



MoHall Commercial
& Urban Development

RETAIL SPACE FOR LEASE

4455 W LINCOLN HWY
MATTESON, IL 60443

MOSES HALL
FOUNDER/MANAGING BROKER/DEVELOPER
312-826-9925



PROPERTY SUMMARY



PROPERTY INFORMATION

LEASE TYPE:	NNN
LEASE BASE RATE:	\$1,750
SIZE:	1,5000 SQ.FT
ZONING:	C-2
TRAFFIC COUNT:	39,299
SUBLET:	LACEY'S PLACE
PARKING:	AMPLE PARKING AVAILABLE



PROPERTY DESCRIPTION

WITH A DAILY TRAFFIC COUNT OF 39,299 THIS 1,500 SQ FT RETAIL SPACE IS AVAILABLE FOR LEASE. COME JOIN OTHER TENANTS IN THIS CENTER THAT INCLUDES WESTERN UNION, LACEY'S PLACE, DRESS TO IMPRESS AND OTHER THRIVING BUSINESSES. THIS SPACE IS AN OPEN CANVAS FOR YOUR BUSINESS.

DEMOGRAPHIC REPORT

Lincoln Square Shopping Center

4431-4457 W Lincoln Hwy, Matteson, IL 60443

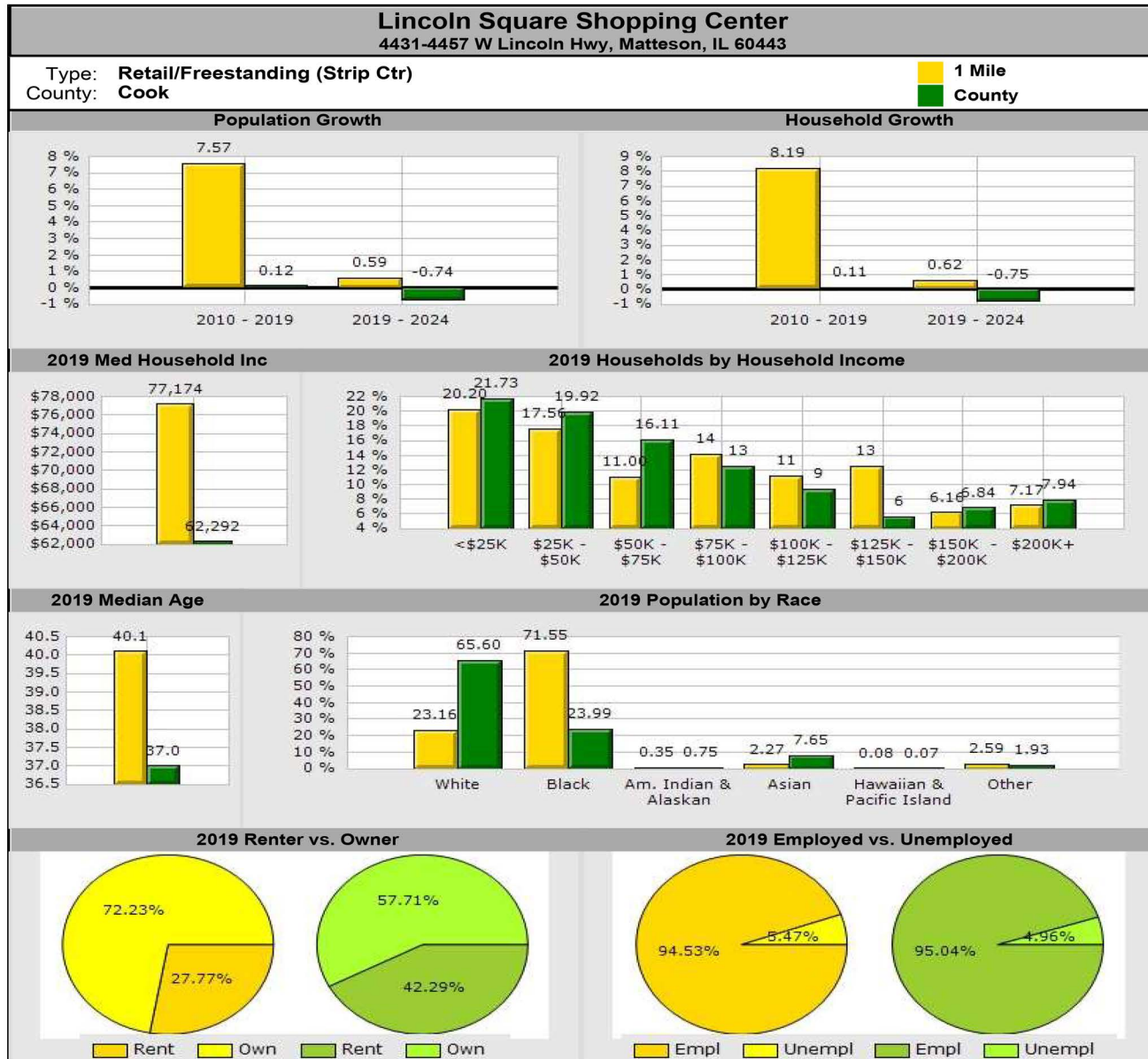
Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **25,520 SF**
 Year Built: **1976**

