

21587 Lincoln Highway | Lynwood, IL 60411





+/- 1.27 Acres Prime Development Parcel
164' of Lincoln Highway Frontage

HIGHLIGHTS

STATE LINE LOCATION

Last intersection on Lincoln Highway before entering Indiana — and the first commercial intersection upon entering Illinois — capturing cross-border traffic and providing a strong gateway position for retail and service uses.

DEVELOPMENT-READY SITE

Cleared, vacant parcel with dimensions of 388 x 191 x 289 x 164 — ready for immediate site planning with no demolition or site prep costs. Configurable for single-tenant pad, multi-tenant outlot, or full shopping center build.

STRATEGIC SOUTH SUBURBAN POSITION

Located in Lynwood (Bloom Township, Cook County) — an established South Suburban Chicago community with growing residential rooftops and limited new retail supply, creating opportunity for first-to-market operators.

LINCOLN HIGHWAY FRONTAGE

Direct frontage on Lincoln Highway (US-30) — one of the region's primary east-west commercial corridors connecting the South Suburbs to Northwest Indiana.

FLEXIBLE B-3 ZONING

Zoned B-3 by the Village of Lynwood with a broad range of by-right uses including restaurant with or without drive-thru, bank, professional office, convenience store, grocery, hardware, salon, filling station, car dealership, and multi-tenant shopping center development.

MULTIPLE USE-CASE FLEXIBILITY

Site supports a wide range of development scenarios — QSR/fast casual pad, freestanding retail, professional/medical office, automotive use, or multi-tenant shopping center — broadening the buyer and end-user pool.

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SITE PHOTOS



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Neighborhood Overview

Lynwood, Illinois

Lynwood is a growing South Suburban Chicago community located approximately 30 miles southeast of downtown Chicago, positioned directly on the Illinois–Indiana state line. The Village sits along Lincoln Highway (US-30) – one of the region's primary east–west commercial corridors – and benefits from convenient access to I-394, I-80, and I-94. Lynwood offers established residential neighborhoods, expanding rooftops, and a stable consumer base, making it one of the South Suburbs' most opportunistic markets for new retail development.



Economy

- Stable residential community with strong owner-occupancy and growing rooftop count
- Lincoln Highway (US-30) corridor supports retail, automotive, and service-oriented businesses
- Proximity to the South Suburbs industrial and logistics cluster (CenterPoint Intermodal, NorthPoint developments along I-394 and I-80)
- Year-round workforce supported by surrounding South Suburban communities and Northwest Indiana
- Cross-border consumer base capturing both Illinois and Indiana shoppers reaching over \$5.2 billion within 10 miles.

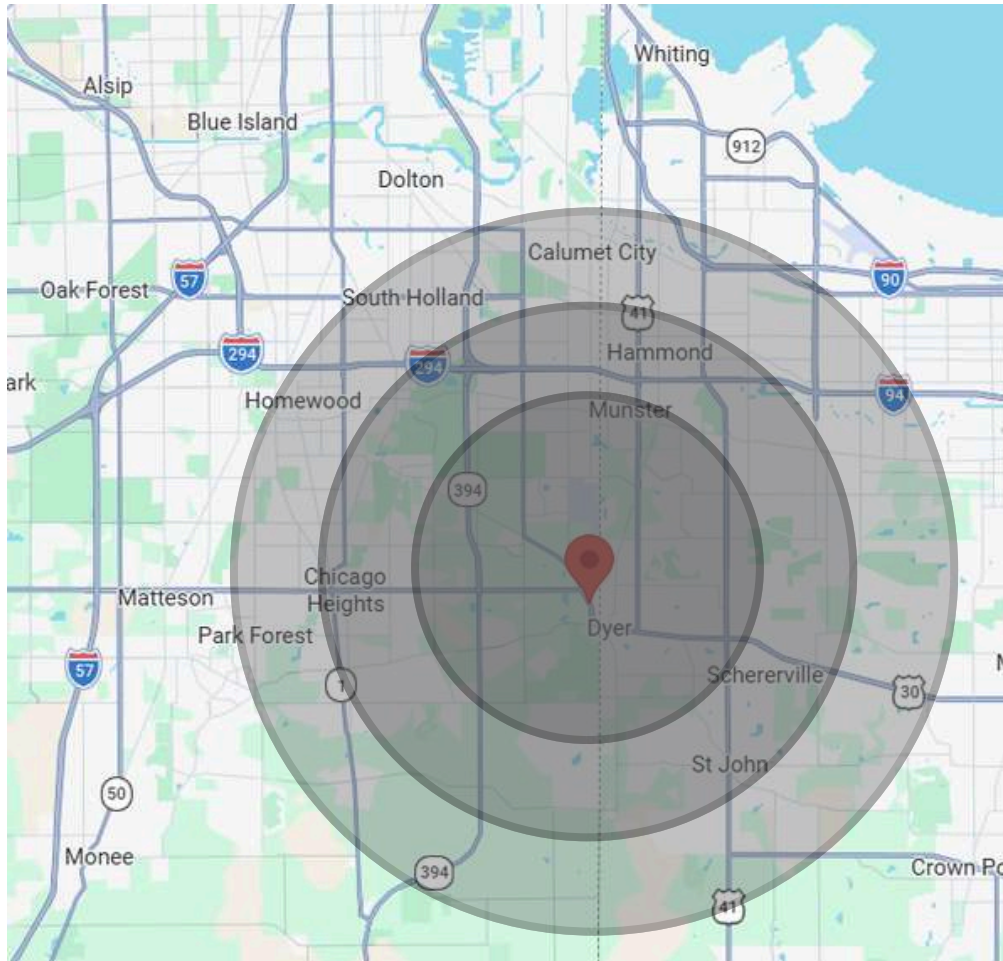
Access & Transit

- Direct frontage on Lincoln Highway (US-30), a major east–west arterial
- Last/first commercial intersection at the Illinois–Indiana state line
- Immediate access to I-394, I-80, and I-94 expressways
- Served by Pace bus routes along the Lincoln Highway corridor
- Approximately 30 miles southeast of downtown Chicago
- Within 15 minutes of the Gary/Chicago International Airport

Community & Amenities

- Established Village of Lynwood (Bloom Township, Cook County)
- Surrounded by national and regional retail along the Lincoln Highway corridor
- Lynwood Sports Complex, Lynwood Country Club, and multiple community parks
- Public schools served by Sandridge SD 172 and Bloom Township HSD 206
- Growing residential base with new single-family development underway
- State-line position drawing consumer traffic from both Illinois and Indiana markets

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	<u>DEMOGRAPHICS</u>		
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2025 AHI:	\$72,218	\$96,206	\$95,148
2024 POP:	5,153	49,127	136,324
2024 #HHs:	2,157	19,036	54,302
	<u>Traffic Counts</u>		
	Lincoln Highway: +/- 23,750 VPD		



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