



for lease



GATEWAY CENTER - SOUTH

14710 Dixie Highway Harvey, IL 60469
PRE-LEASING MULTI-FAMILY RETAIL IN NEW DEVELOPMENT

Offering Summary



AVAILABLE SF | 1,545-3,904 SF
 ASKING PRICE | \$28-\$32 SF/YR
 CAM & TAX | \$7.00 SF/YR
 UNITS | 12



Traffic Count:
 105,000 VPD (I-57)



Population:
 282,959 (3 MILES)



Avg HH Income:
 \$69,763 (3 MILES)



#Households:
 100,178 (3 MILES)

Now Pre-Leasing | New Mixed-Use Development

Pre-leasing Mixed-Use Retail/Multi-Family units at a high-traffic, signalized intersection serving Harvey, Markham, Posen, and Dixmoor. 55,000+ VPD at Dixie Hwy & 147th St with 105,000+ VPD visibility from I-57, ±1.3 miles to new Metra Electric, and ~30 minutes to Downtown Chicago via I-57.

- **Mixed-Use Development:** 29,644 SF of Mixed-Use Retail/Multi-Family development joined by 22 townhomes
- **Strategic Adjacency:** Ideally positioned next to a newly constructed 22,000 SF retail redevelopment (north lot) featuring a drive-thru opportunity

Nearby Tenants:



MATANKY REALTY GROUP
 200 N LASALLE ST, 2350
 312-337-1001
 MATANKY.COM

TERRI COX
 312-337-1001
 TCOX@MATANKY.COM



#	SF
R-1	2,109 SF
R-2	2,914 SF
R-3	1,545 SF
R-4	2,175 SF
R-5	2,175 SF
R-6	3,904 SF
R-7	3,904 SF
R-8	2,175 SF
R-9	2,175 SF
R-10	1,545 SF
R-11	2,914 SF
R-12	2,109 SF
Total:	29,644



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



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