

Levy
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Bob's Discount Furniture

Calumet City, Illinois
Single-Tenant Asset + Planned NNN Outlot

1370

Torrence Avenue

Up to 3,500 SF

NNN Outlot (Planned)



Property Overview

1370 Torrence Avenue | Calumet City, IL

Bob's Discount Furniture Anchor Tenant	Up to 3,500 SF NNN Outlot (Planned)	Men's Wearhouse Co-Tenant
1 Pad (outlot) Pad Sites	Retail Use	Operating Status

PROPERTY HIGHLIGHTS

- Single-tenant, net-leased Bob's Discount Furniture, fully operating
- New single-tenant NNN building planned on the outlot for a national tenant, expected Q4 2027
- At the entrance to Shoppers World, Shoe Carnival, Men's Wearhouse, and Sam's Club
- 42,000+ VPD at Torrence Avenue & River Oaks Drive
- Less than 1 mile north of Interstate 94
- Directly across from River Oaks Mall — 7th largest mall in the Chicago Metro Area

About 1370 Torrence Avenue

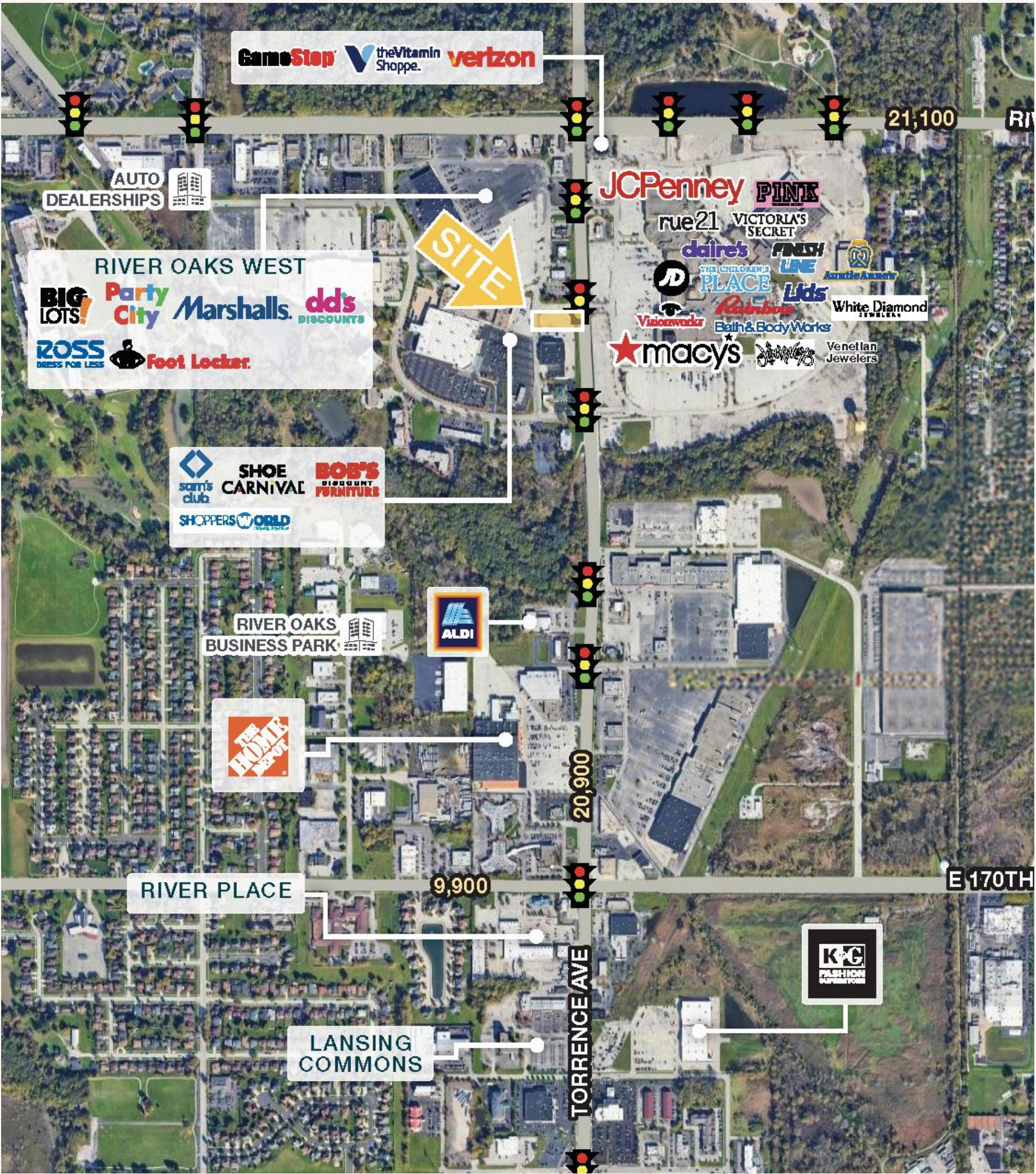
Bob's Discount Furniture in Calumet City is a single-tenant, net-leased retail asset positioned in the heart of one of Chicagoland's most established south-suburban retail corridors, generating steady daily and weekend shopping traffic. The site's location gives it immediate access to the interstate system connecting Chicago's south suburbs to Northwest Indiana.

