

Former Dominick's-Anchored Indian Trails Shopping Center

Gateway Location, Palos Heights
127th & Ridgeland Avenue

An Exclusive Diliberto Real Estate Offering

Preliminary Offers Due By:

November 30th, 5:00PM



Property Overview

Former Dominick's-anchored shopping center now available with new tenancing opportunities. 28 suites in a plaza setting combine to total 136,000 square feet on nearly 12 acres. A key parcel for the City of Palos Heights creates additional opportunities for this location. Current tenants include Ace Hardware, Charter Fitness, Aurelio's Pizza and many high quality brands. Please call for Property Package for detailed lease and financial information.

\$825,000 NOI

The City of Palos Heights offers exceptional demographics and location, with over 36,400 VPD on Ridgeland Avenue and 127th Street. 28 retail suites strategically leased with strong, long term tenants. The current NOI of \$825,000 includes the current-paying tenant, Albertsons. The new owner can take advantage of opportunities to take over the former Dominick's space, or benefit from the current demand by other tenants to lease the space at market rates.

Property Brief

NOI	\$825,000
Property type	Retail Shopping Center
Permitting	Zone B
Center Size	11.3 Acre 136,000sf



1-708-361-BIDS(2437)

CONTACT@DILIBERTOREALESTATE.COM

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Indian Trails Shopping Center

6401 W 127th St, Palos Heights, IL

Place Your Offer

Property packages available by calling: 708-361-2437
Or by emailing Frank@DilibertoRealEstate.com

Package includes

- Survey, Financials, Leases, Rent Roll, Suggested Terms of Sales and Purchase & Sale Agreement Format



Rental Rates	From \$12.00/SF/YR
Gross Leasable Area	136,000 SF
Property Type	Retail
Total Land Area	11.27 AC
Property Subtype	Freestanding
Year Built/Renovated	1973/1993

Flexible lease configurations
Located at Palos Heights Gateway
SWC 127th St & Ridgeland Ave.
Banking, Pylon Sign, Restaurant, Signage, Signalized Intersection

Diliberto Real Estate Services

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