

LEASE

Last Suite Westwood Office Plaza

18141 DIXIE HIGHWAY

Homewood, IL 60430

PRESENTED BY:

**KAREN KULCZYCKI,
CCIM, SIOR**

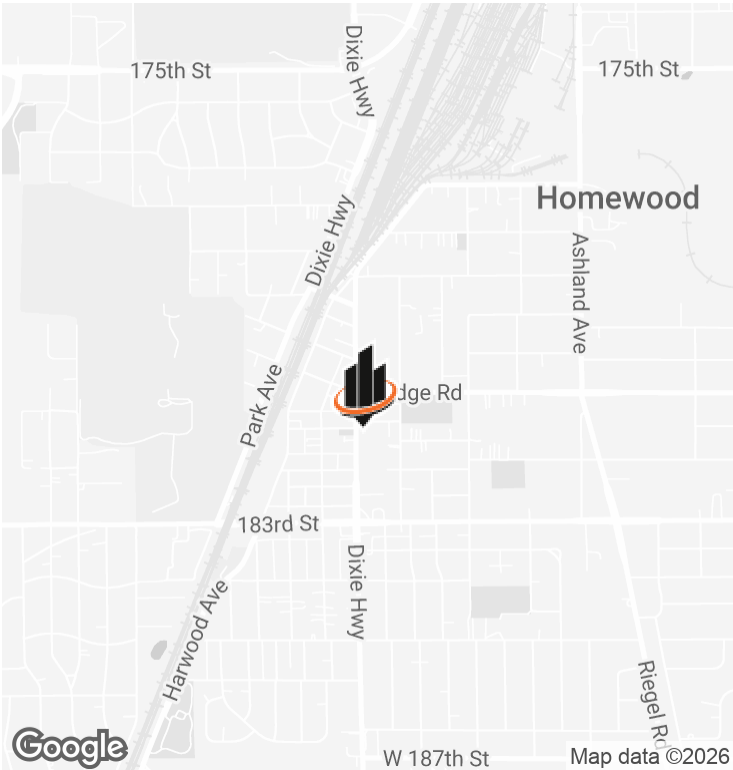
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IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23 SF/yr (MG)
AVAILABLE UNITS:	1
AVAILABLE SF:	+/-535 SF
LOT SIZE:	1.08 Acres
BUILDING SIZE:	+/- 13,410 SF

PROPERTY DESCRIPTION

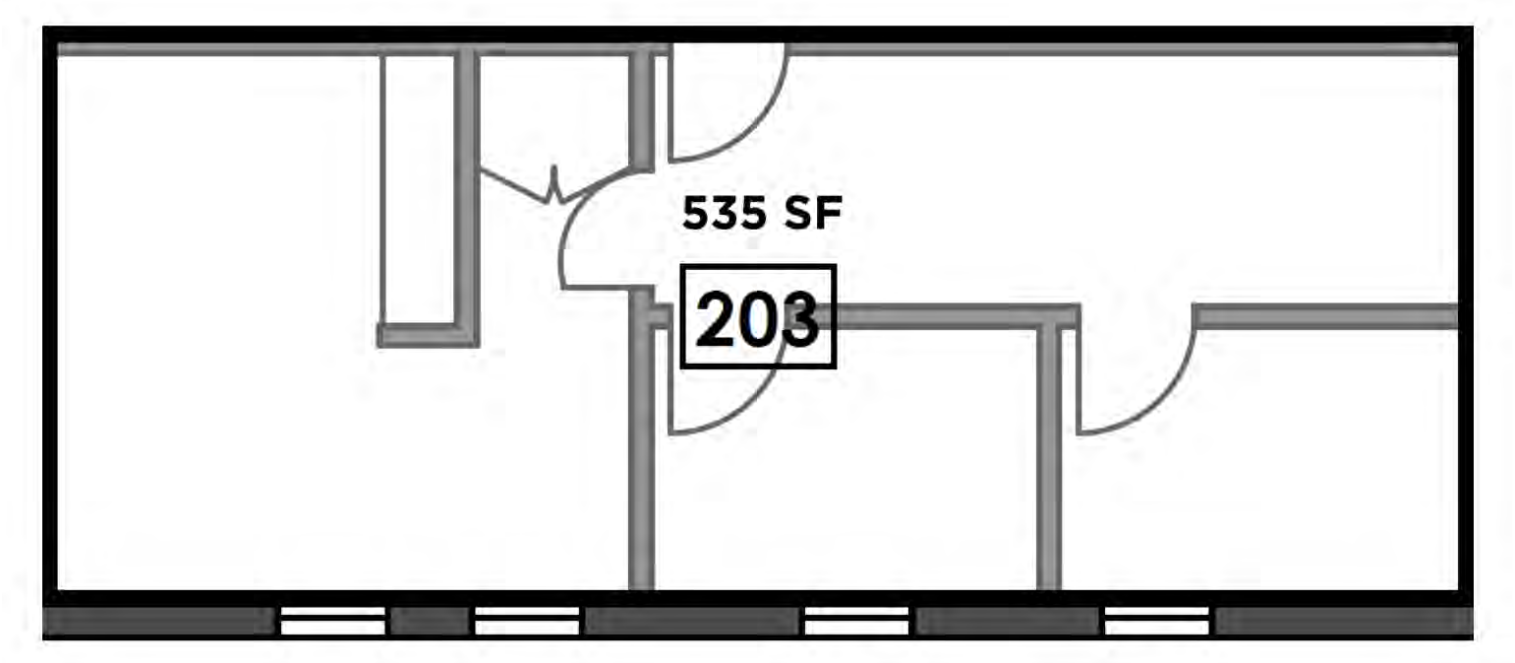
SVN is pleased to present 18141 Dixie Highway, a ±13,400 SF Office Building located in the heart of Homewood, Illinois. This two-story executive office property features a ±1.0 AC parking lot. Last office suites +/- 535 SF on the second floor. Three private offices and lobby area. Great tenant mix with medical, law, tax professionals and more. Gas and Water included.

