

- 10,200 SF
- Built in 2002
- Approx. 1.49 acres
- +/- 40 parking spaces
- Drive-thru
- Easy Ingress / Egress with multiple access points.
- Highly visible at lighted intersection with strong traffic counts
- Zoned B-2 Retail (limited service district)
- 1-mile Population: 13,618
- 3-mile population: 63,317
- 20,000+ Vehicles per day on 14<sup>th</sup> St (Rt 30).



# Thank you

## Jones Lang LaSalle

Brad McMahon  
+ 1 614.332.1201  
Brad.McMahon@jll.com

Adam Cody  
+ 1 312.228.3985  
Adam.cody@am.jll.com

Sean Stricker  
+ 1 440.554.1426  
Sean.Stricker@jll.com

Patrick Owens  
+ 1 312.228.3028  
Patrick.owens@am.jll.com

Zac Lewinski  
+ 1 312.228.3265  
Zac.lewinski@am.jll.com



**Copyright @ Jones Lang LaSalle IP, Inc. 2020.** This presentation has been prepared solely for informational purposes. The presentation is confidential and may not be reproduced. The contents of this presentation are not to be construed as legal, accounting, business or tax advice.

The information contained herein is proprietary and confidential and may contain commercial or financial information, trade secrets and/or intellectual property of JLL and/or its affiliates. Although the information used in this presentation was taken from sources believed to be reliable, there is no representation, warranty or endorsement (expressed or implied) made as to the accuracy, reliability, adequacy or completeness of any information or analysis contained herein. JLL expressly disclaims any and all liability that may be based on such information, errors therein or omissions there from.

Certain information in this presentation constitutes forward-looking statements. Due to various risks, uncertainties and assumptions made in our analysis, actual events or results or the actual performance of the types of financing and values covered by this presentation may differ materially from those described. The information herein reflects our current views only, are subject to change, and are not intended to be promissory or relied upon.

Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.