Neighboring Tenants, Demographics & Market

1370 Torrence Avenue | Calumet City, IL

NEIGHBORING TENANTS

Bob's Discount Furniture	Men's Wearhouse
Sam's Club	Shoe Carnival
Shoppers World	Burlington
Macy's	JCPenney
dd's Discounts	Foot Locker
Marshalls	Ross
ALDI	Home Depot
Olive Garden	Chase



DEMOGRAPHICS (3-MILE, ACS 2020—24 EST.)



Total Population 109,608

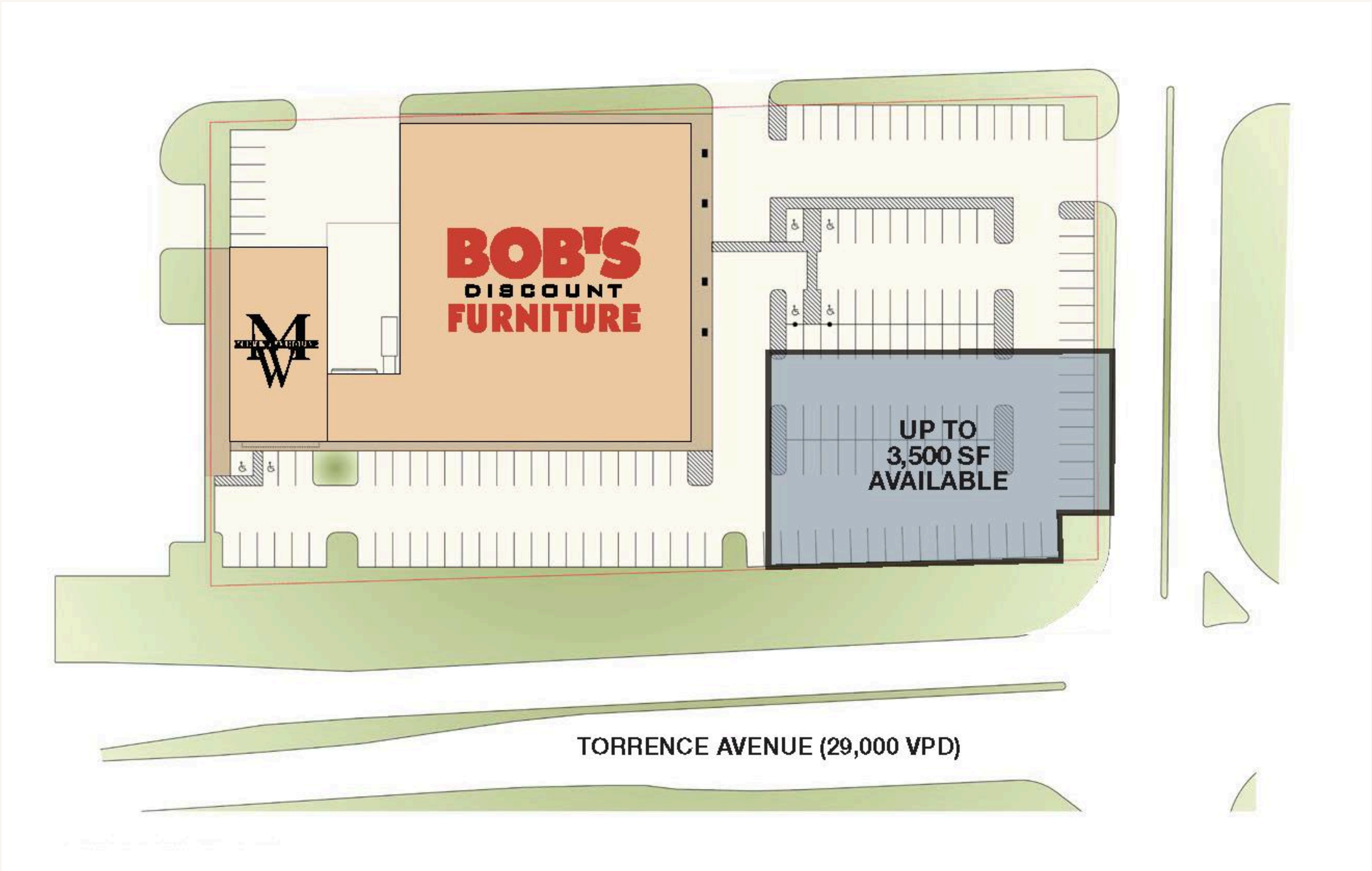
Median Household Income \$65,639

MARKET STORY

- 109,608 residents and 43,297 households within 3 miles
- Median household income \$65,639 • average \$80,648 within 3 miles

Site Plan

1370 Torrence Avenue | Calumet City, IL



Space	SF / VPD
Bob's Discount Furniture	Occupied
Men's Wearhouse	Occupied
Planned NNN Outlot	Up to 3,500 SF
Torrence Ave (at site)	29,000 VPD
River Oaks Mall	Across the street
River Oaks Drive	21,100 VPD

Levy Legacy Group.

Let's Build Something Together.

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For questions or to request investor documents:

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