

Steger Auto Center & Dealership

OFFERING MEMORANDUM

450 West 34th Street
Steger, IL 60475



OFFERING SUMMARY

ADDRESS	450 West 34th Street Steger IL 60475
COUNTY	Will
MARKET	Chicago Metropolitan Area
SUBMARKET	Southern Suburbs
BUILDING SF	3,528 SF
LAND ACRES	.80
LAND SF	35,000 SF
YEAR BUILT	1990
APN	2315062010100000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$875,000
PRICE PSF	\$248.02

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	8,200	62,549	116,343
2025 Median HH Income	\$53,283	\$60,124	\$66,354
2025 Average HH Income	\$64,506	\$75,348	\$86,054



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Infiniti Properties Inc
9566 W. 147th St., Orland Park, IL 60462

Auto Dealership & Repair Shop Opportunity

Available for sale, well-established auto dealership and repair shop.

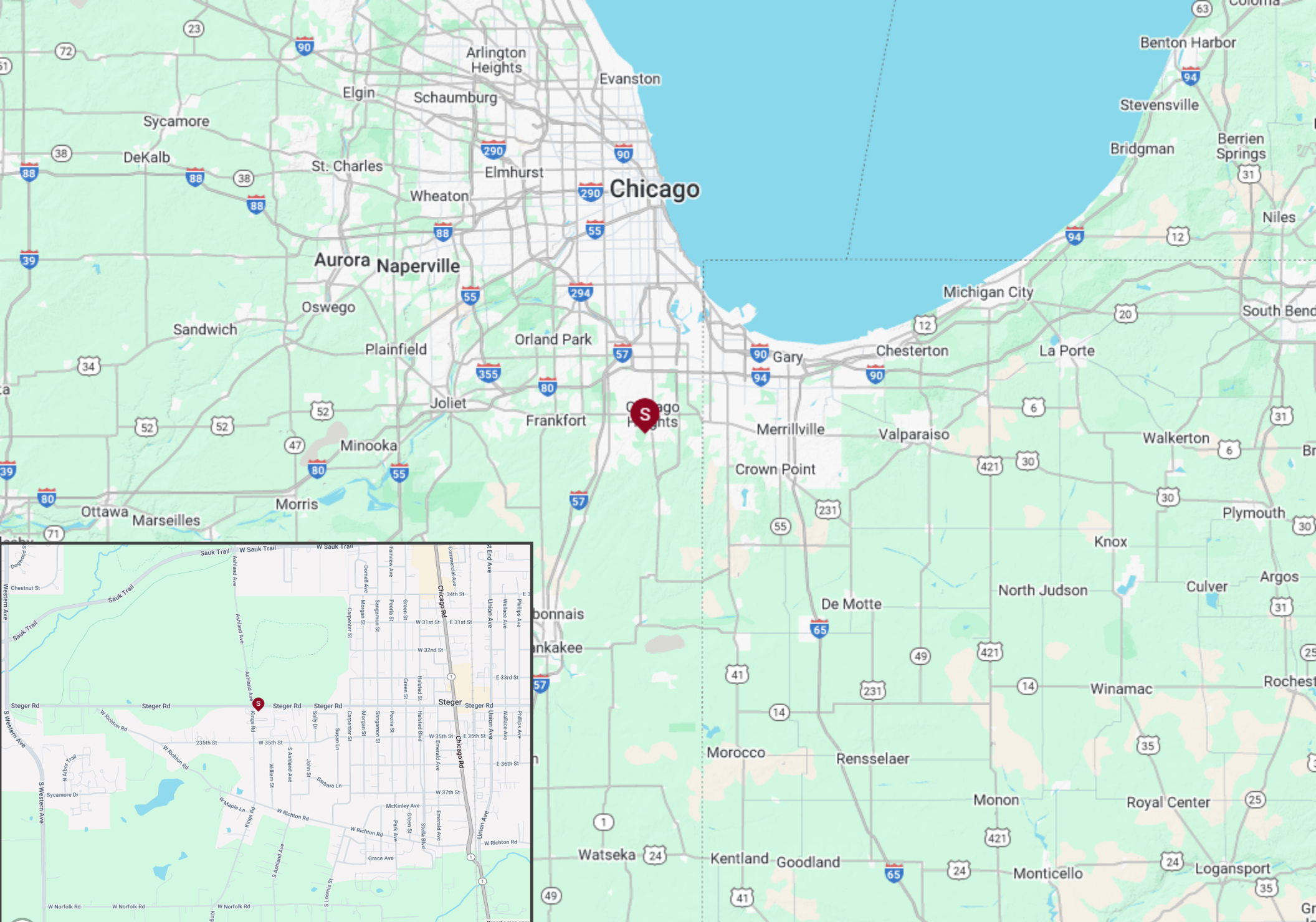
The asking price includes the business, real estate, land, and all existing trade fixtures and equipment. Located at a highly visible signalized corner in unincorporated Steger, Will County, this property features pylon signage and exceptional exposure.

