

3770 Sauk Trail, Richton Park, IL

**\$89,900**



## Property Highlights

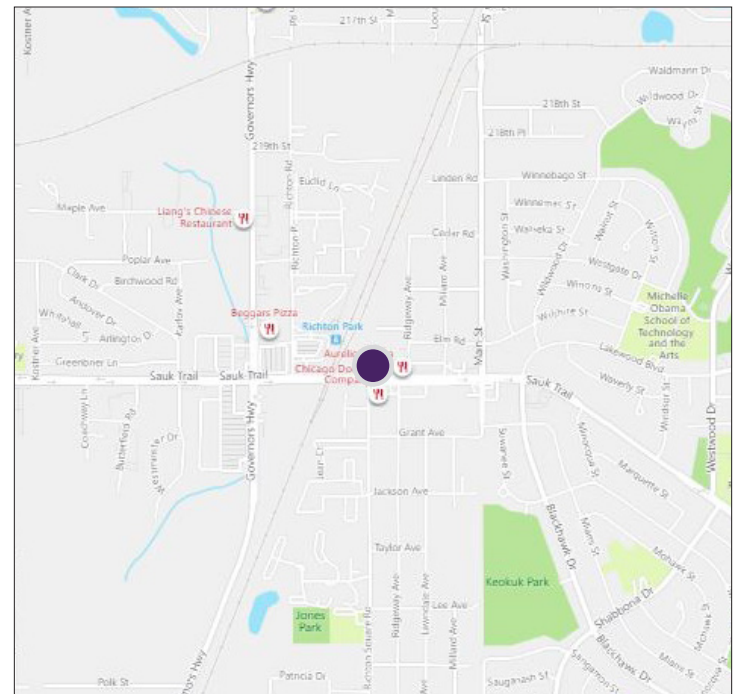
- 4,896 SF commercial property
- On Sauk Trail, near Governor's Highway
- Ideal for office, medical office, retail, health club/spa, beauty parlor/salon, art studio, restaurant and more
- Great opportunity for investor or user
- Nearby businesses include Sav A Lot, Dunkin', T-Mobile, Dollar General and several restaurants
- Easy access to Interstate 57
- Land area: 14,810 SF
- Traffic count: 26,163 vehicles daily
- Zoning: TC-2 Town Center Secondary Commercial/Mixed Use District
- Taxes (2019): \$38,527.30; \$70,250.93 in back taxes

## Property Overview

A 4,896 square foot freestanding office property located in Richton Park is available for sale. The property was previously used as a veterinary clinic. With great exposure on Sauk Trail, near Governor's Highway, this building lends itself to many uses such as office, medical office, retail, salon/spa, health club, restaurant and many more. Parking is included. Being sold subject to back taxes with no tax prorations being offered. Neighboring businesses include Sav A Lot, Dunkin', T-Mobile, Dollar General, several restaurants and more.

Richton Park is approximately 33 miles southwest of the City of Chicago.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,862	57,775	141,361
Households	4,948	21,627	51,538
Median Income	\$53,997	\$58,175	\$63,673



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**MILLENNIUM**  
PROPERTIES R/E

*Freestanding Commercial Prop-  
erty on Sauk Trail in Richton Park*

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## Property Photos



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