Total Available: **1,500 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	6,101	60,794	162,940
2019 Estimate	6,065	61,466	163,935
2010 Census	5,638	62,576	164,936
Growth 2019 - 2024	0.59%	-1.09%	-0.61%
Growth 2010 - 2019	7.57%	-1.77%	-0.61%
2019 Population by Hispanic Origin			
2019 Population	362	3,670	19,878
White	1,404 23.15%	16,624 27.05%	70,229 42.84%
Black	4,341 71.57%	41,890 68.15%	85,922 52.41%
Am. Indian & Alaskan	21 0.35%	229 0.37%	833 0.51%
Asian	137 2.26%	1,045 1.70%	3,095 1.89%
Hawaiian & Pacific Island	5 0.08%	46 0.07%	94 0.06%
Other	157 2.59%	1,631 2.65%	3,761 2.29%
U.S. Armed Forces	0	40	40
Households			
2024 Projection	2,286	22,706	59,186
2019 Estimate	2,272	22,966	59,571
2010 Census	2,100	23,415	60,002
Growth 2019 - 2024	0.62%	-1.13%	-0.65%
Growth 2010 - 2019	8.19%	-1.92%	-0.72%
Owner Occupied	1,641 72.23%	17,540 76.37%	44,746 75.11%
Renter Occupied	631 27.77%	5,426 23.63%	14,825 24.89%
2019 Households by HH Income			
Income: <\$25,000	459 20.20%	4,514 19.66%	11,903 19.98%
Income: \$25,000 - \$50,000	399 17.56%	4,350 18.94%	11,833 19.86%
Income: \$50,000 - \$75,000	250 11.00%	3,422 14.90%	9,738 16.35%
Income: \$75,000 - \$100,000	322 14.17%	3,454 15.04%	9,112 15.30%
Income: \$100,000 - \$125,000	254 11.18%	2,654 11.56%	6,283 10.55%
Income: \$125,000 - \$150,000	285 12.54%	1,779 7.75%	3,927 6.59%
Income: \$150,000 - \$200,000	140 6.16%	1,764 7.68%	4,297 7.21%
Income: \$200,000+	163 7.17%	1,029 4.48%	2,479 4.16%
2019 Avg Household Income	\$91,402	\$82,814	\$79,758
2019 Med Household Income	\$77,174	\$68,593	\$64,881