PROPERTY HIGHLIGHTS

- ±535 SF Second Floor Suite
- 14 Total Suites | Great Tenant Mix
- Individually metered | Plenty of On-Site Parking
- Signage | Exposure on Dixie Highway

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	535 SF	LEASE RATE:	\$23 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 203	Available	535 SF	Modified Gross	\$23.00 SF/yr	Former Attorney Office Lobby 3 Offices

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ADDITIONAL PHOTOS



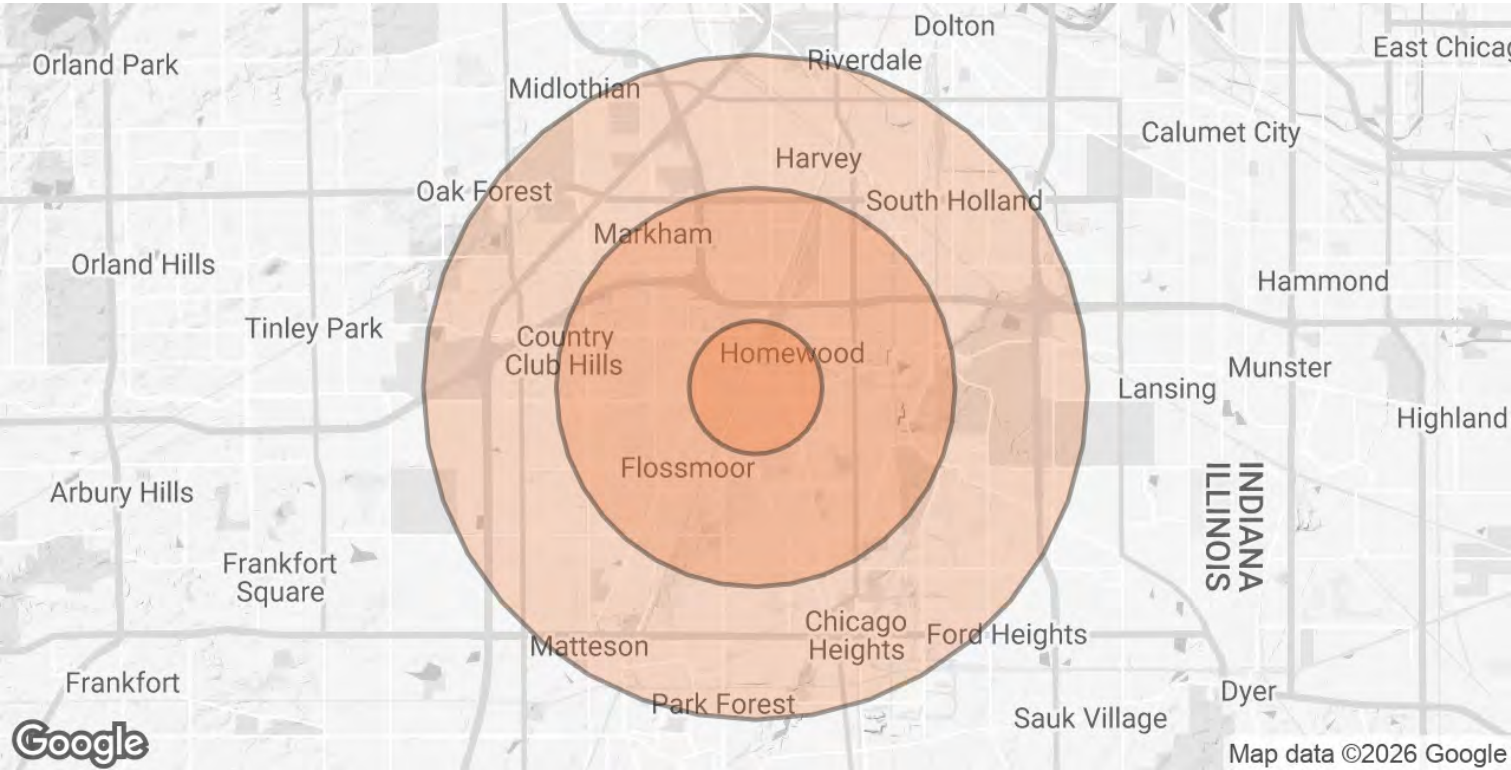
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AERIAL PHOTO



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,930	76,445	188,693
AVERAGE AGE	39.4	39.6	39.5
AVERAGE AGE (MALE)	35.1	35.8	35.9
AVERAGE AGE (FEMALE)	42.9	42.1	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,041	26,852	67,160
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$109,462	\$103,691	\$92,161
AVERAGE HOUSE VALUE	\$208,136	\$208,087	\$193,598

2023 American Community Survey (ACS)

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