The 3,500+ sq. ft. building sits on a 35,000 sq. ft. lot, with a spacious 58x44 shop equipped with two 12-foot overhead doors. Additionally, the building includes a 28x25 waiting room and office space. The lot provides ample space, with capacity for over 100 vehicles.



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Location Summary | Steger Auto Center & Dealership

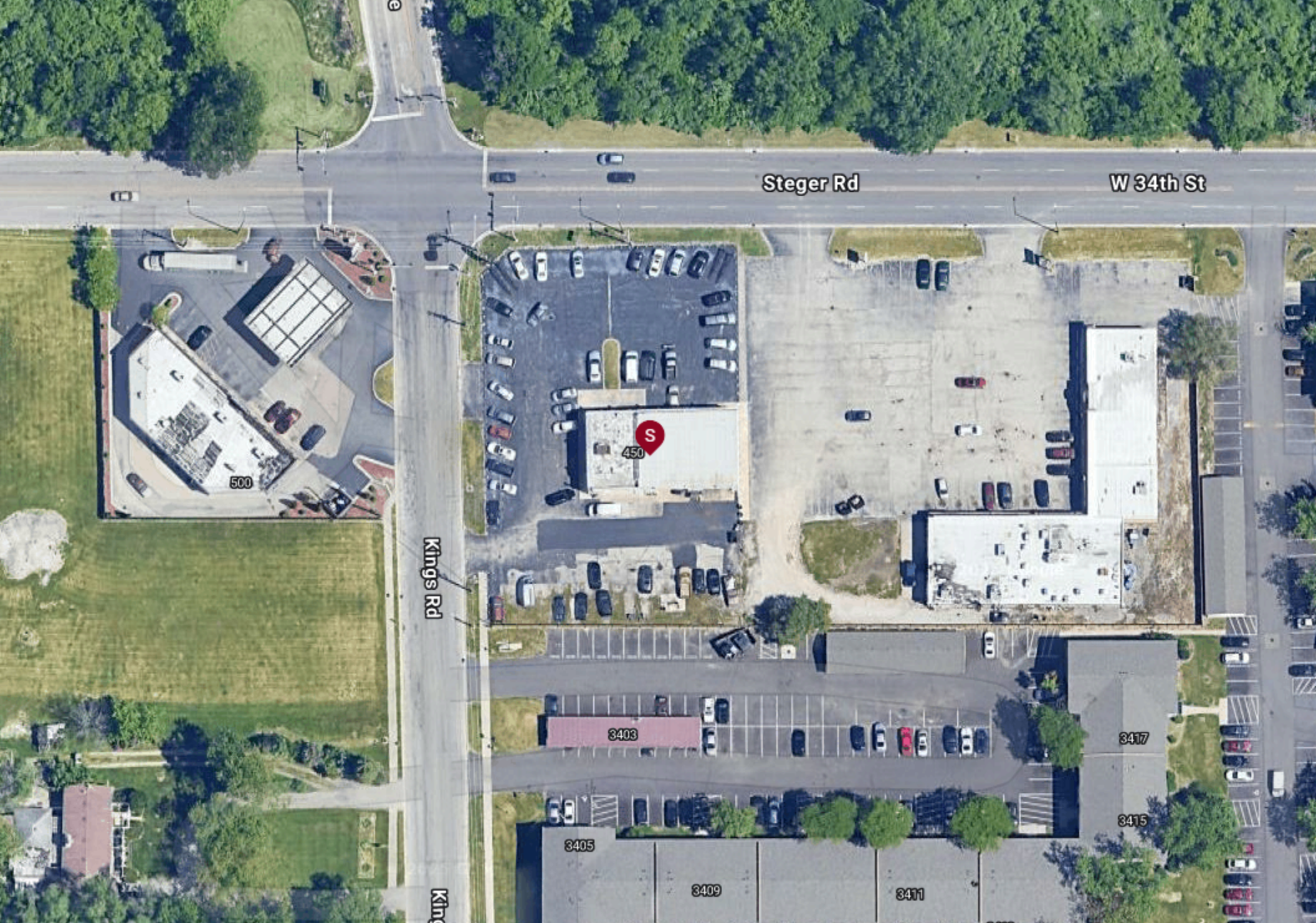
PROPERTY FEATURES

BUILDING SF	3,528
LAND SF	35,000
LAND ACRES	.80
YEAR BUILT	1990
# OF PARCELS	1
ZONING TYPE	B-1
PROPERTY CLASS	C
AUTO DEALERSHIP	Yes
SERVICE CENTER	Yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	144.8" X 219.2" X 142.7" X 217.8"
NUMBER OF PARKING SPACES	100+
OVER HEAD DOORS	2
STREET FRONTAGE	147' on W 34th St
CORNER LOCATION	Yes
TRAFFIC COUNTS (CORNER)	10,850 ADT

