



FOR LEASE / SALE

NEW LEASE / SALE / BUILD-TO-SUIT

4400 S 1ST AVE, LYONS, IL

LOCATED IN THE HEART OF LYONS NEAR STARBUCKS, BURGER KING, CULVERS + MORE

RIGHT OFF 1ST AVENUE WITH OVER 60,000 VPD

LESS THAN TWO (2) MILES NORTH OF I-55 & 1ST AVENUE INTERCHANGE

RARE INFILL OPPORTUNITY

1.5 MILES SOUTH OF BROOKFIELD ZOO WITH OVER 2 MILLION VISITORS PER YEAR

AERIAL

4400 S 1ST AVE, LYONS, IL



PROPERTY CHARACTERISTICS

- + OVER 15,000 RESIDENTS WITHIN A 1-MILE RADIUS
- + HIGH INCOME IN EXCESS OF \$133,000 WITHIN A 3 MILE RADIUS
- + LESS THAN 30 MINUTES TO DOWNTOWN CHICAGO
- + NEARBY RETAILERS INCLUDE CULVER'S, STARBUCKS, JIMMY JOHN'S, WENDY'S, WALGREENS, BURGER KING, AND MORE

AERIAL RENDERING

4400 S 1ST AVE, LYONS, IL

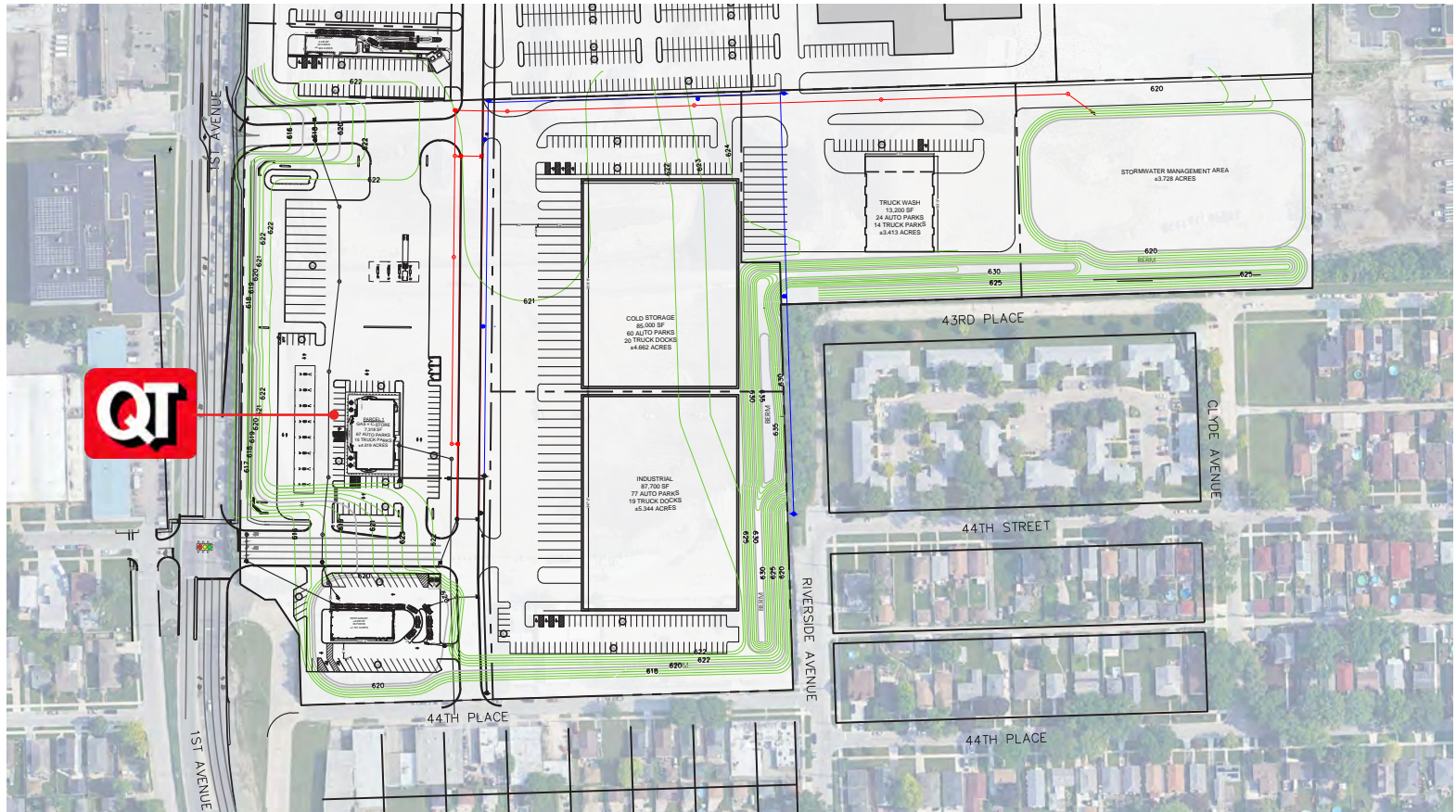


PHASE II
Q4 2025

PHASE I
LYONS
QUARRY CENTER

SITE PLAN (PHASE I)

