



## 2 River Oaks Center Drive (1060 159th St.), Building 2 (Former Sears Auto Center)

- 26,000+ sq. ft. building
- Southeast of River Oaks Drive intersection with Torrence Avenue (Illinois Rouse 83)
- River Oaks Drive traffic count: 22,100 AADT (2021)
- Torrence Avenue traffic count: 22,200 AADT (2021)
- Enterprise Zone
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Near J.C. Penney, Macy's, restaurants, Ross, Big Lots, Sam's Club, Burnham Greenway, Green Lake Aquatic Center, Blues Water Run (coming soon!)
- Surrounded by commercial, special use commercial and residential zoning
- More than 2 million people within 20 miles

