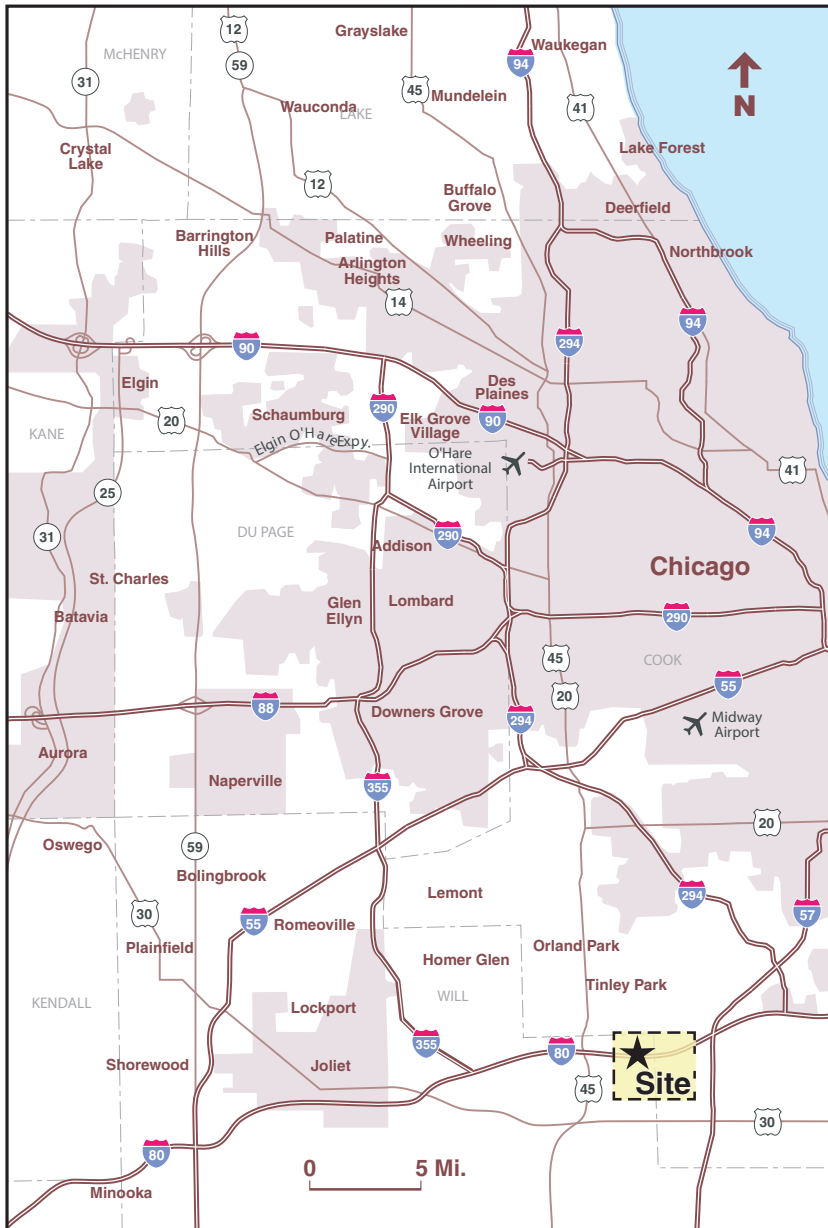


### PROPERTY HIGHLIGHTS

- Excellent site for hotels, office or light industrial (flex or manufacturing)
- I-80 exposure
- North Creek Business Park has multiple hotels and restaurants within the park
- Immediate access to the I-80 & Harlem full interchange
- Low Will County real estate taxes







## PROPERTY SPECIFICATIONS

- Community Amenities**
- Population of 58,000
  - AA Credit Rating
  - Over 4 million people reside within a 25 mile radius

- Driving Distances from Tinley Park**
- Downtown Chicago (30M)
  - Indiana Border (16M)
  - Midway Airport (22M)
  - O'Hare Airport (43M)
  - Metra Train Station (1M)

- Corporate Neighbors**
- DeVry Institute
  - Lewis University
  - Goodheart Wilcox
  - Hampton Inn
  - Panduit

