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FOR SALE Office Building on 2.6 AC Site with 250' Frontage 4647 Lincoln Highway | Matteson, Illinois



Property Profile

| Space Available | +/- 24,000 sf on 2.6 AC lot | |
|-----------------|--|------------|
| | | Population |
| Area Retailers | Carson Pirie Scott, Target, JC Penney, Home Depot, Walmart, Best Buy | Average H |
| | | Households |
| Traffic Counts | 35,400 VPD (Route 30) 20,800 VPD (Cicero Ave) | Employmer |

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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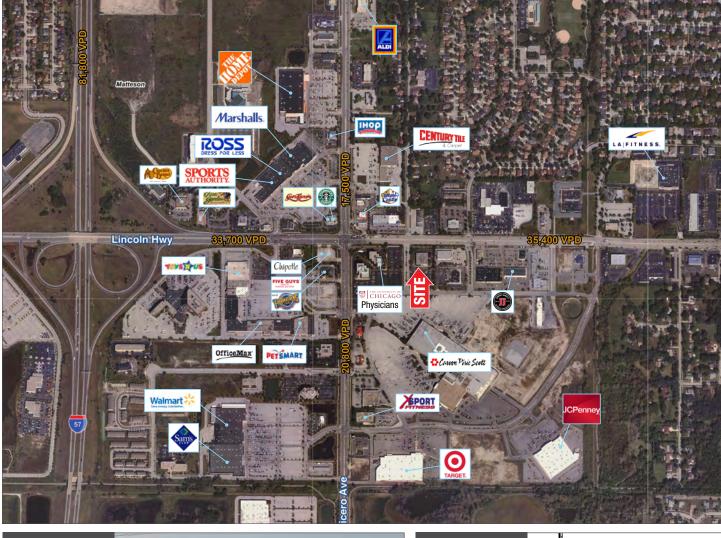
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Market Aerial





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