

300 Town Center Rd, Matteson, IL 60443

300 Towne Center Rd



OFFERING SUMMARY

Available SF:	7,731 SF
For Sale:	\$950,000
Lease Rate:	Negotiable
Lot Size:	1.43 Acres
Building Size:	7,753
Zoning:	MXD
Market:	Matteson
Submarket:	South Suburbs

PROPERTY OVERVIEW

For Sale, Ground Lease, or Build to Suit. The 1.43-acre site is located Just off the SWC of Lincoln Hwy. & Cicero Ave. It has approximately 128ft of frontage on Cicero Ave. and approximately 329ft of frontage on Town Center Rd. The property is prominently positioned among a host of heavily trafficked roads, hotels, and retailers, including stores like Home Depot, Aldi, and Petes Fresh Market.

PROPERTY HIGHLIGHTS

- For Sale, Ground Lease, Build-to-Suit
- Former Fuddruckers Restaurant, which is fully equipped
- There are many national retailers in the area
- Heavy Traffic Counts

*for more information***Neil Haleem**

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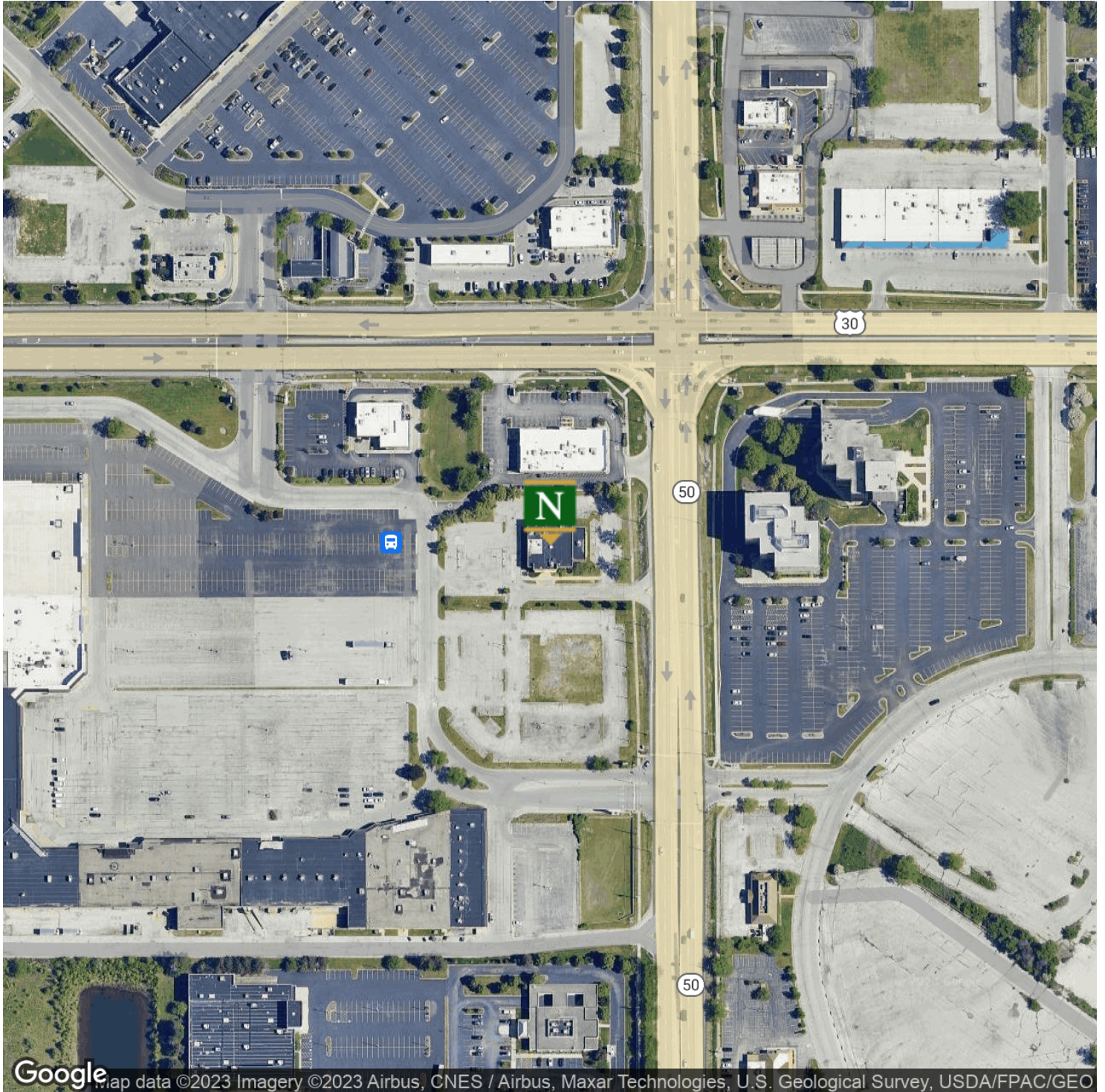
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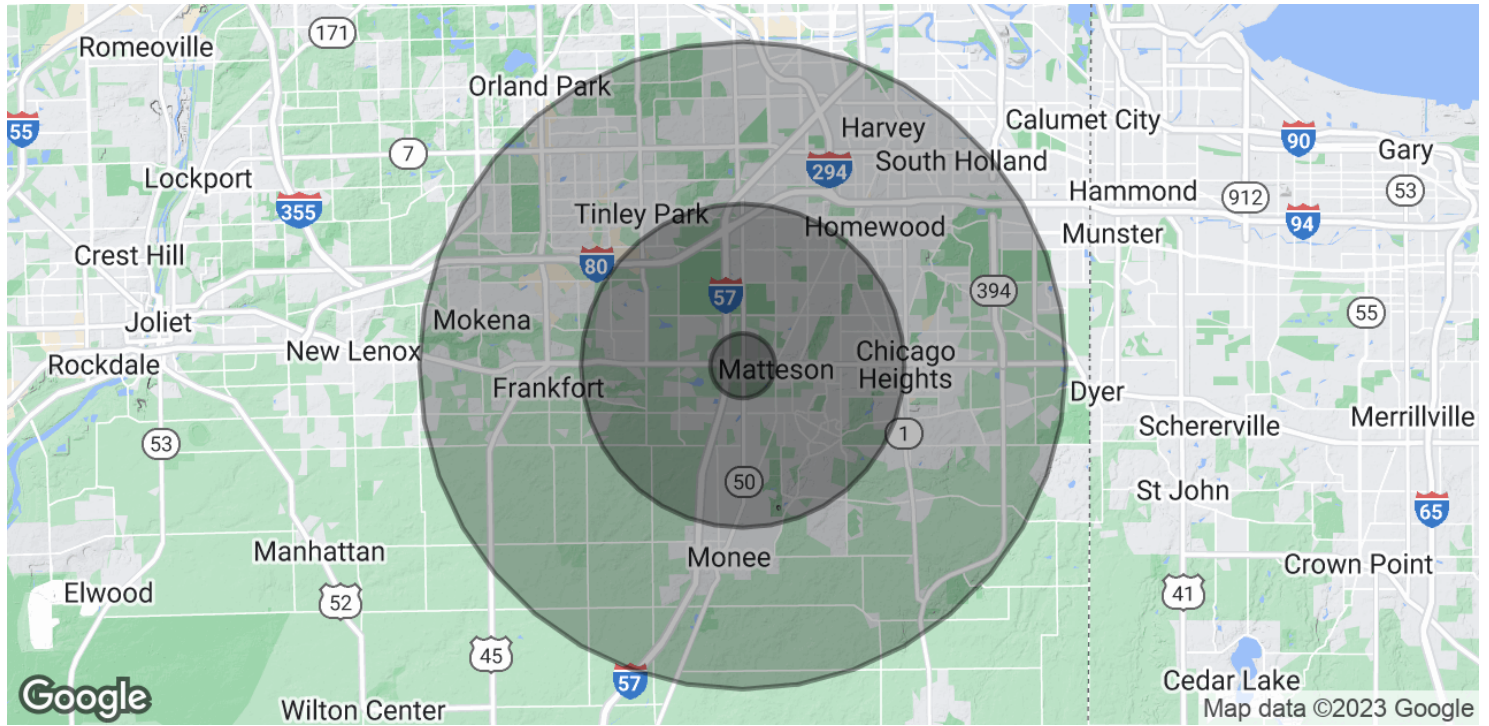
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,652	151,554	505,791
Average Age	43.6	40.2	40.6
Average Age (Male)	37.7	37.2	37.9
Average Age (Female)	45.9	42.4	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,089	60,429	202,249
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$77,204	\$82,517	\$80,917
Average House Value	\$170,537	\$166,119	\$187,149
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	4.0%	9.2%	12.2%
RACE	1 MILE	5 MILES	10 MILES

