



NEW OUTLOT PARCELS & SMALL + BIG BOX SPACE AVAILABLE

FOR LEASE / SALE / BUILD-TO-SUIT

4400 S 1ST AVE, LYONS, IL (SEC 1ST AVE & OGDEN AVE, LYONS, IL)

FAST FOOD/ CAR WASH/ RESTAURANT/ RETAIL/ GAS STATION/TRAVEL CENTER/VIDEO GAMING ALLOWED

DRIVE-THRU'S AVAILABLE ZONING APPROVED (STRAIGHT TO BUILDING PERMIT REVIEW)

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

RIGHT OFF 1ST AVENUE WITH OVER 60,000 VPD

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

NEW SIGNALIZED INTERSECTION NORTH OF I-55 EXIT RAMP

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
- + FULLY IMPROVED PAD SITES AVAILABLE 2025
- + LESS THAN 30 MINUTES TO DOWNTOWN CHICAGO
- + NEARBY RETAILERS INCLUDE CULVER'S, STARBUCKS, JIMMY JOHN'S, WENDY'S, WALGREENS, BURGER KING, AND MORE
- + RARE INFILL OPPORTUNITY FOR DRIVE THRU USERS

SITE PLAN (PHASE I)

4400 S 1ST AVE, LYONS, IL

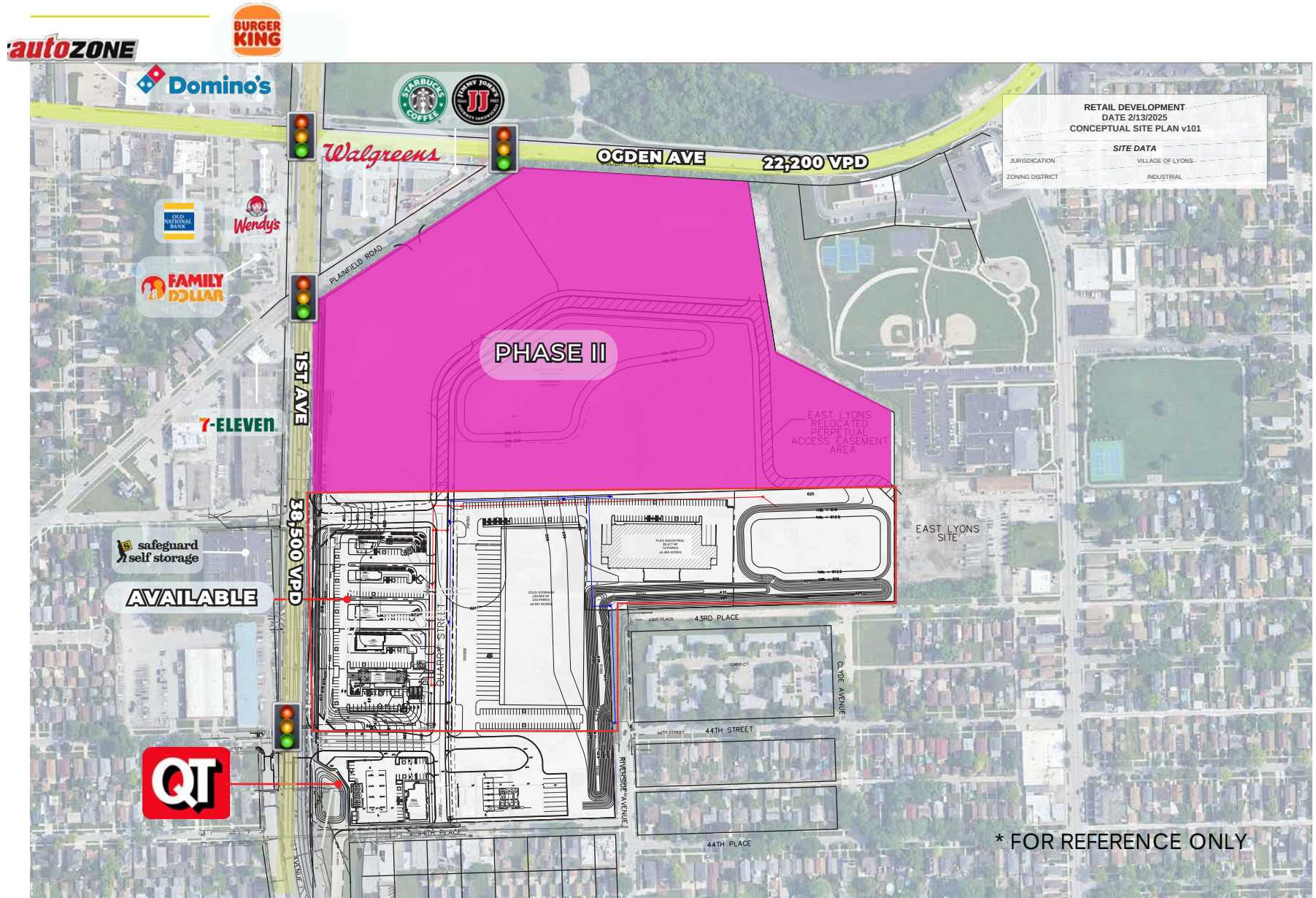


AREA DEMOGRAPHICS

