



Location Finders Brokerage, LLC  
9440 Enterprise Dr, Mokena, IL 60448  
(708) 390-1629

**2 River Place**  
Lansing, IL

**Retail Space Available**

**6,200 SF**

### MARKET SUMMARY

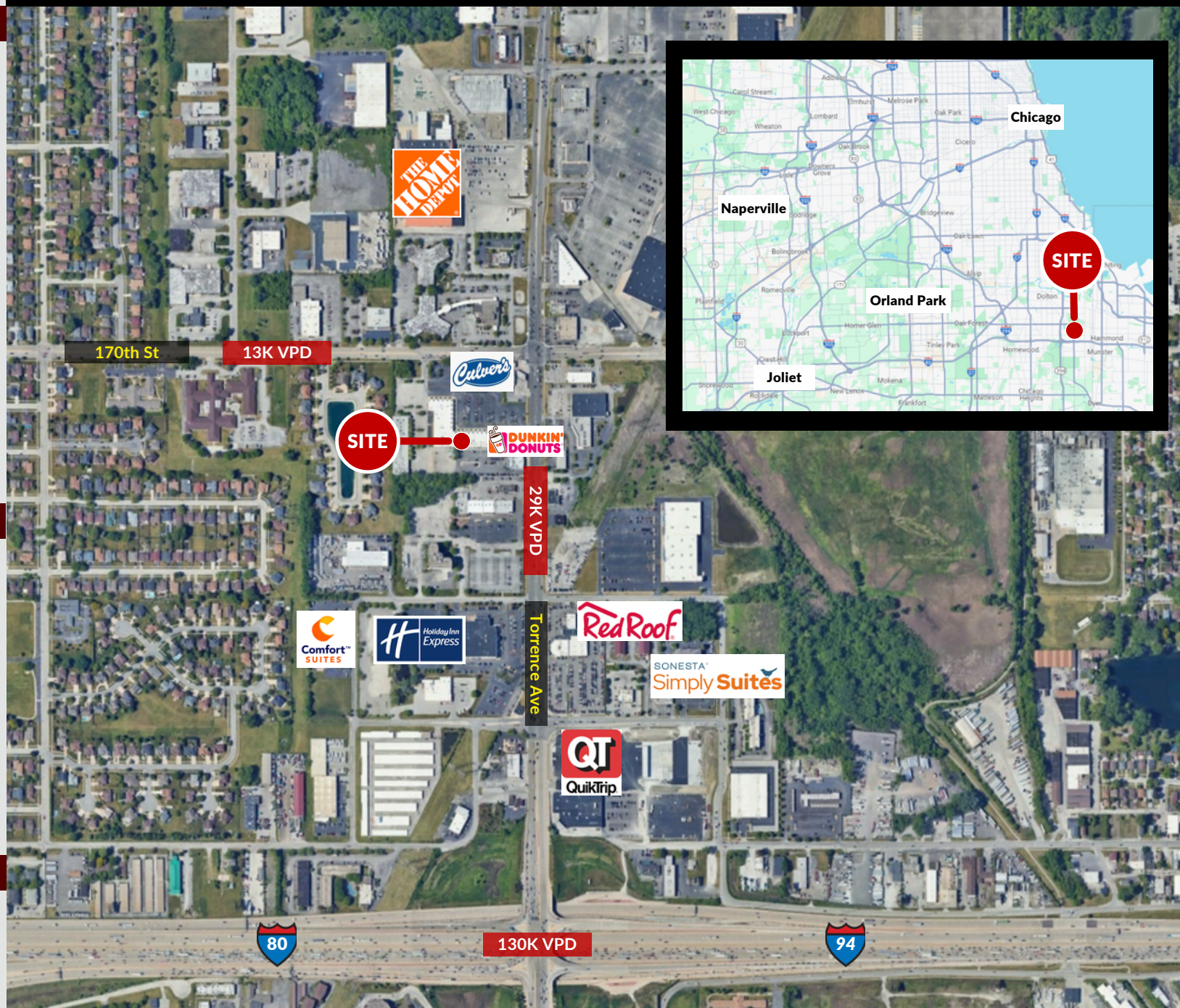
- Available endcap space that is part of highly visible shopping center on the corner of a signalized intersection in Lansing, IL.
- Less than 1/2 mile North of I-80 and I-94 interchange.
- Multiple hotels in the area
- Area retailers include: Walmart Supercenter, ALDI, QuikTrip, Planet Fitness, Dunkin' Donuts, Culver's, Home Depot, and more.