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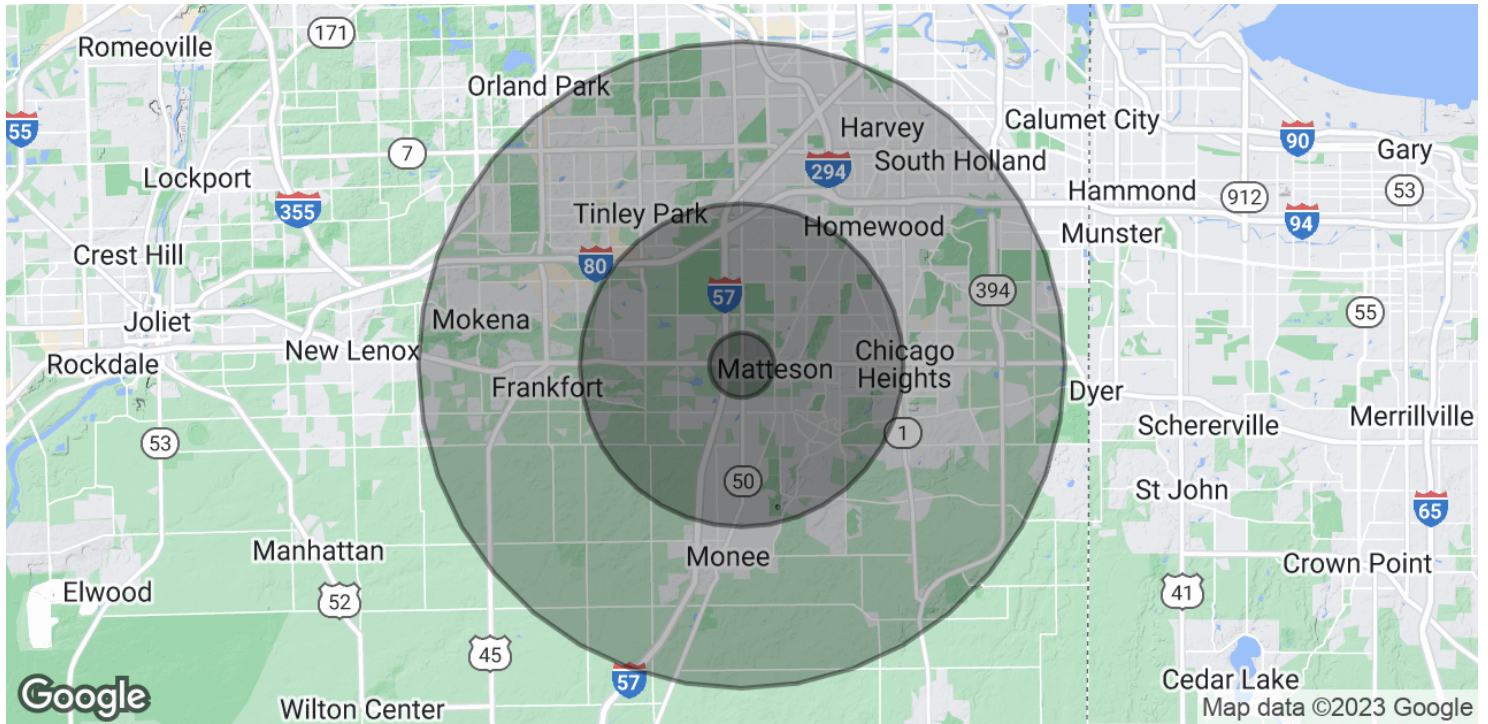
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Total Population - White	591	49,430	263,184
% White	12.7%	32.6%	52.0%
Total Population - Black	3,931	89,526	196,072
% Black	84.5%	59.1%	38.8%
Total Population - Asian	30	2,335	9,215
% Asian	0.6%	1.5%	1.8%
Total Population - Hawaiian	0	32	132
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	75	387
% American Indian	0.0%	0.0%	0.1%
Total Population - Other	0	5,995	20,273
% Other	0.0%	4.0%	4.0%

* Demographic data derived from 2020 ACS - US Census

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