

# OFFERING MEMORANDUM

6363 W. LINCOLN HWY



MATTESON, IL 60443

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# TABLE OF CONTENTS

- CONFIDENTIALITY AND DISCLAIMER **3**
- EXECUTIVE SUMMARY **4**
- INVESTMENT OVERVIEW **5**
- COMMUNITY OVERVIEW & DEMOGRAPHICS **6**
- FLOOR PLAN **7**
- PROPERTY PHOTOS **8-10**
- CONTACT INFORMATION **11**

# EXECUTIVE SUMMARY

**ADDRESS: 6363 W. LINCOLN HIGHWAY MATTESON, IL 60443**

Asking Price: \$515,000

Property Type: Office/Tech/Retail - Free-Standing Building

Building Size (SF): 5,856

Land Area (SF): 18,989

Price per Square Foot: \$87.94

Year Built: 1977

Tax Pin: 31-20-300-001

2024 RE Taxes: \$35,030.82

Parking: 24 spot parking lot

Zoning: C-4

Interstate Access: 1 mile from I-57; 4 miles from I-80

Traffic Counts: 20,900 VPD on Lincoln Hwy;

7,600 VPD on Ridgeland Ave

# INVESTMENT OVERVIEW

The GreenerSide of Real Estate LLC at Real People Realty is pleased to present for sale a 5,856-square-foot freestanding retail building prominently located at the corner of Route 30 (Lincoln Highway) and Ridgeland Avenue in Matteson, Illinois. The property is situated on an approximately 18,969-square-foot lot with convenient ingress and egress from Ridgeland Avenue. The location offers strong visibility, on-site parking, and flexibility for a variety of commercial uses, including daycare, fitness, professional office, medical, restaurant, or retail concepts.

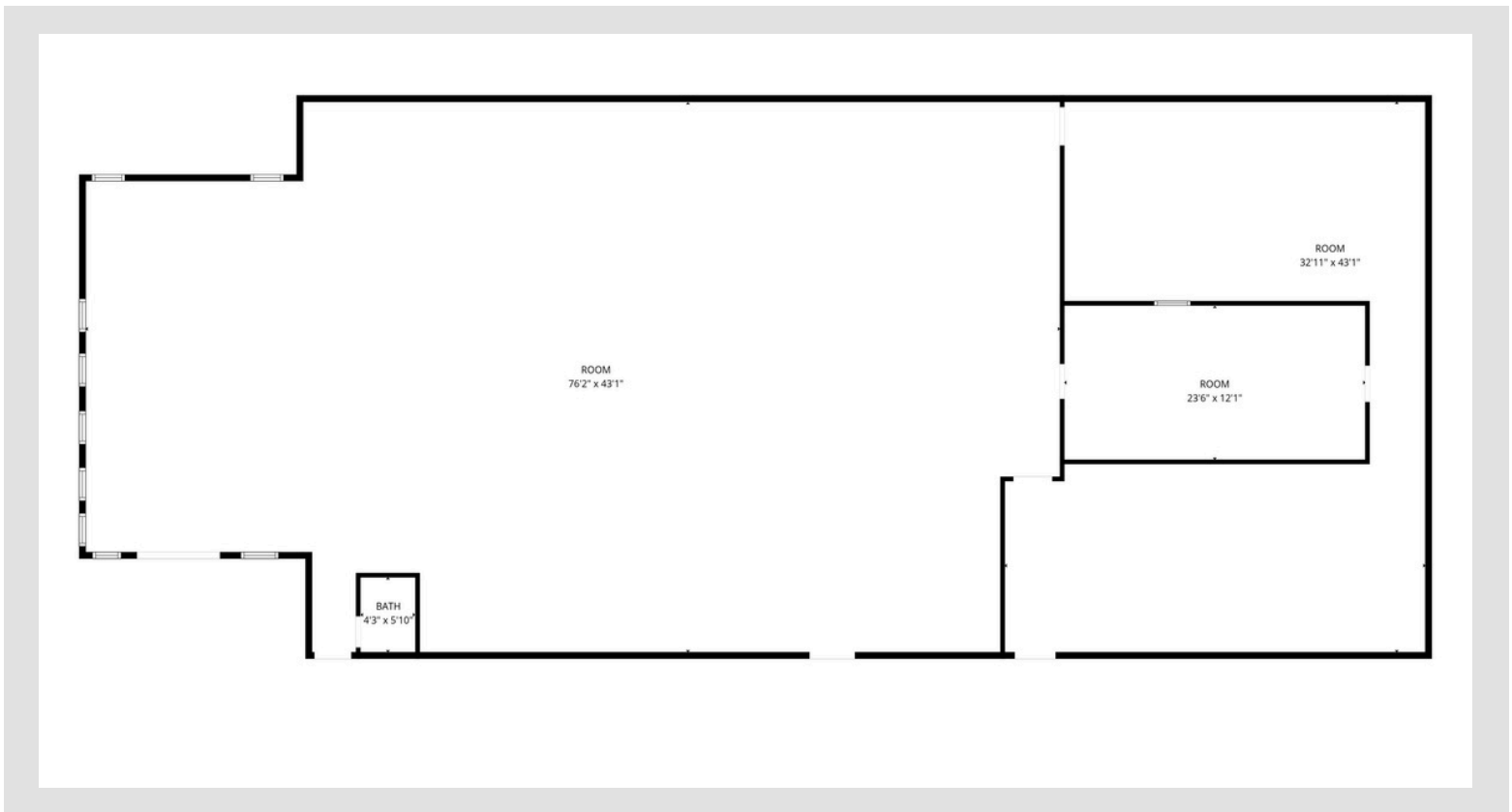
Previously configured with multiple interior partitions that limited flexibility, the building has undergone significant interior improvements to create an open, adaptable layout. Recent updates include removal of interior walls and drop ceilings, installation of new lighting, a new 400-amp electrical system, and fresh interior paint throughout the main area—delivering a clean, ready-to-finish environment for the next owner or occupant. This offering represents a compelling opportunity for an owner-user or investor to establish a presence in a highly visible location positioned for long-term growth.