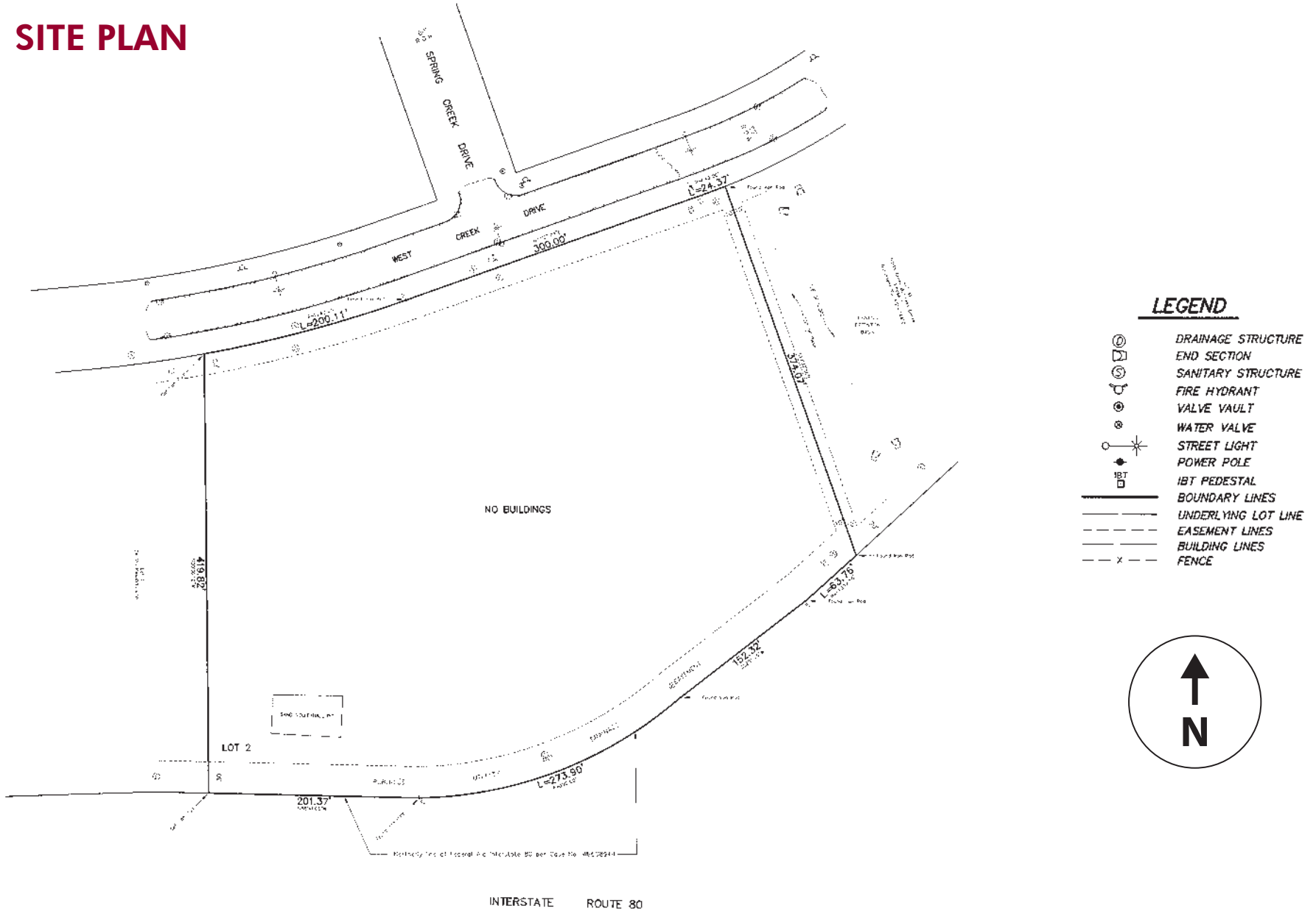


**Street Frontage:** 537 Feet on W Creek Rd

**Asking Price:** \$1,555,743 (\$5.95 PSF)

- Comments**
- All utilities to the site
  - Adjacent to a detention pond

**SITE PLAN**



**LEGEND**

- DRAINAGE STRUCTURE
- END SECTION
- SANITARY STRUCTURE
- FIRE HYDRANT
- VALVE VAULT
- WATER VALVE
- STREET LIGHT
- POWER POLE
- IBT PEDESTAL
- BOUNDARY LINES
- UNDERLYING LOT LINE
- EASEMENT LINES
- BUILDING LINES
- FENCE

