

# LIBERTY PLAZA

4515-4557 LINCOLN HIGHWAY, MATTESON, ILLINOIS 60443



Mhariz Tan

**Bridge Commercial, Inc.**

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**Lease price:** \$25/SF + CAMs & Taxes

**Total Space Available:** 19,705 SF

**Property type:** Shopping Center

**Center Type:** Strip Mall Center

**Stores:** 12



4515 B

**Space Available:** 1,040 SF  
**Rental Rate:** \$25/SF + CAMs & Taxes  
**Lease Term:** Negotiable

4557 D

**Space Available:** 498 SF  
**Rental Rate:** \$25/SF + CAMs & Taxes  
**Lease Term:** Negotiable

4557 A

**Space Available:** 1,252 SF  
**Rental Rate:** \$25/SF + CAMs & Taxes  
**Lease Term:** Negotiable

4525

**Space Available:** 2,530 SF  
**Rental Rate:** \$25/SF + CAMs & Taxes  
**Lease Term:** Negotiable

4553  
END UNIT

**Space Available:** 14,385 SF (available on 1/1/24)  
**Rental Rate:** \$25/SF + CAMs & Taxes  
**Lease Term:** Negotiable

# Major Tenants



# Demographics

<b>Population</b>	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
2020 Population	5,414	59,674	160,523
2025 Population	5,399	58,991	159,088
<b>Households</b>	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
2020 Households	1,995	22,224	58,869
2025 Households	2,003	22,137	58,742
<b>Daytime Population</b>	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
2020 Population	7,870	50,243	139,194
<b>Income</b>	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
2020 Median HH Income	\$76,573	\$70,193	\$67,811
2020 Average HH Income	\$89,832	\$85,305	\$87,634



Heavily Traveled



Near Interstate



Many Town Developments



Abundance of Retailers



Highly Populated

## HIGHLIGHTS

- Ideal mix of national, regional and local tenants
- Long term operating history
- Shadow anchored by proposed casino, an entertainment space, bowling alley and food hall to replace the former Matteson mall adjacent to subject property
- Ideally located in densely traveled retail thoroughfare
- Excellent demographics: Population of 59,674 within three miles

MARKET SQUARE  
CROSSING  
Proposed 50-Acre  
Casino, Retail, Residential  
Development



SHARKS  
Foot Locker  
Holiday Inn  
cricket  
SUBWAY  
Check Go  
verizon  
GameStop  
FIVE GUYS



QUALITY  
COUNTRY INN & SUITES  
Hilton Garden Inn

Marshalls  
PET SMART  
Burlington  
THE HOME DEPOT  
ROSS  
DRESS FOR LESS  
Panera BREAD  
AW  
IHOP  
Giordano's  
MATTRESS FIRM  
BMO  
Harris Bank  
Starbucks  
T-Mobile

Subject Property



Net Included  
But Available



DUNKIN'

CHRYSLER  
Jeep  
DODGE

BK

PEPE'S  
Mexican Restaurants



Lincoln Hwy  
35,875 VPD

CHASE



Available



# Outlot



4559 Lincoln Highway Matteson, Illinois 60443

New construction Dairy Queen in 2019



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