# COMMUNITY OVERVIEW & DEMOGRAPHICS

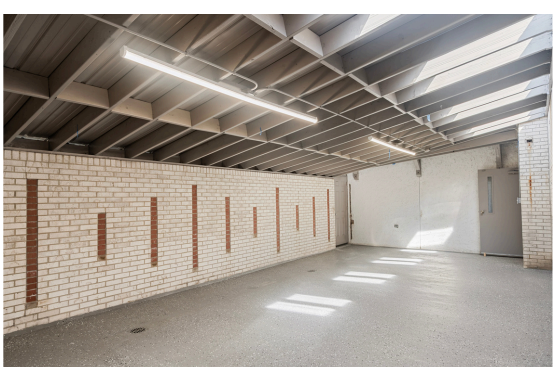
Matteson is a charming village nestled in Cook and Will counties, located approximately 30 miles south of Downtown Chicago. Known for its rich history and warm community spirit, Matteson offers a blend of suburban tranquility and resident focused services, making it an inviting destination for businesses and residents.

	<b>1-mile radius</b>	<b>3-mile radius</b>	<b>5-mile radius</b>
Total Population	5,104	48,840	139,599
Total households	1,749	17,960	51,024
Median Household Income	\$99,529	\$76,156	\$75,535

# FLOOR PLAN



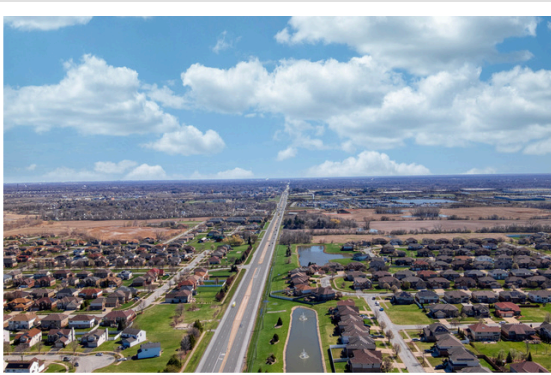
# INTERIOR PROPERTY PHOTOS



# POSSIBILITIES . . . VIRTUALLY STAGED PHOTOS



# AERIAL PROPERTY PHOTOS



# Confidentiality and Disclaimer

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Greenside of Real Estate LLC/Real People Realty It should not be distributed to any other party without the written consent of The Greenside of Real Estate LLC/Real People Realty This Offering Memorandum was prepared to provide summary information which has not been verified and it should be used only to establish a preliminary level of interest in the subject property. The information contained herein is NOT a substitute for a thorough due diligence investigation. The Offering Memorandum is subject to errors, omissions, prior sale, withdrawal, change and/or modification without notice. The Greenside of Real Estate LLC/Real People Realty has not made any investigations, and makes no warranty or representation, with respect to the financial information for the subject property, the future financial performance of the subject property, the size and square footage of the property and the improvements, the presence or absence of any contaminating substances, PCBs, asbestos, the compliance with Local, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. All estimates of market rents and/or projected rents and pro-forma expenses that may be provided to a party do not necessarily mean that rents can be established at or increased to that level or that the property can be operated at that expense level. Potential Buyers must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents and expenses from or for the property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Greenside of Real Estate LLC/Real People Realty has not verified, and will not verify, any of the information contained herein, nor has The Greenside of Real Estate LLC/Real People Realty conducted any investigations regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN. POTENTIAL BUYERS ASSUME ALL RISK OF ANY INACCURACIES OR INCONSISTENCIES. Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

By accepting delivery of the Offering Memorandum, the recipient agrees that neither he/she nor any of his/her employees shall use the information for any purpose rather than evaluating the specific transaction described herein, or divulge such information to any other party, and shall return the Offering Memorandum to The Greenside of Real Estate LLC/Real People Realty. Upon request. This Offering Memorandum, in whole or in part, may not be photocopied, reproduced, or distributed to others without the prior written consent of The Greenside of Real Estate LLC/Real People Realty.

# CONTACT INFORMATION

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The Greenside of Real Estate LLC

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