DEMOGRAPHIC MARKET COMPARISON REPORT



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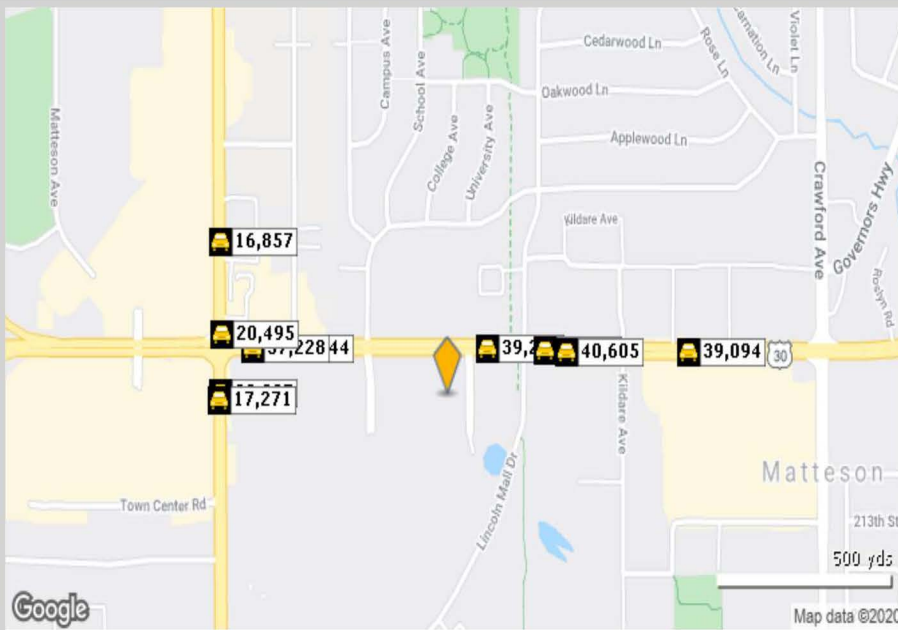
Type: **Retail/Freestanding (Strip Ctr)**
County: **Cook**

	1 Mile		County	
Population Growth				
Growth 2010 - 2019	7.57%		0.12%	
Growth 2019 - 2024	0.59%		-0.74%	
Empl	3,181	94.53%	2,619,501	95.04%
Unempl	184	5.47%	136,685	4.96%
2019 Population by Race	6,067		5,200,705	
White	1,405	23.16%	3,411,831	65.60%
Black	4,341	71.55%	1,247,692	23.99%
Am. Indian & Alaskan	21	0.35%	38,786	0.75%
Asian	138	2.27%	397,953	7.65%
Hawaiian & Pacific Island	5	0.08%	3,870	0.07%
Other	157	2.59%	100,573	1.93%
Household Growth				
Growth 2010 - 2019	8.19%		0.11%	
Growth 2019 - 2024	0.62%		-0.75%	
Renter Occupied	631	27.77%	832,353	42.29%
Owner Occupied	1,641	72.23%	1,136,078	57.71%
2019 Households by Household Income	2,272		1,968,431	
Income <\$25K	459	20.20%	427,827	21.73%
Income \$25K - \$50K	399	17.56%	392,034	19.92%
Income \$50K - \$75K	250	11.00%	317,070	16.11%
Income \$75K - \$100K	322	14.17%	246,856	12.54%
Income \$100K - \$125K	254	11.18%	183,655	9.33%
Income \$125K - \$150K	285	12.54%	110,147	5.60%
Income \$150K - \$200K	140	6.16%	134,574	6.84%
Income \$200K+	163	7.17%	156,268	7.94%
2019 Med Household Inc	\$77,174		\$62,292	
2019 Median Age	40.10		37.00	