	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

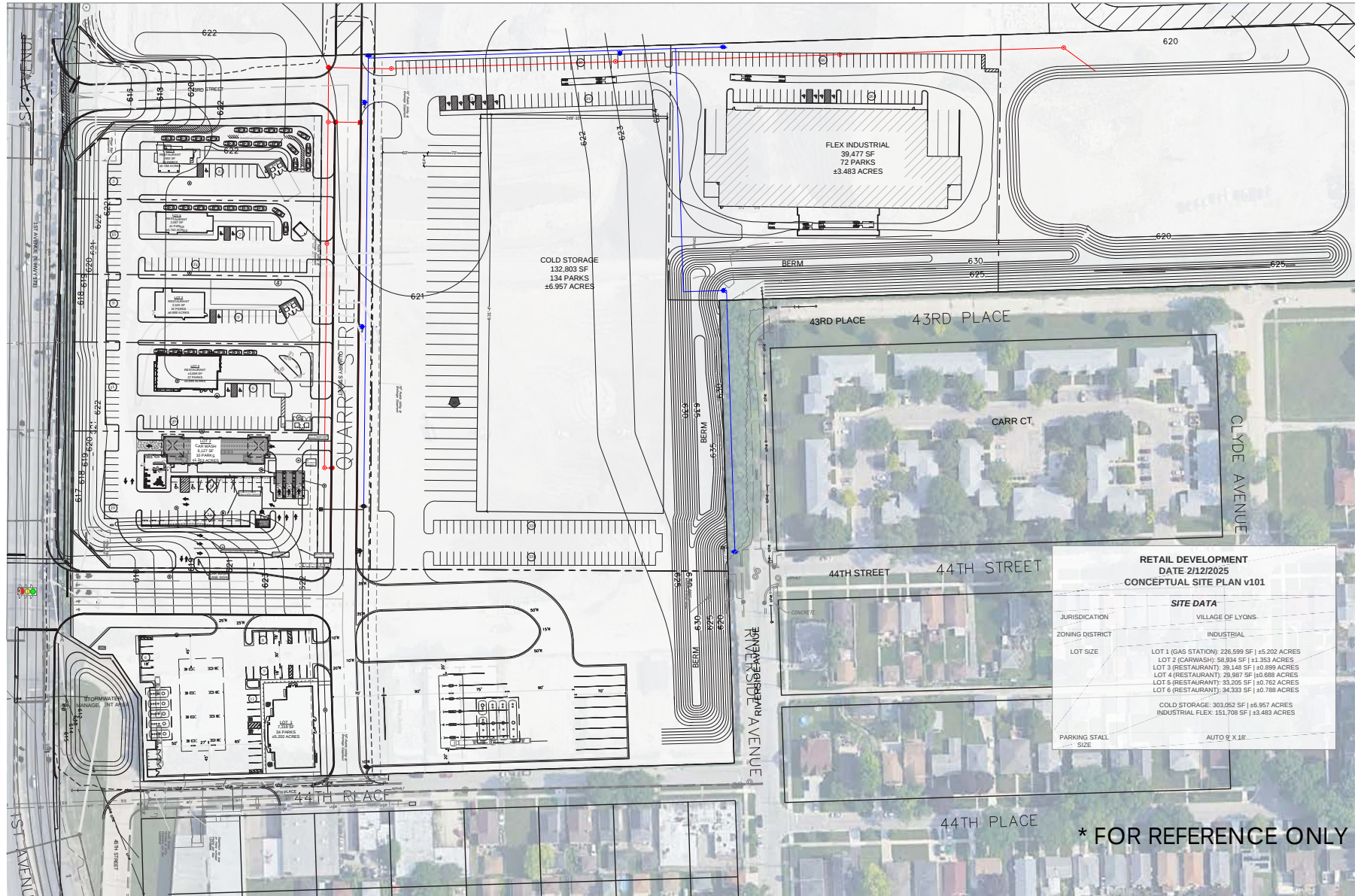
SITE PLAN

4400 S 1ST AVE, LYONS, IL



SITE PLAN

4400 S 1ST AVE, LYONS, IL

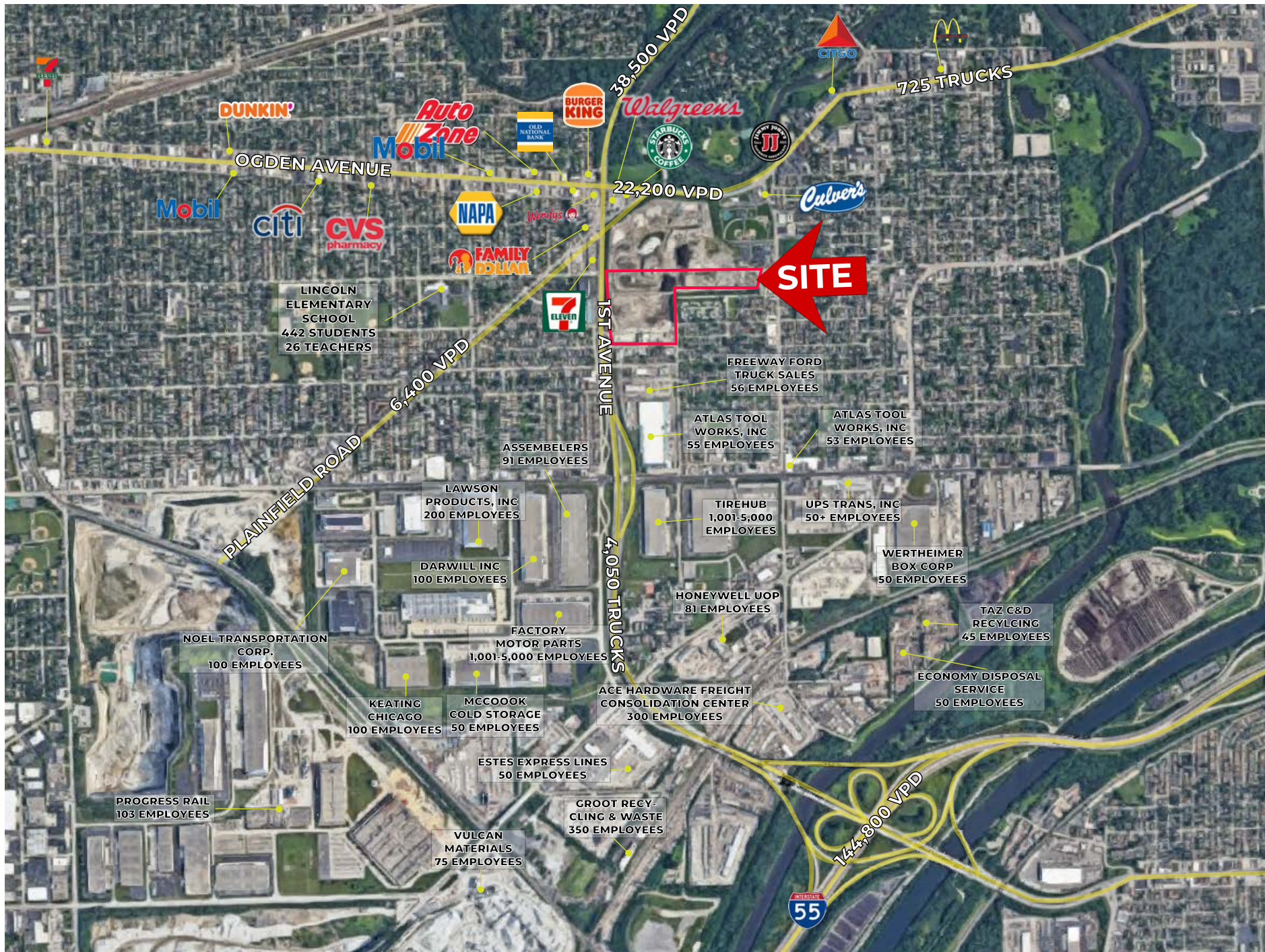


equity 226 N. Morgan Street
Suite 400
Chicago, IL 60607

4200 1st Ave | LYONS, IL

INDUSTRIAL STUDY

4400 S 1ST AVE, LYONS, IL



MORE INFORMATION?

www.vequity.com

CHRISTOPHER ILEKIS

708.302.4443

c.ilekis@vequity.com

ANDREW COHEN

847.894.3713

a.cohen@vequity.com