



Property Profile

Space Available	+/- 24,000 sf on 2.6 AC lot
Area Retailers	JC Penney, Home Depot, Xsport, Burlington, Ross, Petsmart
Traffic Counts	35,400 VPD (Route 30) 20,800 VPD (Cicero Ave)

Demographics

	1 mile	3 miles	5 miles
Population	4,928	56,105	155,212
Average HHI	\$76,209	\$71,200	\$74,710
Households	1,775	21,056	56,527
Employment	6,358	21,667	51,673

Property Highlights

- Two-level existing office building with full basement
- 2.6 AC development site with 250 feet of frontage on US-30
- New retail development in the area including Chipotle, Five Guys, and more
- Near "Main-On-Main" intersection within the trade area

Contact

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FOR SALE Office Building on 2.6 AC Site with 250' Frontage

4647 Lincoln Highway | Matteson, Illinois

Market Aerial



Building Photo



Plat Map

