



1580 Huntington Drive, within River Oaks Business Park

- 42,000+ sq. ft. or 0.96 acres of developable land
- More than 2 million people within 20 miles
- East of I-94, west of Torrence Avenue
- Located within business park with Gasvoda & Associates, Johnson Controls, Midland Tool & Supply, U of I Ingalls clinics, etc.
- Near Aldi, Home Depot, restaurants, the Burnham Greenway, Blues Water Run (coming soon!), etc.
- South of River Oaks Mall, J.C. Penney, Macy's, Forest Preserve, etc.
- Torrence Avenue traffic count: 22,100 AADT (2019)
- Eligible for Cook County Class 8 Property Tax Incentive (60% Reduction)
- Enterprise Zone
- Surrounded by special use commercial zoning
- Dilapidated 9,000+ sq. ft. building needs to be demolished