OTHER INFORMATION

REAL ESTATE TAXES 2023	6,814.02
TOWNSHIP	Crete





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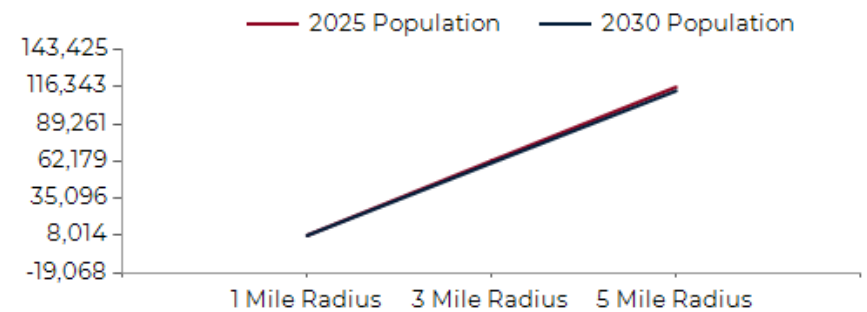
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Aerial Map | Steger Auto Center & Dealership

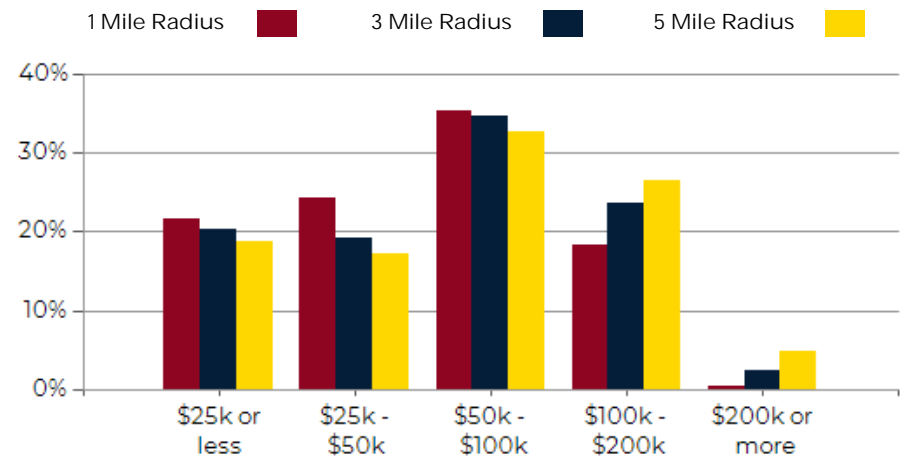
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,508	70,803	127,371
2010 Population	8,453	67,871	126,640
2025 Population	8,200	62,549	116,343
2030 Population	8,014	61,063	113,576
2025-2030: Population: Growth Rate	-2.30%	-2.40%	-2.40%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	305	2,902	5,183
\$15,000-\$24,999	432	2,018	3,209
\$25,000-\$34,999	418	1,821	3,024
\$35,000-\$49,999	408	2,827	4,641
\$50,000-\$74,999	725	5,125	8,570
\$75,000-\$99,999	479	3,328	6,062
\$100,000-\$149,999	441	4,178	8,246
\$150,000-\$199,999	180	1,558	3,569
\$200,000 or greater	16	583	2,198
Median HH Income	\$53,283	\$60,124	\$66,354
Average HH Income	\$64,506	\$75,348	\$86,054

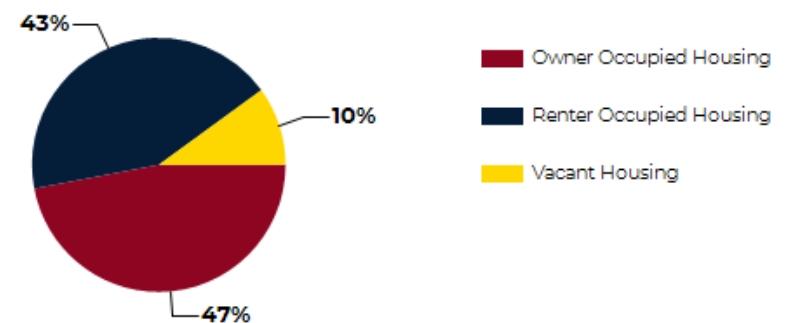
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,638	26,934	47,868
2010 Total Households	3,454	24,765	45,585
2025 Total Households	3,403	24,342	44,702
2030 Total Households	3,413	24,459	44,881
2025 Average Household Size	2.41	2.54	2.56
2025-2030: Households: Growth Rate	0.30%	0.50%	0.40%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

