

# Lincoln Crossing Pad

1333 Western Ave.  
Chicago Heights, IL 60411  
Cook County



## key features

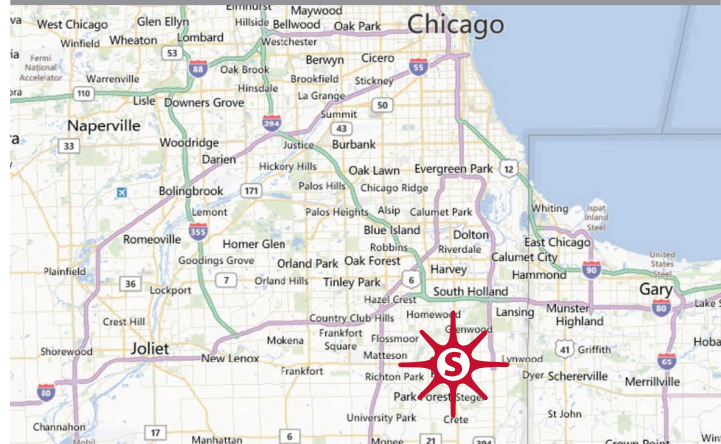
- pad for building up to 4,000 sf available for ground lease
- anchored by Food4Less
- excellent visibility and high traffic flow
- ample parking
- co-tenants include Rainbow, Boost Mobile, Fred Loya Insurance, and Subway
- daily traffic counts: 26,000 on Lincoln Highway and 15,000 on Western Avenue

## demographics

	1 mile	3 miles	5 miles
population	11,789	81,863	168,815
households	3,992	31,259	63,970
avg. household income	\$90,344	\$92,057	\$97,505
daytime population	6,662	53,491	115,189

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

**ground lease** ±0.50 acre



Andrew T. Hasbrook 317.524.7868 ahasbrook@sandordev.com

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com  
**sandor**

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UNIT	TENANT	DIMS.	S.F.
1333	FOOD 4 LESS (NAP)	340 x 250 IRR	82,126
1333B	RAINBOW	40 x 241	9,640
649	FRED LOYA INSURANCE	24.5 x 46	1,104
647B	MANGRAM DENTAL	34.8 x 46	1,600
647A	PENNY'S PLACE	42 x 46	1,931
645	BOOST MOBILE	21.7 x 46	1,000
643	SUBWAY	29.3 x 46	1,350
639	CHECK N GO	21.4 x 46	985
635-639	AVAILABLE	43.4 x 46	1,997
631	CITY NAILS	21 x 46	972

future development

PAD SITE AVAILABLE	SIZE
	±0.50 AC