### DEMOGRAPHICS

POPULATION	1 Mile	7,138
	3 Mile	110,057
	5 Mile	241,204
# HOUSEHOLDS	1 Mile	3,039
	3 Mile	41,637
	5 Mile	89,736
AVG HH INCOME	1 Mile	\$73,199
	3 Mile	\$73,251
	5 Mile	\$72,988

### CONTACT

**ALAN ERICKSON**  
aerickson@lfirealestate.com  
(708) 390-1629



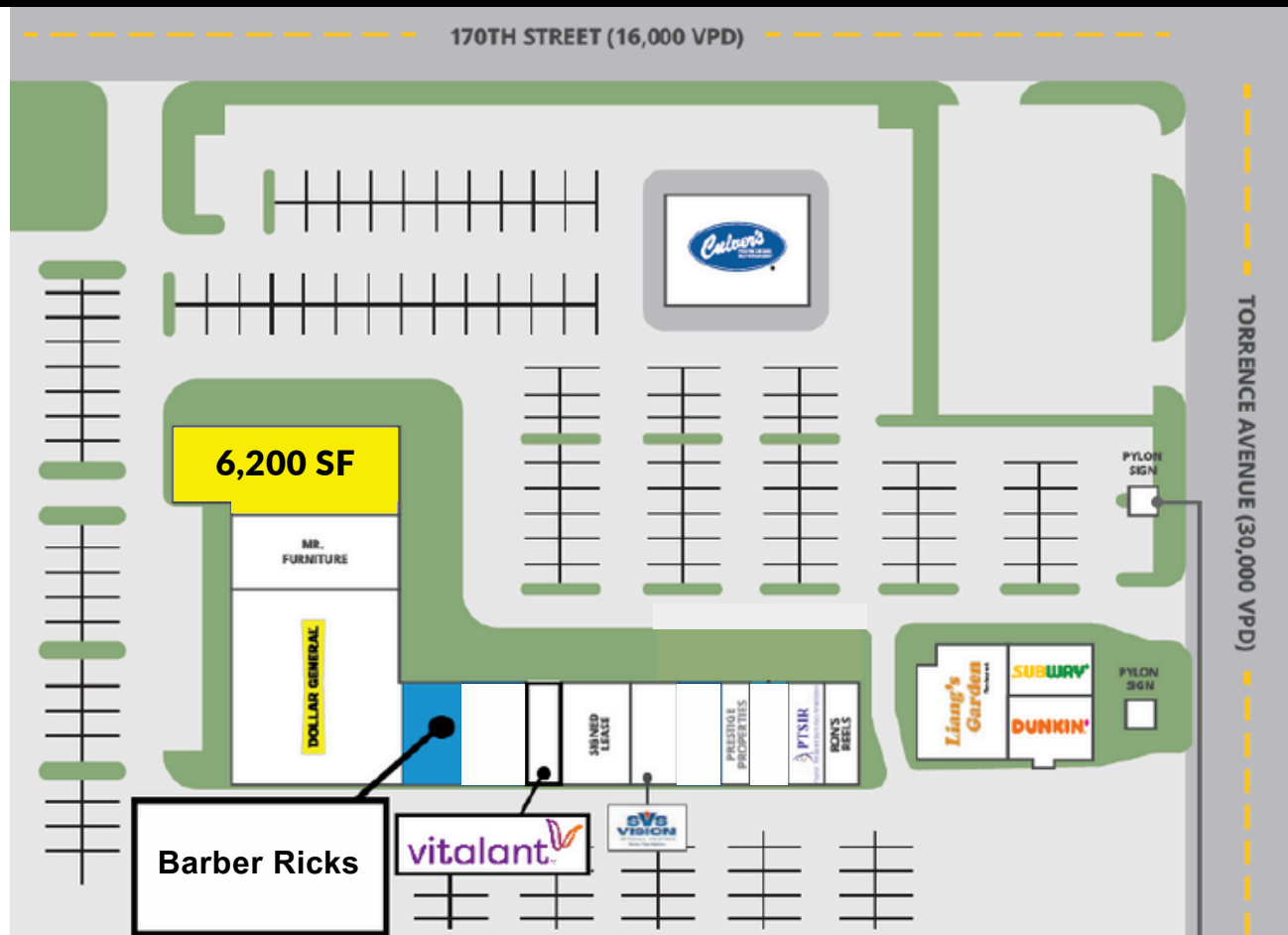


## Retail Space Available

**6,200 SF**

### SITE SUMMARY

- **Total GLA:** 140,758 SF
  - **Available:** 6,200 SF built-out Fitness Center. Space ideal for medical office or daycare.
- **Access:** Two access points from Torrence Ave and 170th St
- **Parking:** ±184 shared spaces
- **Traffic:**
  - 29,067 VPD on Torrence Ave
  - 13,244 VPD on 170th St



### CONTACT

**ALAN ERICKSON**  
aerickson@lfirealestate.com  
(708) 390-1629