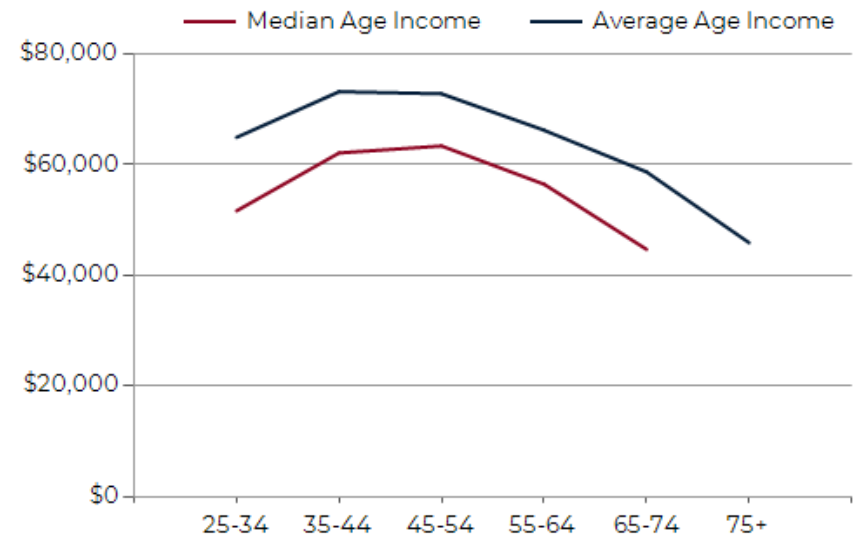
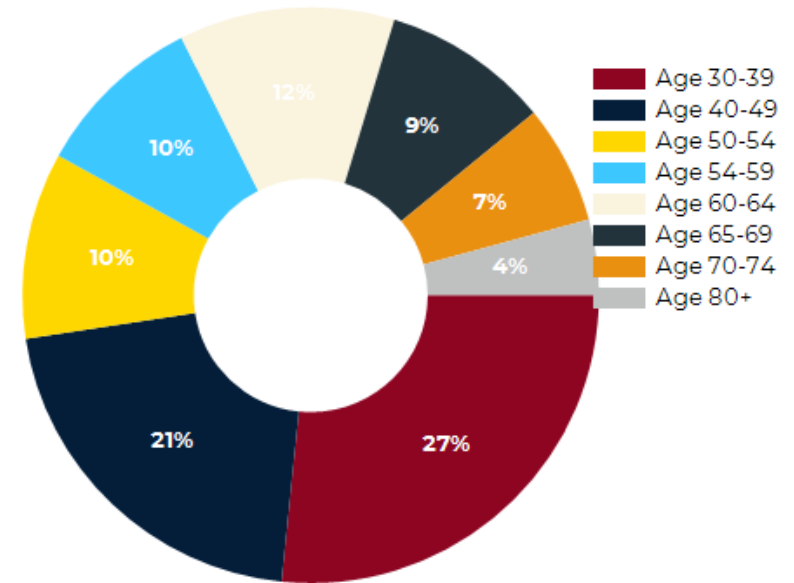


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	671	4,370	7,631
2025 Population Age 35-39	553	3,751	6,800
2025 Population Age 40-44	497	3,891	7,159
2025 Population Age 45-49	467	3,642	6,823
2025 Population Age 50-54	482	4,021	7,499
2025 Population Age 55-59	439	3,721	7,188
2025 Population Age 60-64	556	4,003	7,657
2025 Population Age 65-69	432	3,645	6,990
2025 Population Age 70-74	307	2,741	5,402
2025 Population Age 75-79	195	1,966	3,981
2025 Population Age 80-84	105	1,131	2,380
2025 Population Age 85+	104	1,021	2,273
2025 Population Age 18+	6,349	48,145	90,686
2025 Median Age	35	38	39
2030 Median Age	37	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,679	\$66,345	\$73,193
Average Household Income 25-34	\$64,970	\$79,068	\$86,636
Median Household Income 35-44	\$62,150	\$67,602	\$75,622
Average Household Income 35-44	\$73,244	\$82,336	\$93,296
Median Household Income 45-54	\$63,409	\$72,608	\$80,908
Average Household Income 45-54	\$72,860	\$87,511	\$100,324
Median Household Income 55-64	\$56,495	\$63,490	\$73,334
Average Household Income 55-64	\$66,272	\$79,416	\$94,099
Median Household Income 65-74	\$44,693	\$51,862	\$55,825
Average Household Income 65-74	\$58,722	\$66,252	\$76,668
Average Household Income 75+	\$45,917	\$52,996	\$60,254



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Exclusively Marketed by:



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