

INVESTMENT OR OWNER-USER OPPORTUNITY
FREESTANDING RETAIL BUILDING FOR SALE

401 Sauk Trail • Park Forest, IL 60466

2,400 SF ON SIGNALIZED CORNER WITH 17,624 CPD



JAMES LONG • 833-262-3190 • DRE #471.008001

 **KWP**
REAL ESTATE

FOR SALE | INVESTMENT/OWNER-USER OPPORTUNITY
401 Sauk Trail Parkway | Park Forest, IL 60466



DISCLAIMER

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Prior to submitting an offer to acquire the fee interest in **401 Sauk Trail Parkway, Park Forest, IL 60466** (the "Property"), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an "As Is, Where Is" basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

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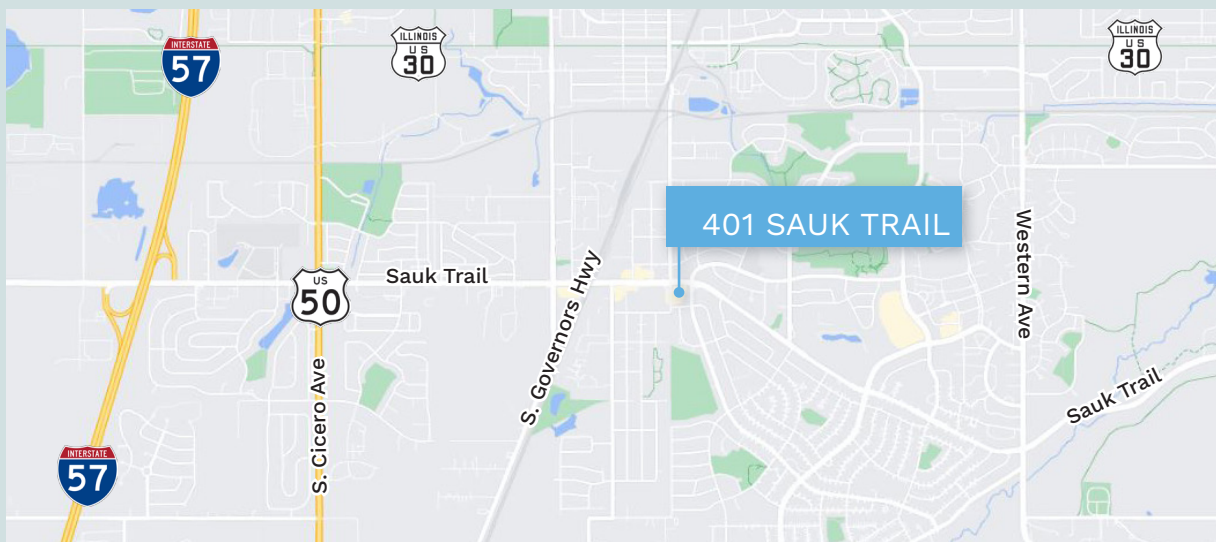
PROPERTY SUMMARY

| | |
|---------------|---------------------------|
| Product Type: | Retail |
| Price: | \$550,000 |
| RBA: | 2,400 SF* |
| Land Area: | 33,361 SF / 0.77 acres* |
| Leased: | 0% |
| Year Built: | 1965 |
| Parking: | ±38 stalls (3.7/1,000 SF) |
| Stories: | 1 |
| APN: | 31-35-202-013-0000 |

* Per title

INVESTMENT HIGHLIGHTS

- Former Speedway, single-tenant building delivered vacant
- Conveniently located off of the main thoroughfares Sauk Trail & Blackhawk Drive
- Location is in a growing neighborhood suburb of Park Forest
- Good visibility to the street on large corner lot
- Close proximity to Menards, Sam's Club, The Home Depot, ALDI and many more
- Less than 2 miles to I-57 and less than 5 miles to the Indiana border
- Signalized corner with 17,624 CPD
- No C-Store or fuel uses allowed



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PARK FOREST/CHICAGO

401 Sauk Trail is located in Park Forest, IL which is 30 miles south of downtown Chicago and is within the Chicago submarket. It is bordered by Chicago Heights, Matteson, Olympia Fields and University Park. Both Midway and O'Hare airports are less than an hour away and Park Forest residents have easy access to three Metra commuter rail line stations. Chicago, known as a legacy market, has been leaning into its

strengths and won, for the 10th year in Q1 2023, the nation's top metropolitan area for business investment. Similarly strong, smaller retail spaces (less than 5,000 SF) are pledged to have strong traction that are led by restaurants, fast food, auto-related and service related tenants and will account for roughly 12% of all projected square footage newly occupied through 2023 and early 2024, per CoStar Group.

PARK FOREST/CHICAGO MAJOR EMPLOYERS

| Company | Employees |
|-----------------------|-----------|
| 1 U.S Food Holdings | 300,000 |
| 2 Boeing | 142,000 |
| 3 Abbott Laboratories | 107,000 |
| 4 United Airlines | 84,100 |
| 5 Mondelez | 79,000 |
| 6 Allstate | 45,780 |
| 7 Exelon | 31,518 |
| 8 W.W Grainger | 24,200 |
| 9 Motorola | 18,700 |
| 10 Discover | 17,600 |





DEMOGRAPHICS



| | 1 Mile | 2 Mile | 5 Miles |
|--|-----------------|-----------------|-----------------|
| POPULATION | | | |
| 2023 Estimated Population | 11,897 | 35,711 | 137,834 |
| 2028 Projected Population | 11,735 | 35,399 | 136,748 |
| 2010 Census Population | 12,797 | 37,520 | 144,337 |
| Projected Annual Growth 2023 to 2028 | -1.36% | -0.87% | -0.79% |
| Historical Annual Growth 2010 to 2023 | -7.03% | -4.82% | -4.51% |
| 2023 Median Age | 38.4 | 38.9 | 39.2 |
| HOUSEHOLDS | | | |
| 2023 Estimated Households | 4,591 | 13,828 | 50,001 |
| 2028 Projected Households | 4,525 | 13,697 | 49,539 |
| 2010 Census Households | 4,961 | 14,593 | 52,767 |
| Projected Annual Growth 2023 to 2028 | -1.44% | -0.95% | -0.92% |
| Historical Annual Growth 2010 to 2023 | -7.46% | -5.24% | -5.24% |
| RACE & ETHNICITY | | | |
| 2023 Estimated White | 31.9% | 31.1% | 41.7% |
| 2023 Estimated Black or African American | 62.2% | 63.1% | 53.2% |
| 2023 Estimated Asian or Pacific Islander | 1.17% | 1.52% | 1.65% |
| 2023 Estimated American Indian or Native Alaskan | 0.70% | 0.47% | 0.58% |
| 2023 Estimated Other Races | 4.14% | 3.65% | 2.71% |
| 2023 Estimated Hispanic | 7.79% | 7.81% | 14.67% |
| INCOME | | | |
| 2023 Estimated Average Household Income | \$66,515 | \$67,888 | \$82,899 |
| 2023 Estimated Median Household Income | \$56,769 | \$58,401 | \$66,099 |
| EDUCATION | | | |
| 2023 Estimated High School Graduate | 24.16% | 23.90% | 24.84% |
| 2023 Estimated Some College | 39.60% | 39.78% | 33.91% |
| 2023 Estimated Associates Degree Only | 2.17% | 3.22% | 4.79% |
| 2023 Estimated Bachelors Degree Only | 18.47% | 16.85% | 16.55% |
| 2023 Estimated Graduate Degree | 8.45% | 10.10% | 11.70% |



R E A L E S T A T E

Presented by:

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