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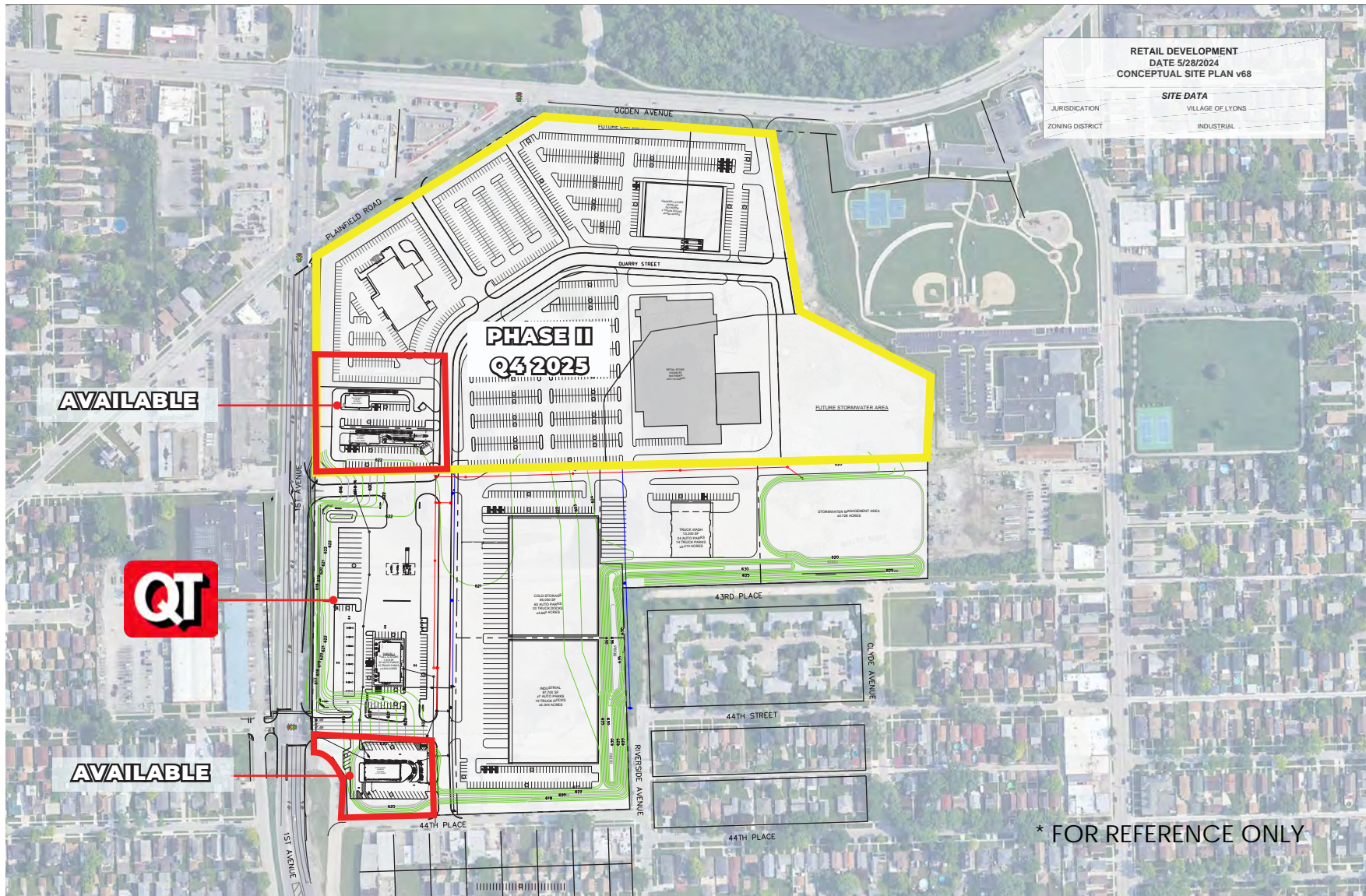


AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	15,328	127,471	394,190
ESTIMATED HOUSEHOLDS	5,942	48,019	142,619
AVERAGE HH INCOME	\$112,453	\$133,677	\$127,359
MEDIAN HH INCOME	\$78,837	\$97,828	\$127,359

SITE PLAN (PROPOSED PHASE II - DELIVERY 2025)

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RETAIL DEVELOPMENT	
DATE 5/28/2024	
CONCEPTUAL SITE PLAN v68	
SITE DATA	
JURISDICTION	VILLAGE OF LYONS
ZONING DISTRICT	INDUSTRIAL

AVAILABLE



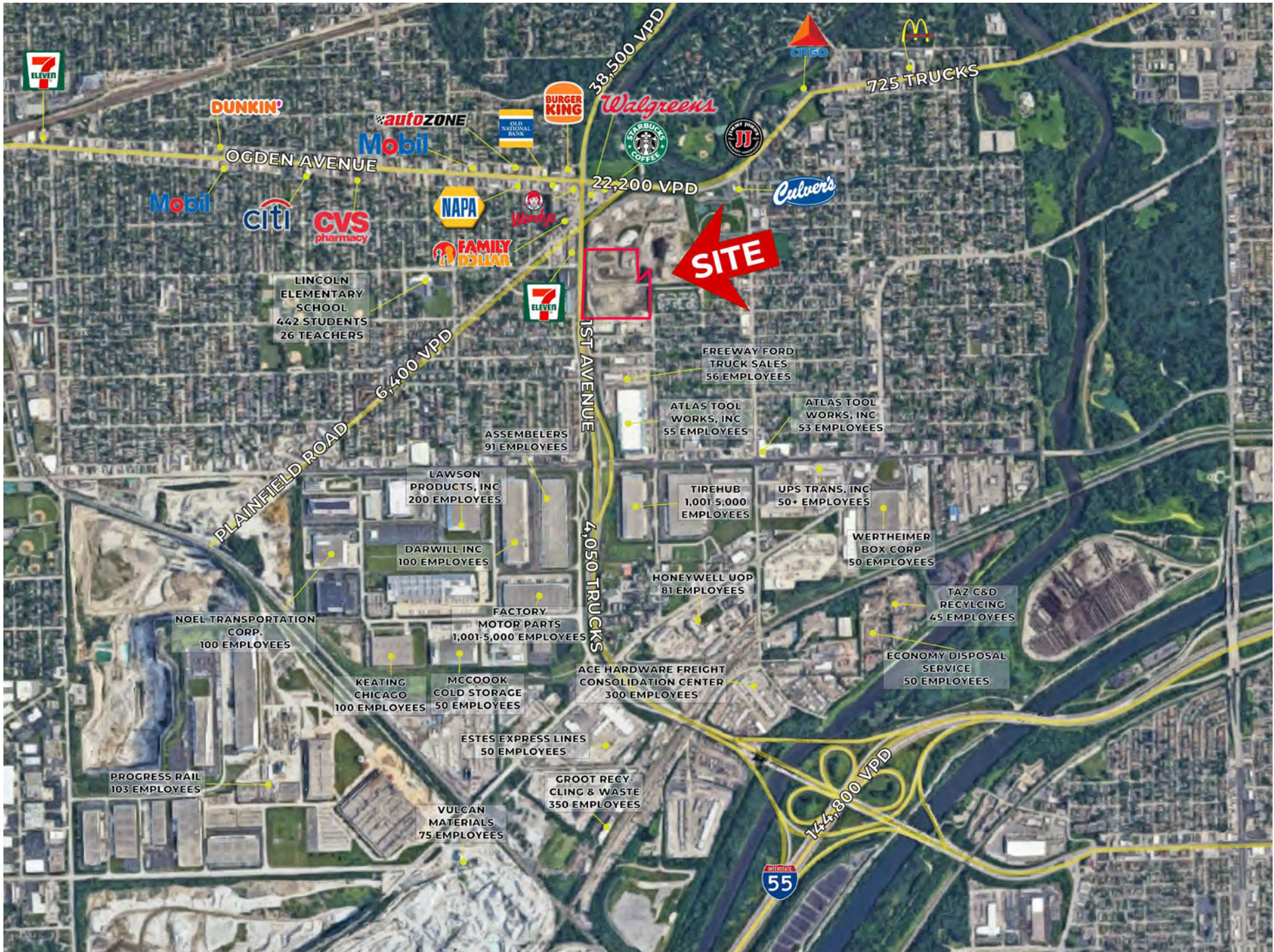
AVAILABLE

* FOR REFERENCE ONLY



INDUSTRIAL STUDY

4400 S 1ST AVE, LYONS, IL



MORE INFORMATION?

www.vequity.com

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