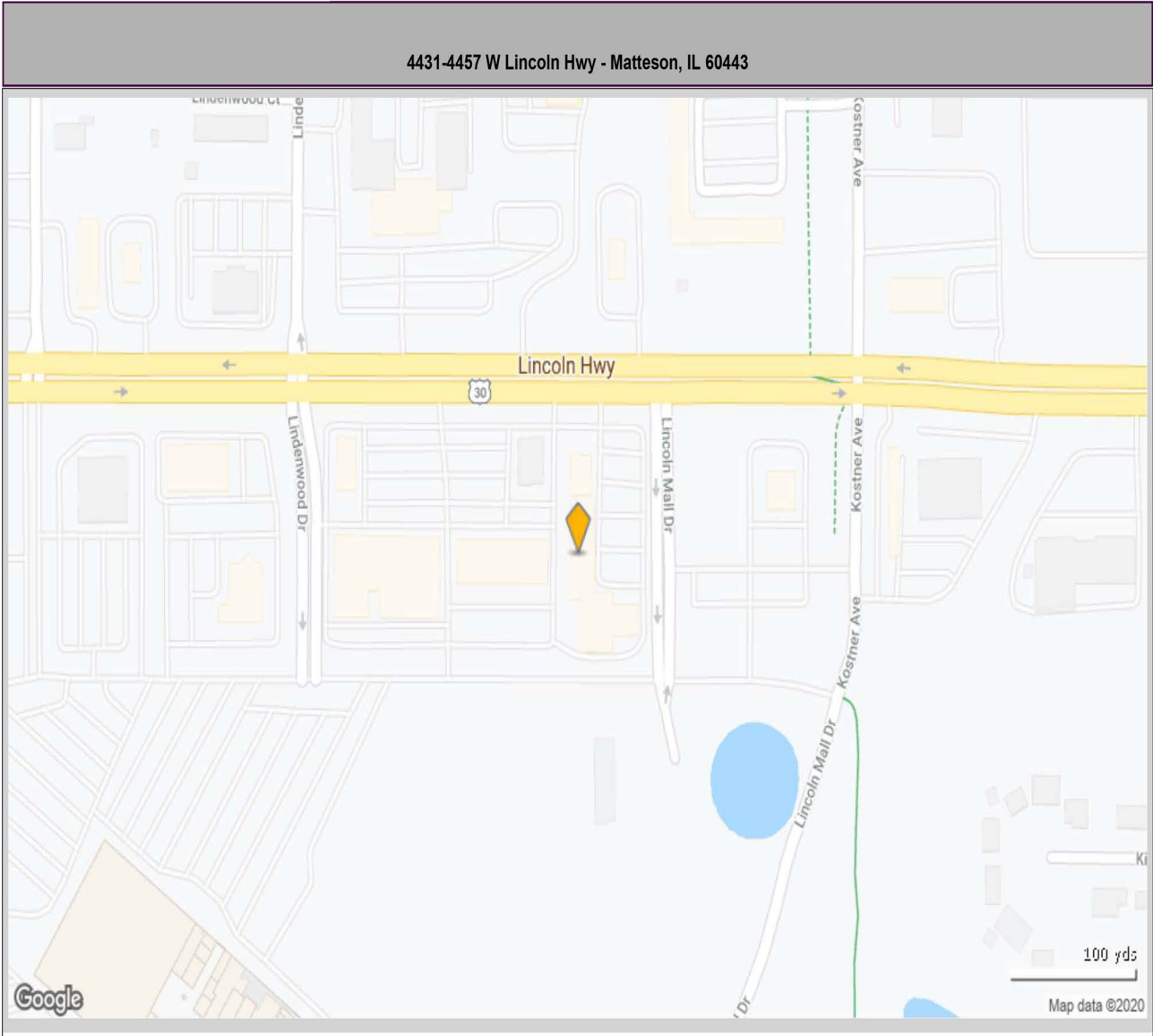
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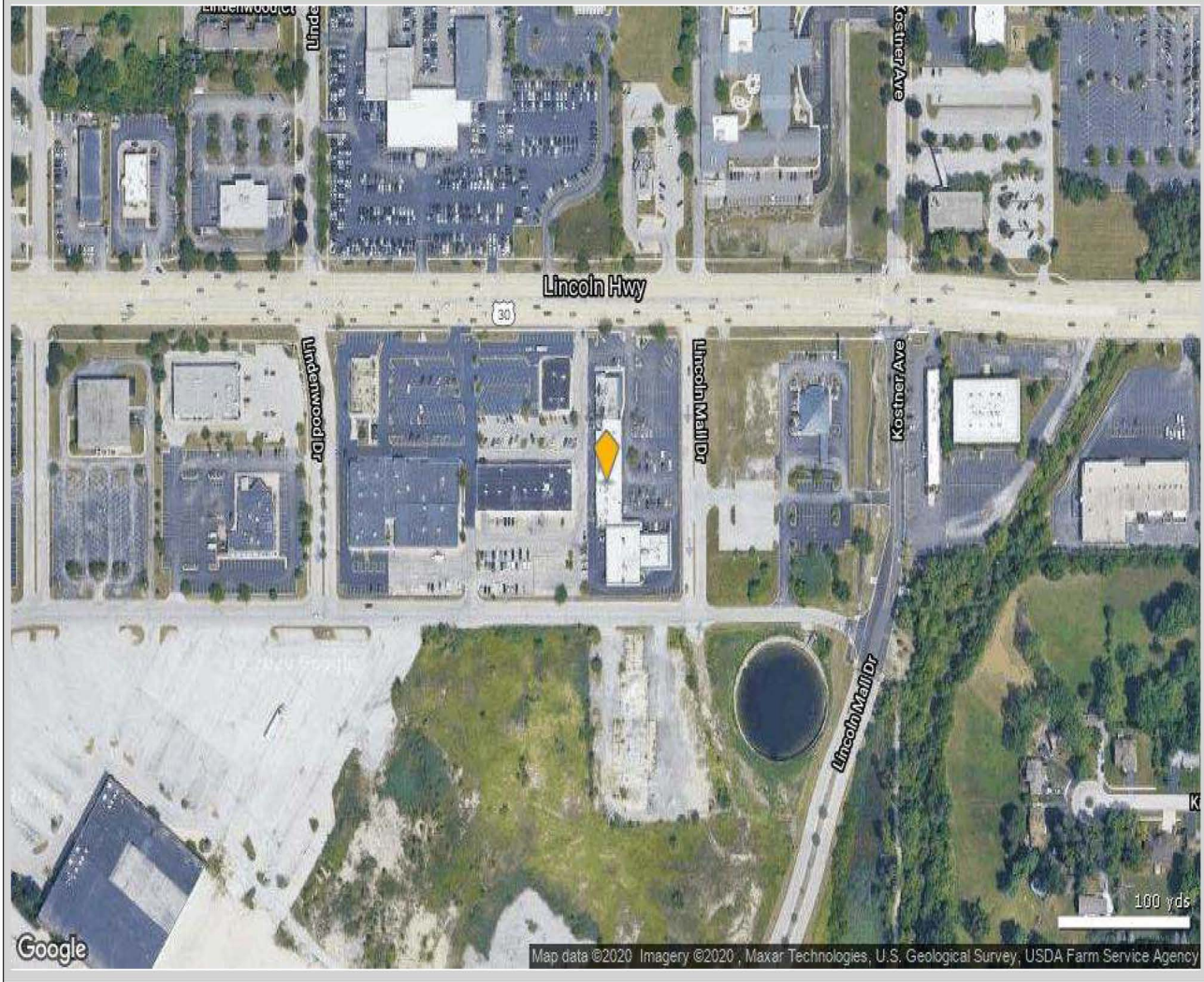
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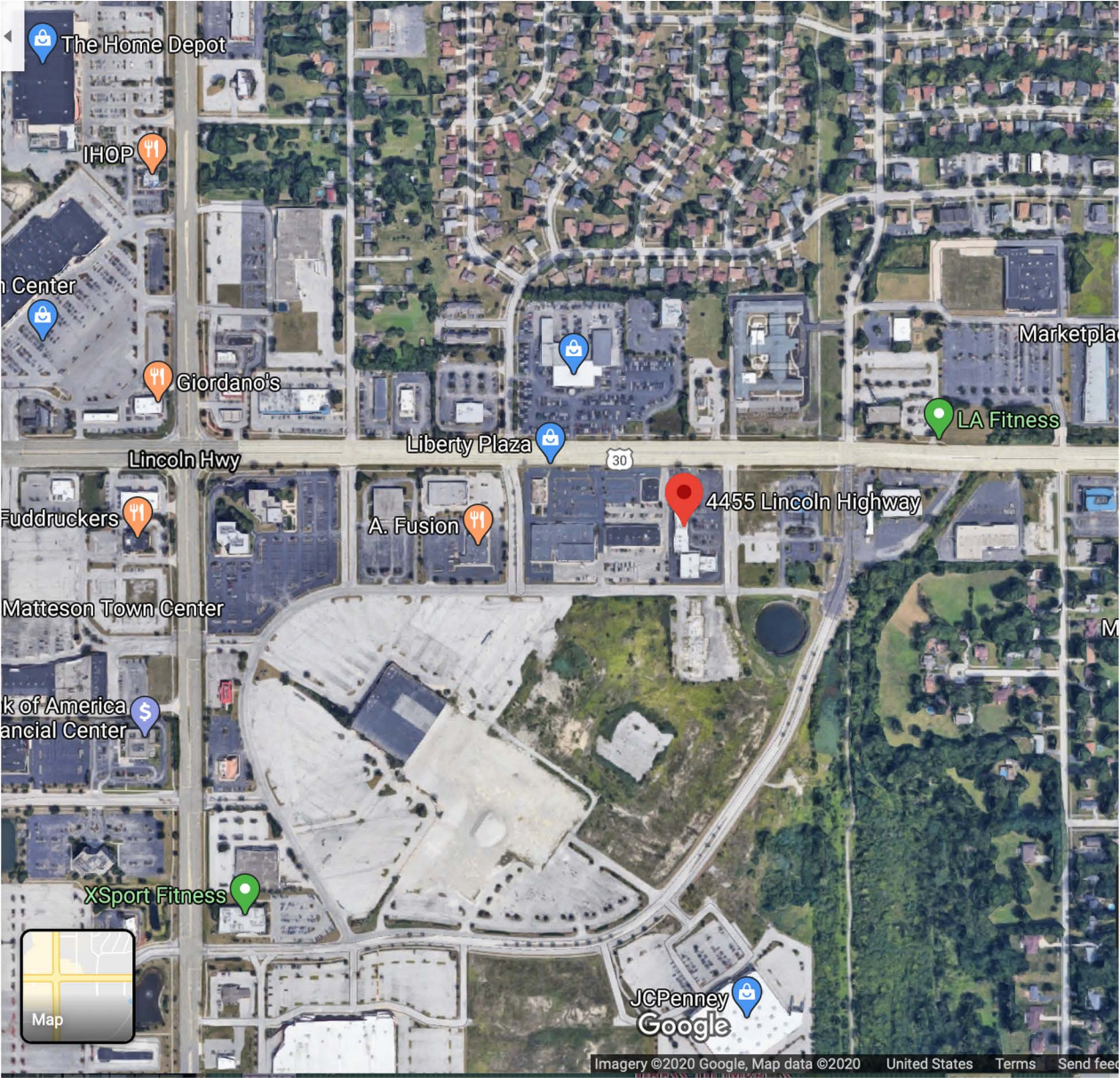
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 211th St	Lincoln Mall Dr	0.03 W	2015	39,299	MPSI	.09
2 211th St	Kostner Ave	0.04 W	2018	35,822	MPSI	.18
3 211th St	Kostner Ave	0.07 W	2015	40,605	MPSI	.21
4 211th St	Homeland Rd	0.03 E	2015	37,444	MPSI	.29
5 211th St	Cicero Ave	0.05 W	2013	37,228	ADT	.32
6 Cicero Ave	211th St	0.05 N	2018	22,037	MPSI	.37
7 Cicero Ave	211th St	0.06 N	2015	17,271	MPSI	.37
8 Cicero Ave	211th St	0.02 S	2018	20,495	MPSI	.38
9 211th St	Keeler Ave	0.03 W	2015	39,094	MPSI	.41
10 Cicero Ave	Sprucewood Ln	0.12 N	2018	16,857	MPSI	.42



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MAP REPORT



PHOTOS





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